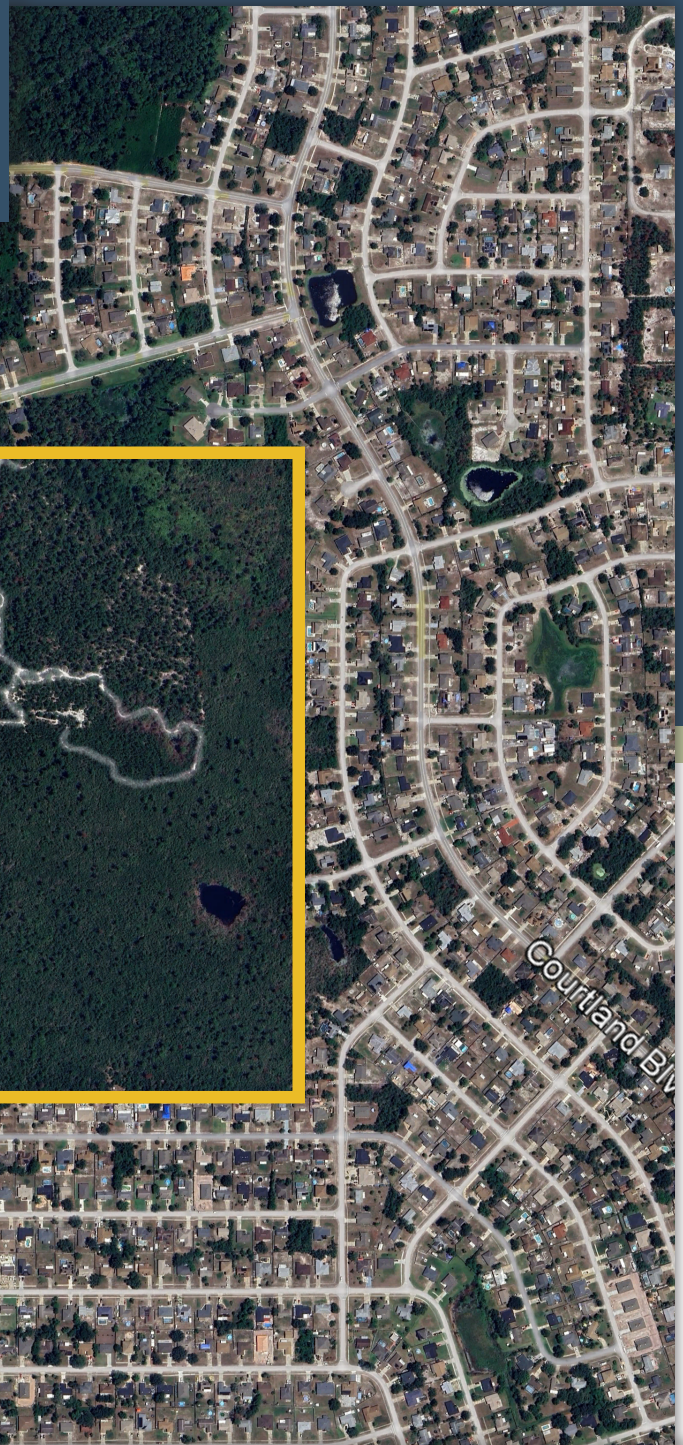




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



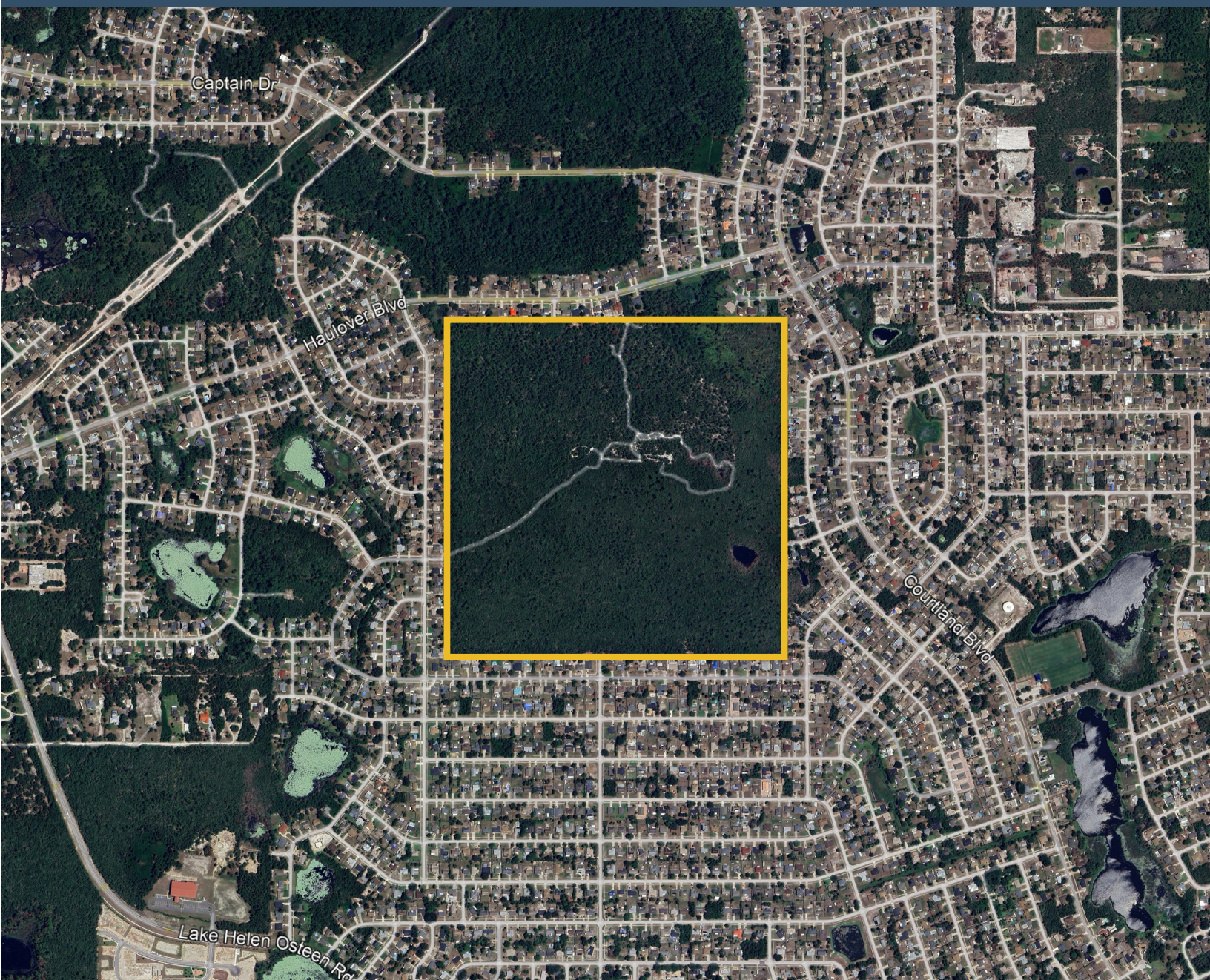
**158.42± AC DELTONA
DEVELOPMENT SITE FOR SALE
Austin Ave. Deltona, FL 32738**

PROPERTY DETAILS

- Size: 158.42± acres gross, 157.65± acres net
- Zoning: Res
- Price: \$7,000,000
- Parcel ID: 811100000020
- FLU: Urban Low Density

Property Highlights

One of the last large development opportunities left in Deltona! 158± acres located in Deltona prime for residential development. This site offers easy access to I-4. Site is currently zoned residential with a future land use allowing for up to 6 dwelling units per acre.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 95,682
- Median HH Income: \$72,967
- Median Home Value: \$254,100

Deltona, 2023 US Census

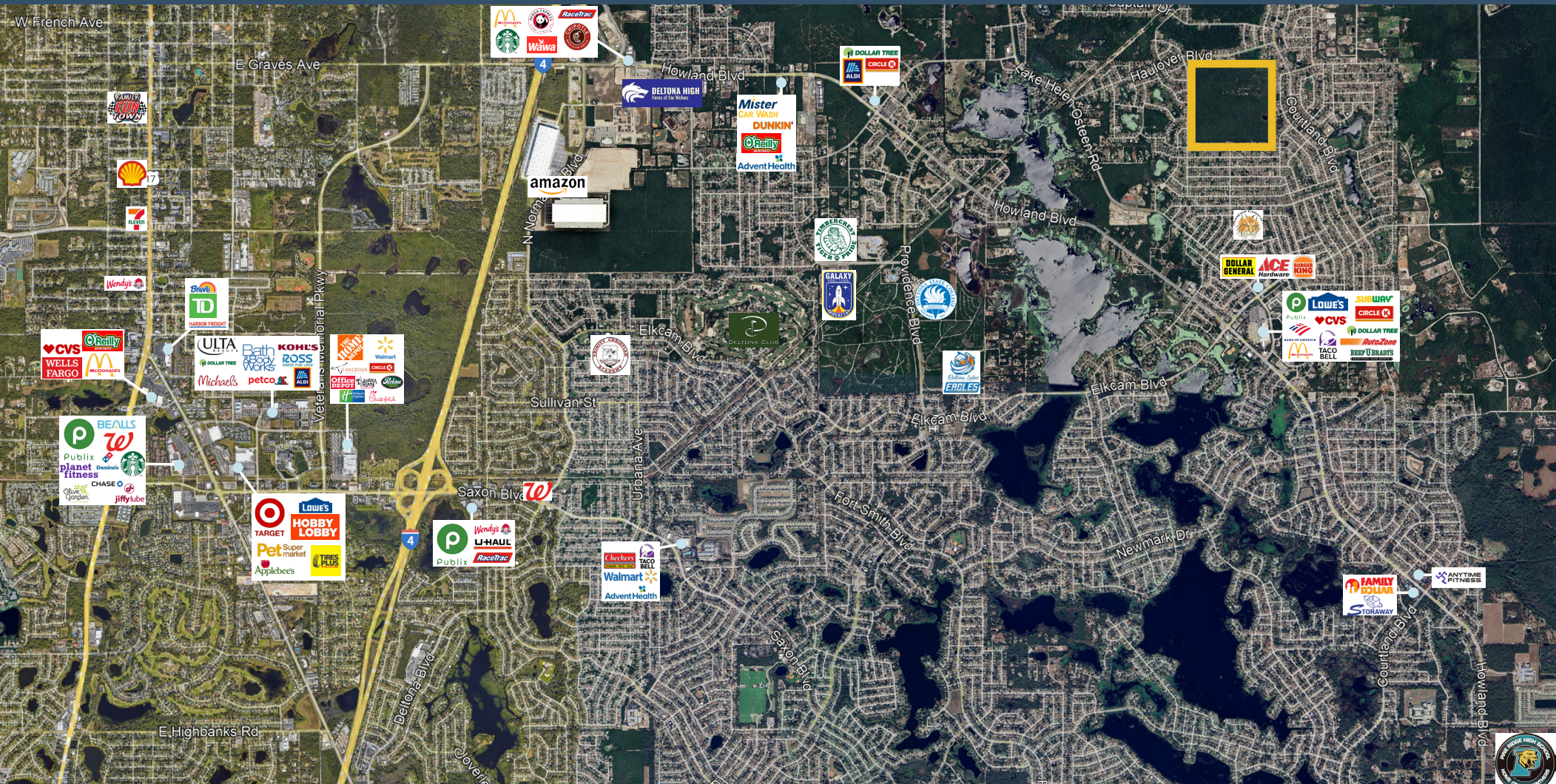
County Demographics

- Total Population: 568,229
- Median HH Income: \$66,581
- Median Home Value: \$278,000

Volusia County, 2023 US Census

Daily Traffic Counts

- Courtland Blvd: 4,600
- Lake Helen Osteen Rd: 6,900



REGIONAL MAP

Drive Times

- DeLand: 20 min
- Sanford: 30 min
- Sanford Intern'l Airport: 35 min
- Daytona Beach: 35 min
- Orlando: 50 min
- Mt. Dora: 50 min
- Titusville: 1 hr

