



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



# 1.69 AC CORNER COMMERCIAL SITE SURROUNDED BY DEVELOPMENT

**133 GRAND AVE. DELAND, FL 32720**

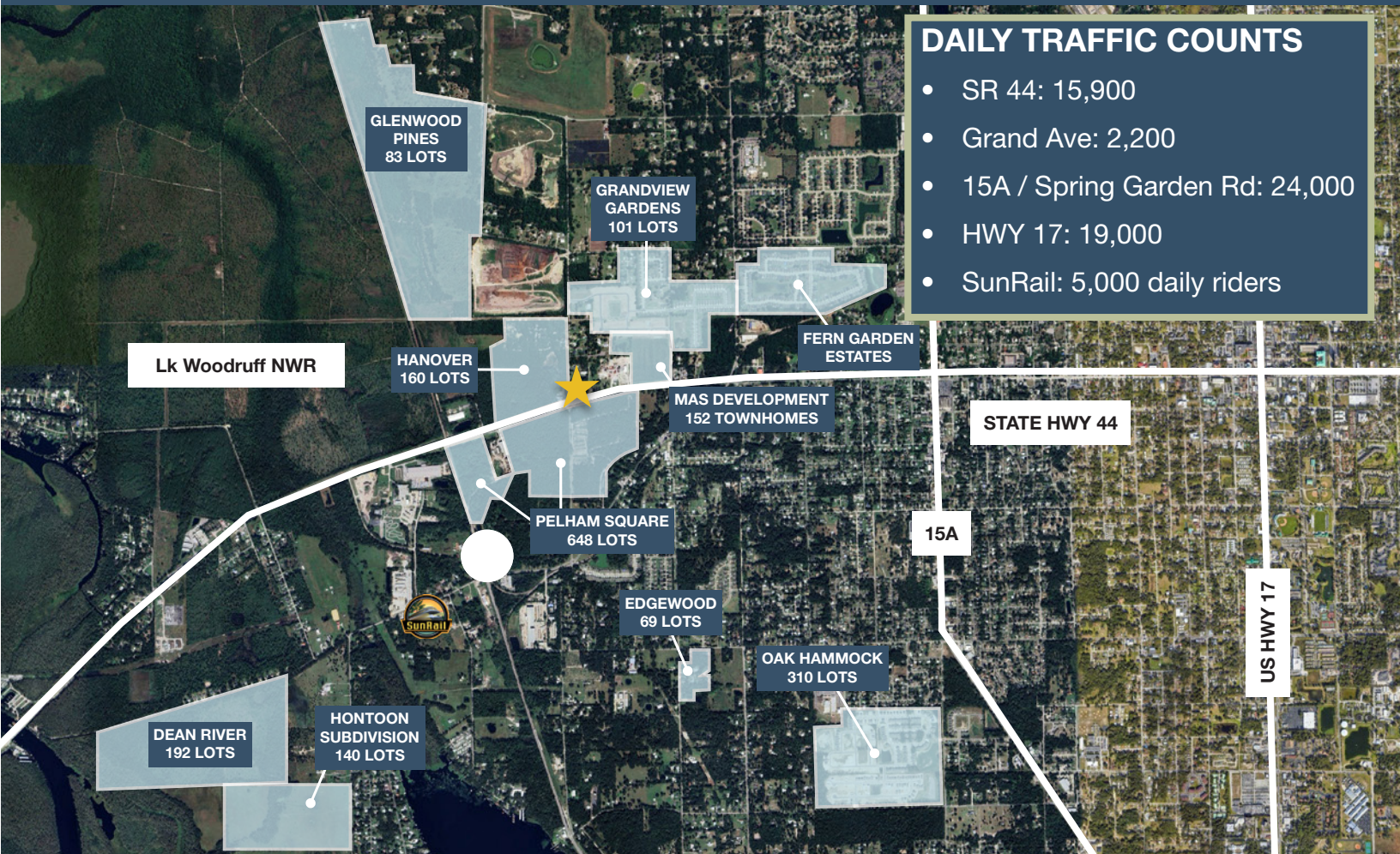
# PROPERTY DETAILS

- Size: ±1.69 acres
- Zoning: B-2C (Commercial)
- Price: \$1,350,000
- 133 Grande Ave. DeLand, FL, 32720
- FLU: Urban Low Intensity
- Utilites: Available

## PROPERTY HIGHLIGHTS

Exceptional corner commercial opportunity situated at the intersection of SR 44 and Grand Avenue, one of the fastest-growing corridors in Volusia County. This ±1.69 acre site offers outstanding dual-road visibility with 350 feet of frontage along SR 44 and 260 feet along Grand Avenue, making it an ideal location for a wide range of commercial uses. The property is strategically positioned within a dynamic master-planned growth node, surrounded by more than 1,200 approved and planned residential units, creating an immediate, built-in consumer base. The site is also less than 1 mile from the DeLand SunRail station. This transit proximity adds significant value, connecting customers and employees directly to the Orlando metro area.

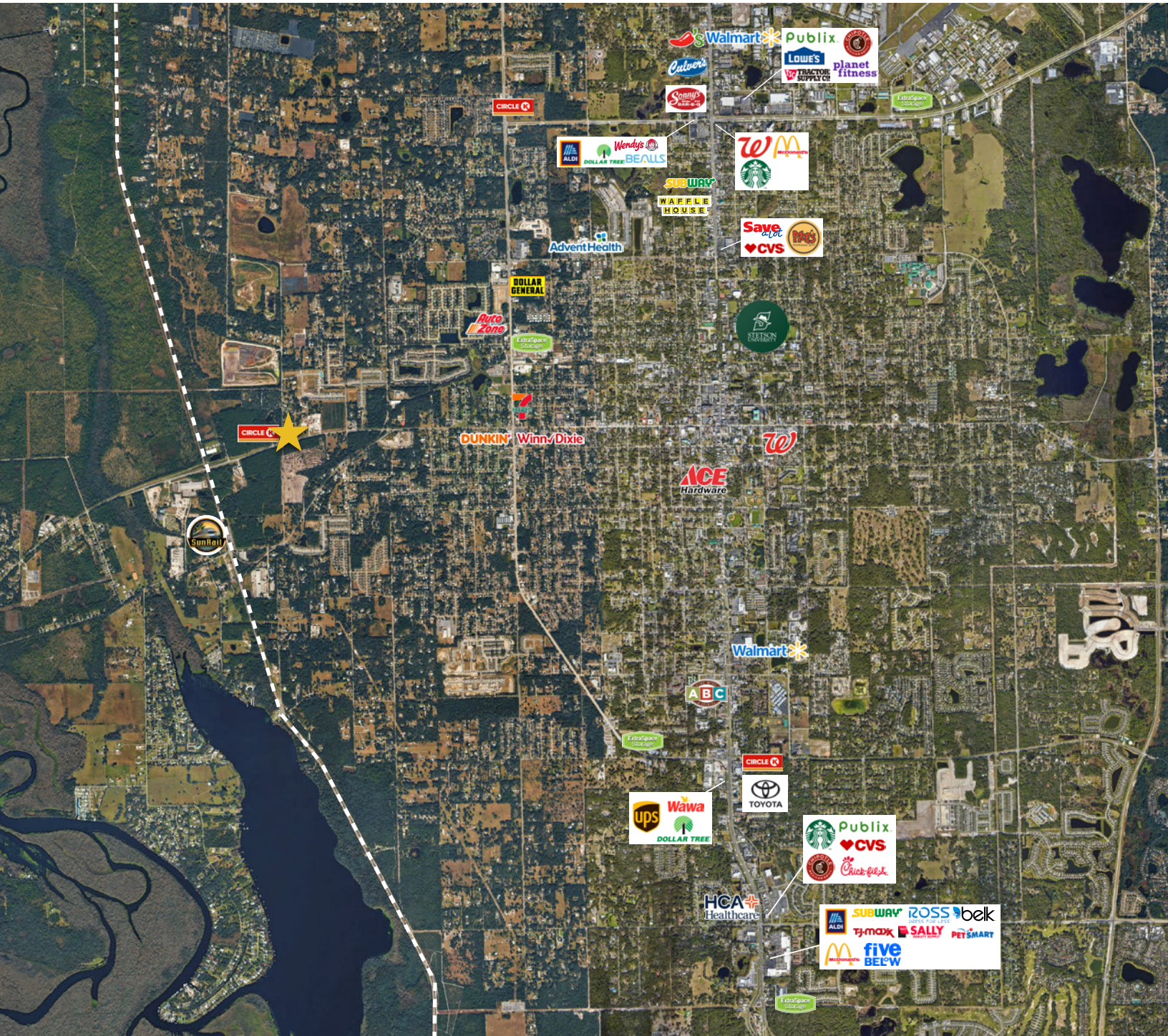
With SR 44 serving as a primary arterial connecting DeLand to I-4 and the greater Orlando metropolitan area, this site offers both regional accessibility and local capture potential. High-traffic corner exposure at the epicenter of a booming residential market with transit access is a rare find and hard-to-pass opportunity for your business.



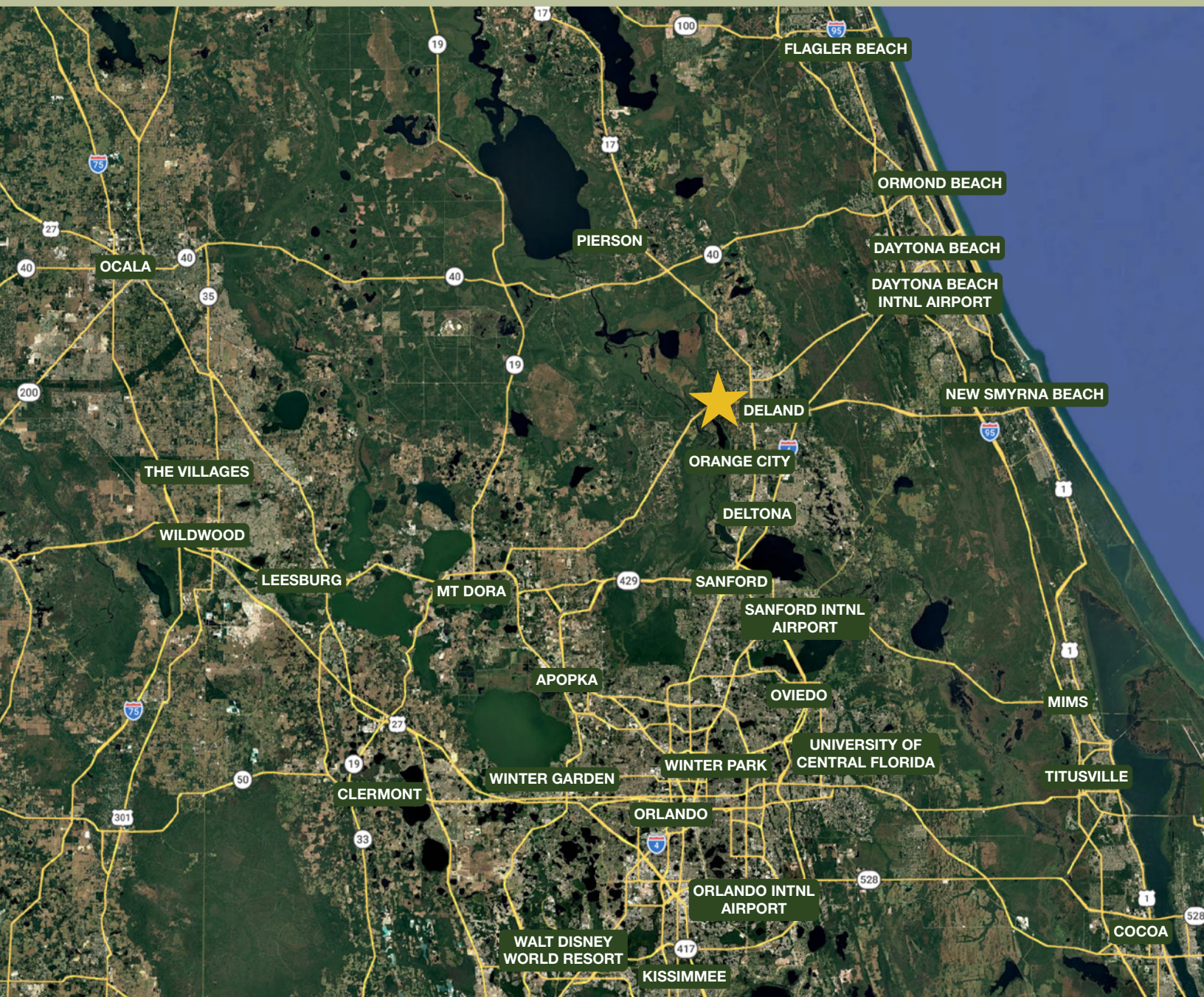
# GEOGRAPHICAL DETAILS

## DEMOGRAPHICS

Total Population	45,587	602,772
Median HH Income	\$71,836	\$70,044
Median Home Value	\$330,900	\$313,000
	<i>DeLand, US Census</i>	<i>Volusia County, US Census</i>



# REGIONAL MAP



## DRIVE TIMES

- Deltona: 25 min
- Sanford: 35 min
- Sanford International Airport: 40 min
- Daytona Beach International Airport: 40 min
- Apopka: 40 min
- Orlando: 45 min
- Daytona Beach: 45 min
- New Smyrna Beach: 45 min
- University of Central Florida: 1 hr
- Orlando International Airport: 1 hr 5 min

# DELAND DEVELOPMENT NEWS

## MAS Development advancing townhome community near DeLand SunRail station

Reported by By James Wilkins | GrowthSpotter | PUBLISHED: December 15, 2025

The DeLand City Commission recently granted approval to Florida-based MAS Development for a 152-unit townhome project along SR 44 and Ridgewood Ave. in DeLand. "...Now, all of a sudden, everything around that SunRail station is happening. You're seeing construction and you're seeing things happen," said Attorney Glenn Storch, who represents MAS Development. The project required annexation, a land use change, and rezoning—all of which passed 5-0 as consistent with the City's 2050 Vision Plan for growth and development.

Read entire article here: <https://www.growthspotter.com/2025/12/15/mas-development-advancing-townhome-community-near-deland-sunrail-station/>

