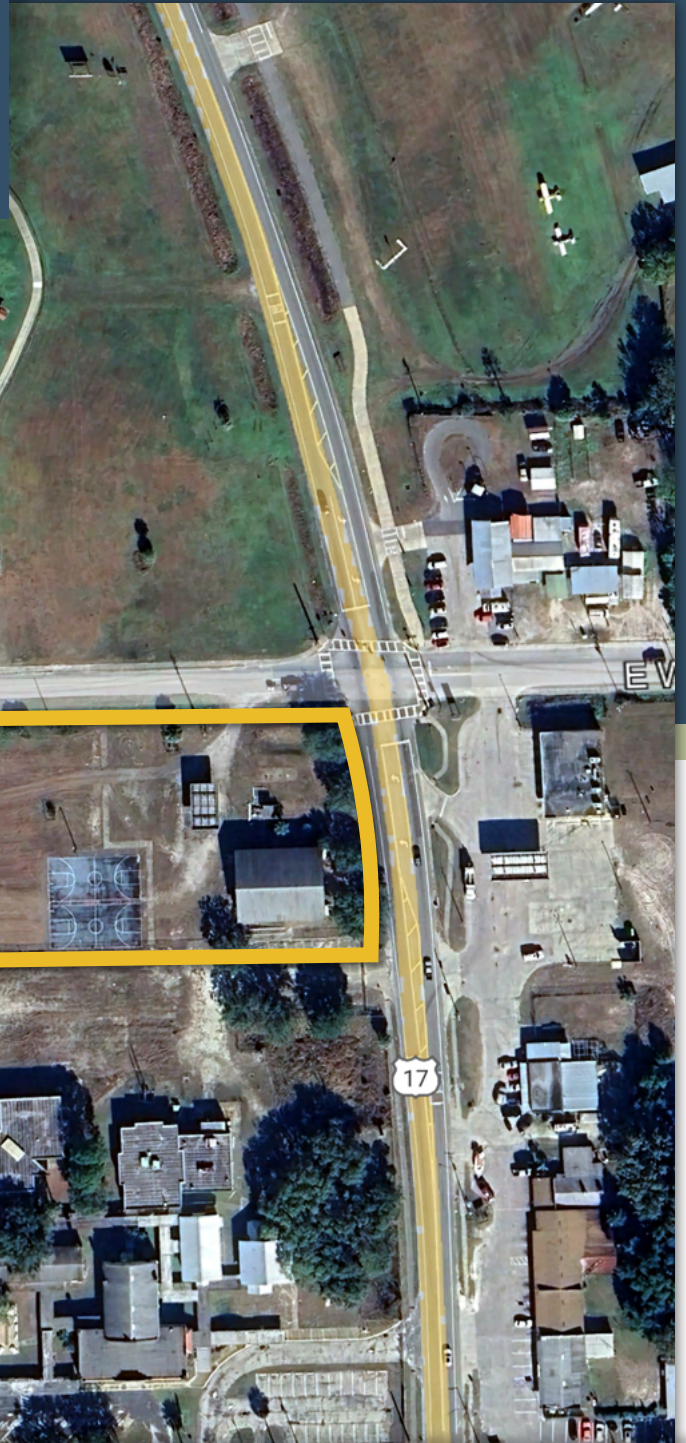




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



±2.96 AC COMMERCIAL CORNER IN PIERSON

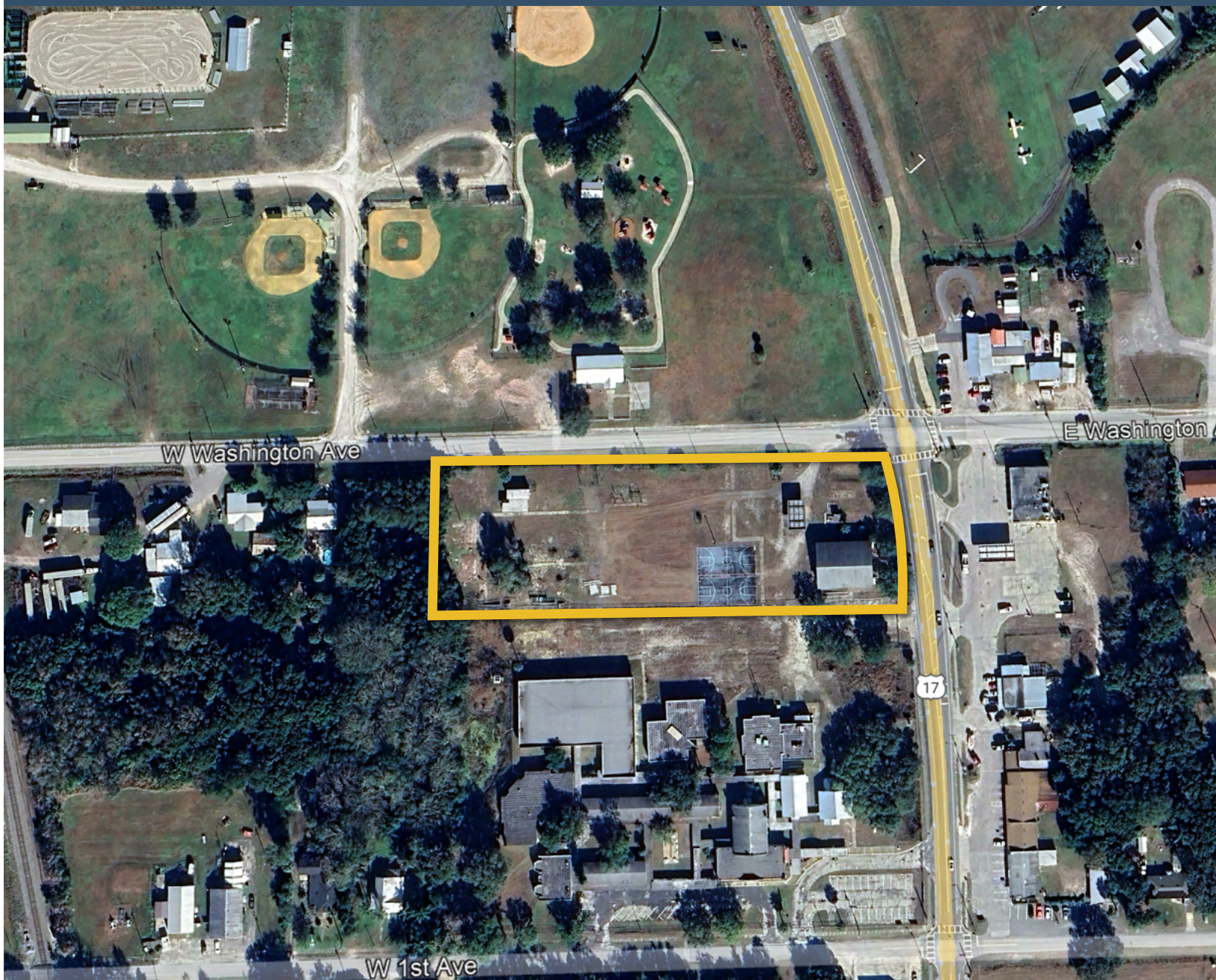
131 W Washington Ave, Pierson, FL 32180

PROPERTY DETAILS

- Size: 2.96 acres
- Location: 131 W. Washington Ave.
Pierson, FL 32180
- Zoning: Agricultural
- FLU: Public Institution
- Utilities: Water & Electric
available
- Price: \$400,000

Property Highlights

Located at the signalized intersection of Washington Avenue and US Highway 17, this 2.96-acre commercial property offers unmatched exposure and development potential in the heart of Pierson. The site features a 5,000± sqft building currently used for indoor recreation, complemented by outdoor amenities including basketball courts and ample space for future expansion.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 1, 456
- Median HH Income: \$47,652
- Median Home Value: \$243,100

Pierson, US Census

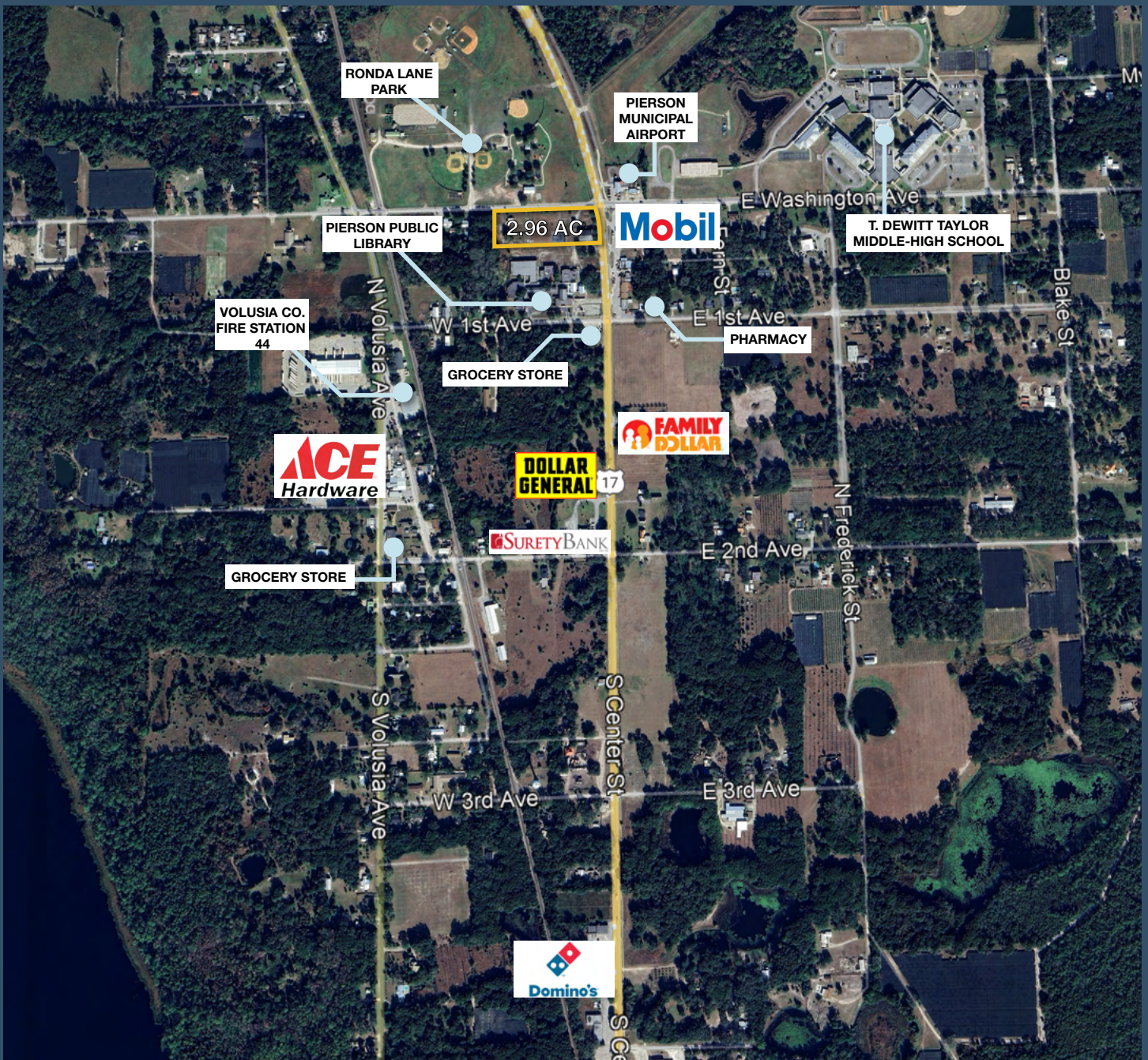
County Demographics

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

Volusia County, US Census

Daily Traffic Counts

- Washington Ave: 3,500
- Volusia Ave.: 1,300
- HWY 17, Center St: 6,100



REGIONAL MAP

Drive Times

- Astor: 15 min
- Crescent City: 15 min
- DeLand: 30 min
- Ormond Beach: 40 min
- Nearest Winn Dixie: 20 min
- Nearest Walmart: 23 min
- Nearest ER: 34 min

