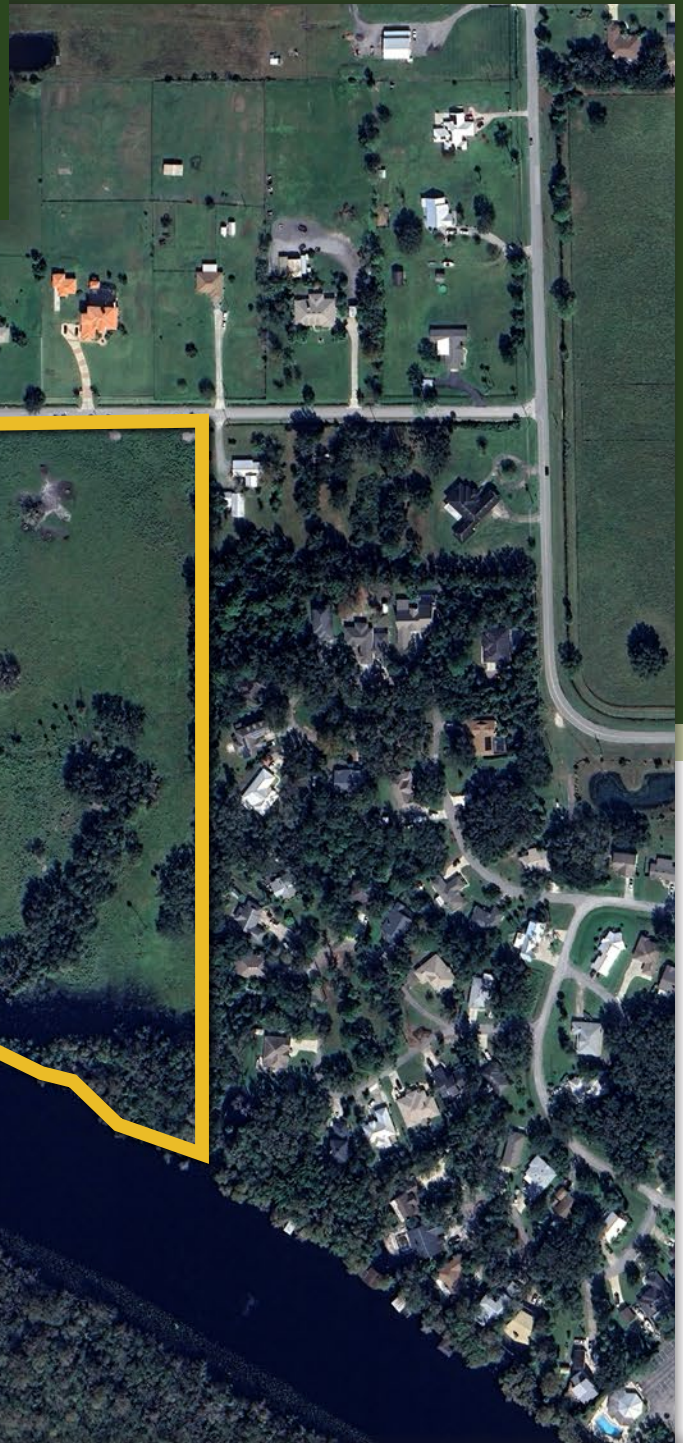




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



RARE FIND! 23 AC ST. JOHNS RIVERFRONT PROPERTY

2717-2725 BOTTS LANDING RD, DELAND, FL 32720

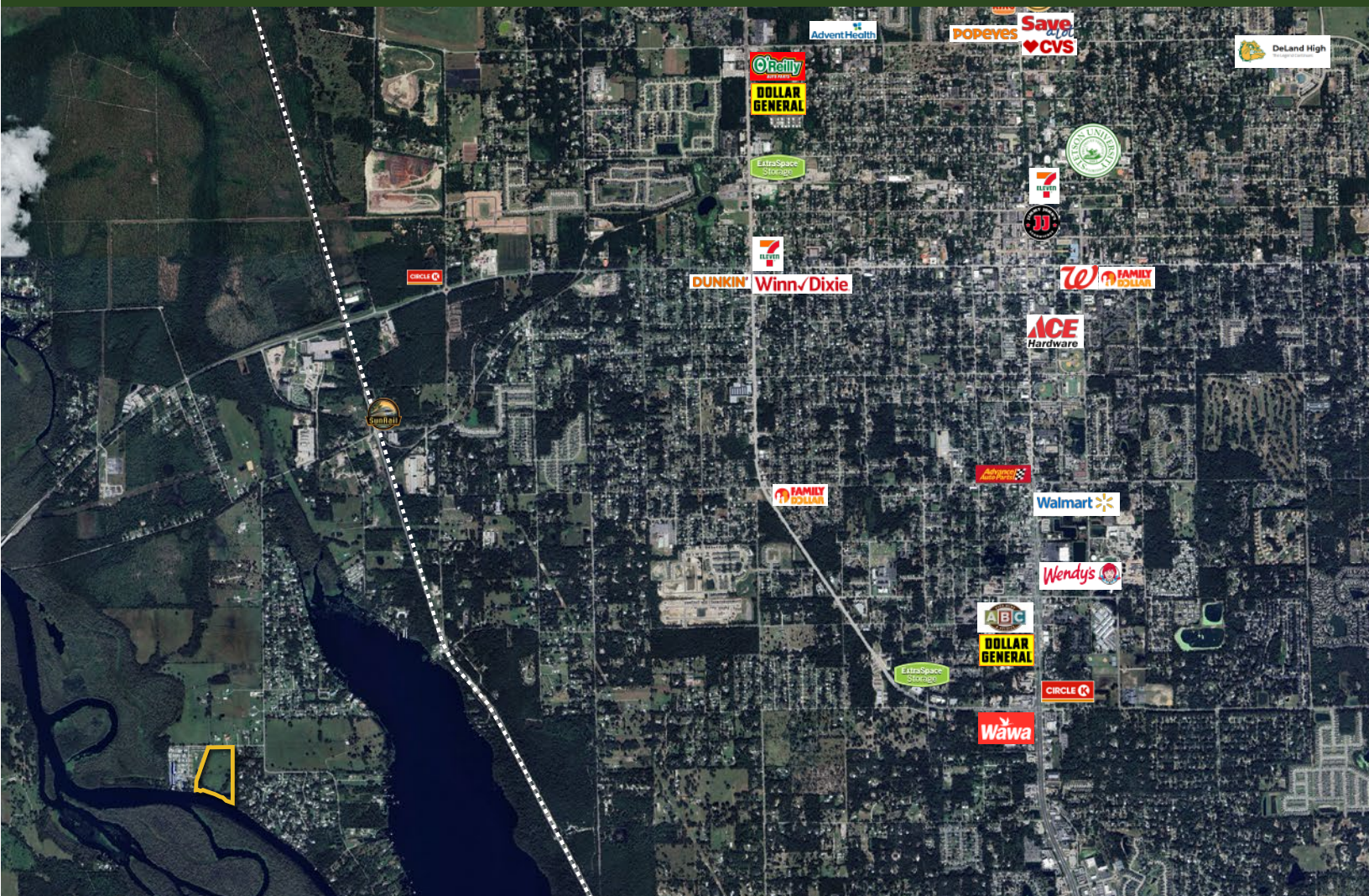
PROPERTY DETAILS

- Size: 23± acres
- Zoning: A-3 (1du/ac)
- Price: \$1,750,000
- Parcel IDs: 792301070030, 792301080080
- FLU: Rural Residential
- Utilities: Electric, Lake Beresford Water nearby

A True Rare Find!

This 23+/- acre property has over 1,000 feet of frontage on the St. Johns River, and 600+ feet of hard road frontage on Botts Landing Road. This stunning river front estate is only 2 miles from a Sun-rail Station that connects to major employment hubs through out the Orlando MSA.

The property is only about an hour drive from downtown Orlando. By boat this property is less than 5 miles from blue springs State park and about 10 miles from DeLeon Springs State park. This property offers endless natural beauty as well as modern amenities nearby. You could build your river front estate here, or a family Compound. With the A3 zoning in place you could develop river front estates lots per code as dense as 1 Dwelling unit/acre. Land on the St. Johns river has become a rarity, espically in Volusia County, Call today for this rare chance to acquire a piece of River front Old Florida!



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 39,832
- Median HH Income: \$73,352
- Median Home Value: \$303,500

DeLand, US Census

County Demographics

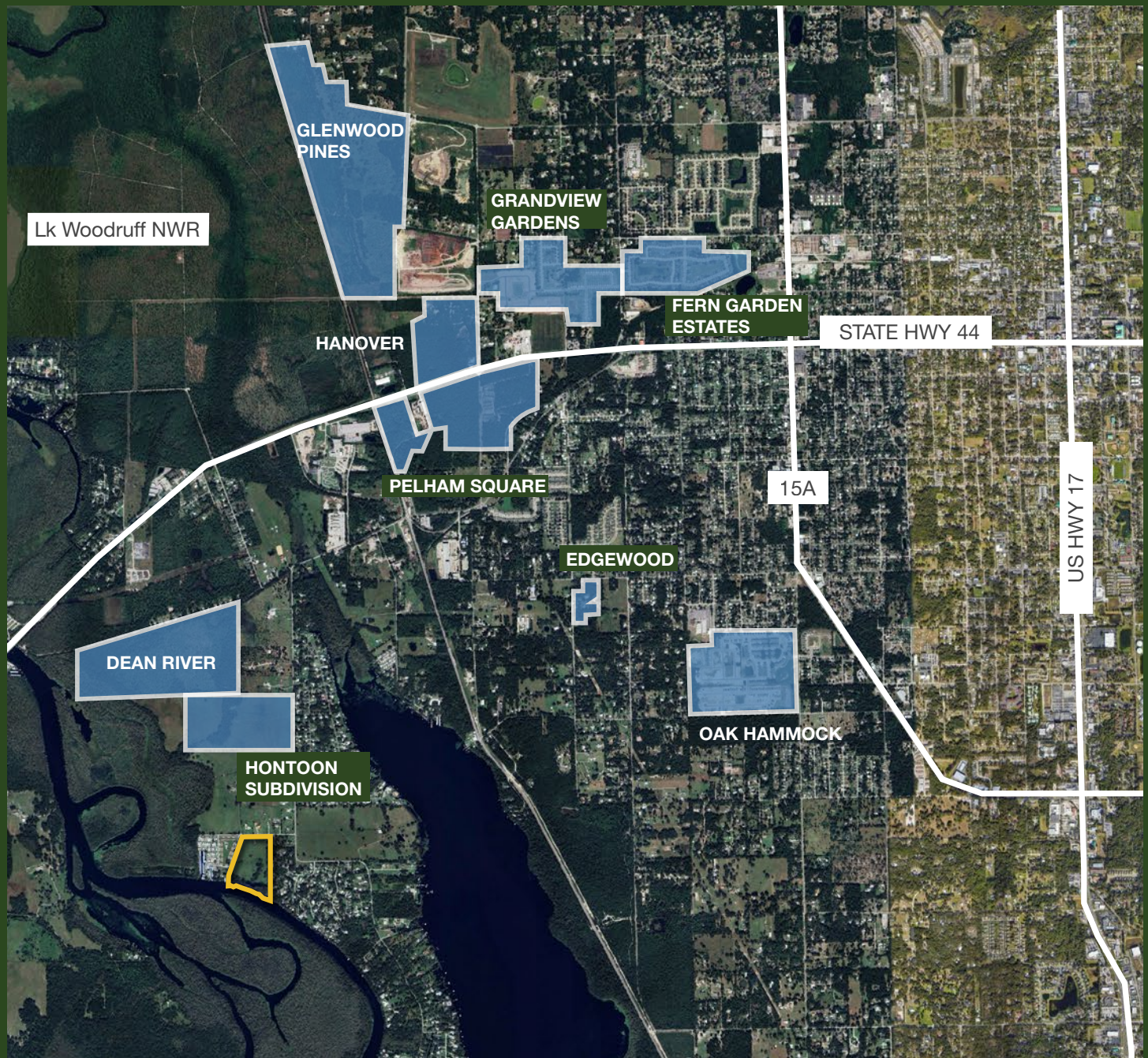
- Total Population: 568,229
- Median HH Income: \$66,581
- Median Home Value: \$278,000

Volusia County, US Census

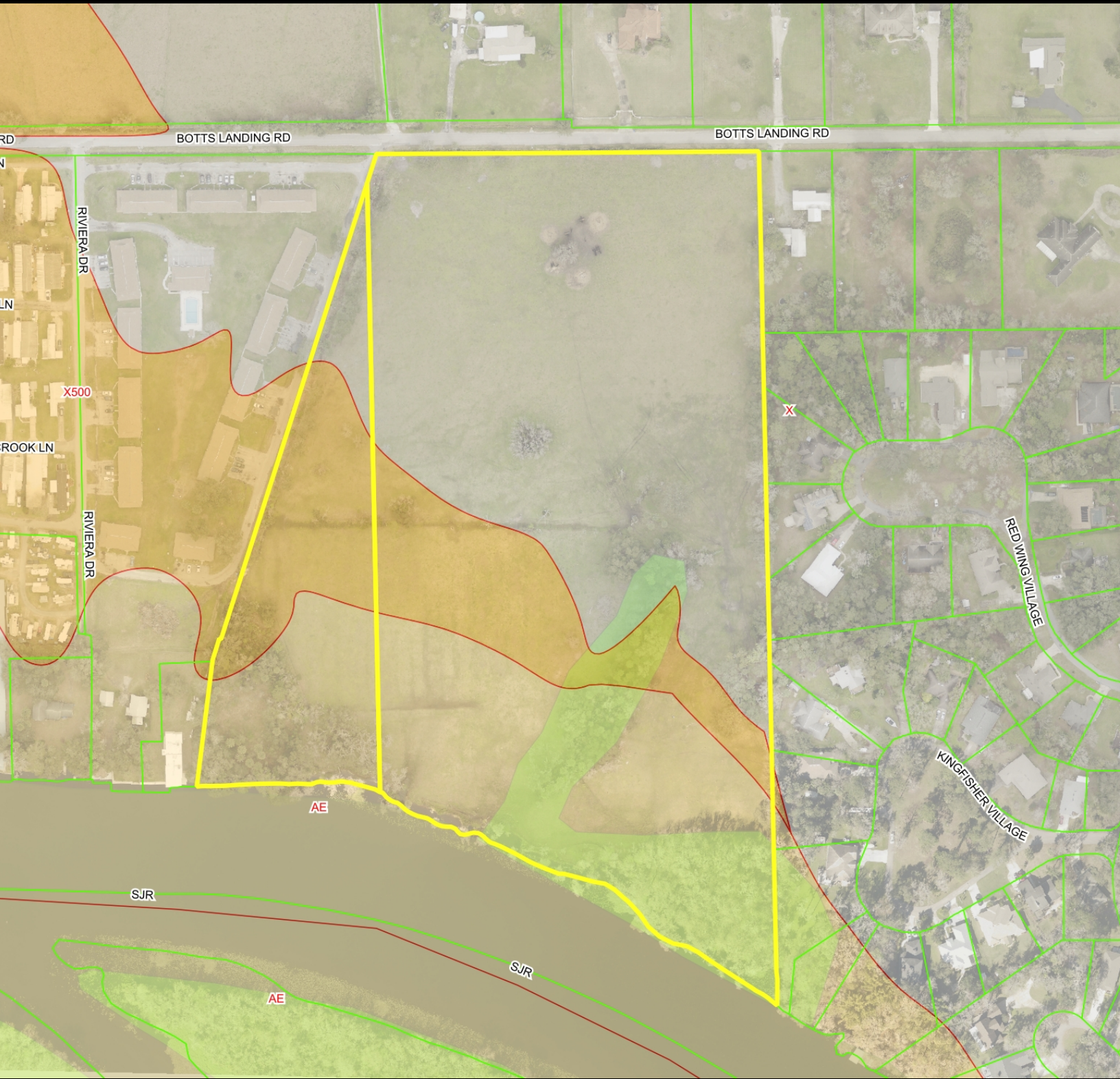
Daily Traffic Counts

- SR 44: 15,500
- CR 15A: 27,000
- HWY 17: 61,000
- DeLand Sunrail: ~850/week

FDOT, SunRail DeLand



WETLAND & FLOODPLAIN MAP



REGIONAL MAP

Drive Times

- Daytona Beach: 35 min
- Sanford: 35 min
- Sanford Intern'l Airport: 40 min
- Orlando: 45 min
- Flagler Beach: 50 min
- Titusville: 1 hr
- Clermont: 1 hr 15 min
- The Villages: 1 hr 15 min

