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

127 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LAND ON HWY 17: *THE OAKS AT DELEON SPRINGS*

±65.3 ACRES | 127 SINGLE-FAMILY UNITS | ±85 FT LOTS

PRICE: $5,715,000



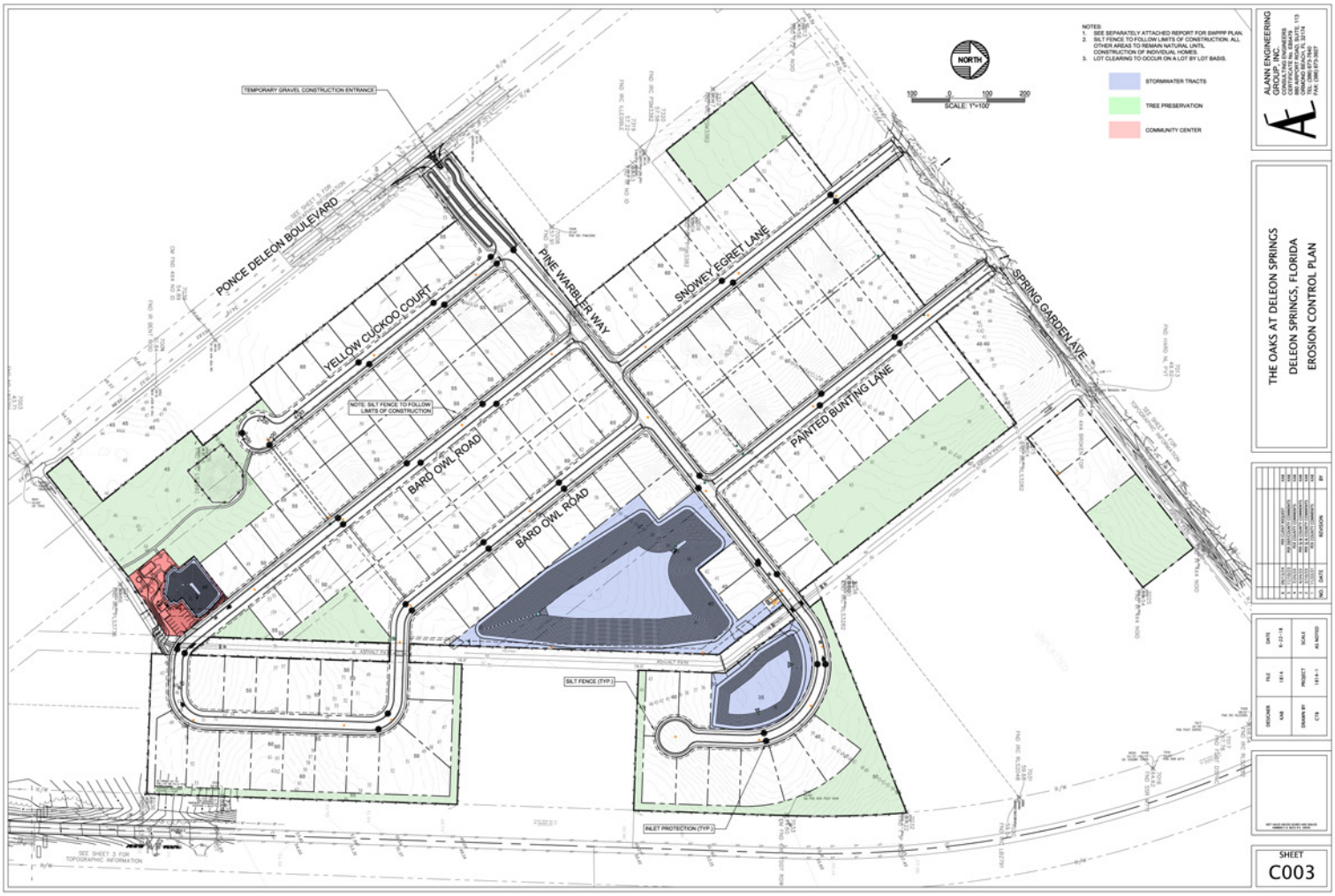
PROPERTY DETAILS

- Size: ±65.3 acres
- 127 Single Family units, 85 ft. each
- Parcel IDs: 9164002001210, 29164002001220, 29164002000120, 29164002000130, 29164002000040, 29164002001200, 29164002000030
- Frontage: ±2,800 ft. on US HWY 17
- Zoning: R-3
- FLU: Rural Community
- Utilities: Water & Sewer available

PRICE: $5,715,000

PROPERTY HIGHLIGHTS

The Oaks at DeLeon Springs is a shovel-ready 127 85’ lot single family development opportunity on US HWY 17 in Volusia County. The site is only 1,500’ from the entrance to DeLeon Springs State Park. Water and sewer have recently been extended and are available in front of the site. Shovel-ready sites such as this are hard to find in Volusia County and this will not last long.
Call us today for pricing!



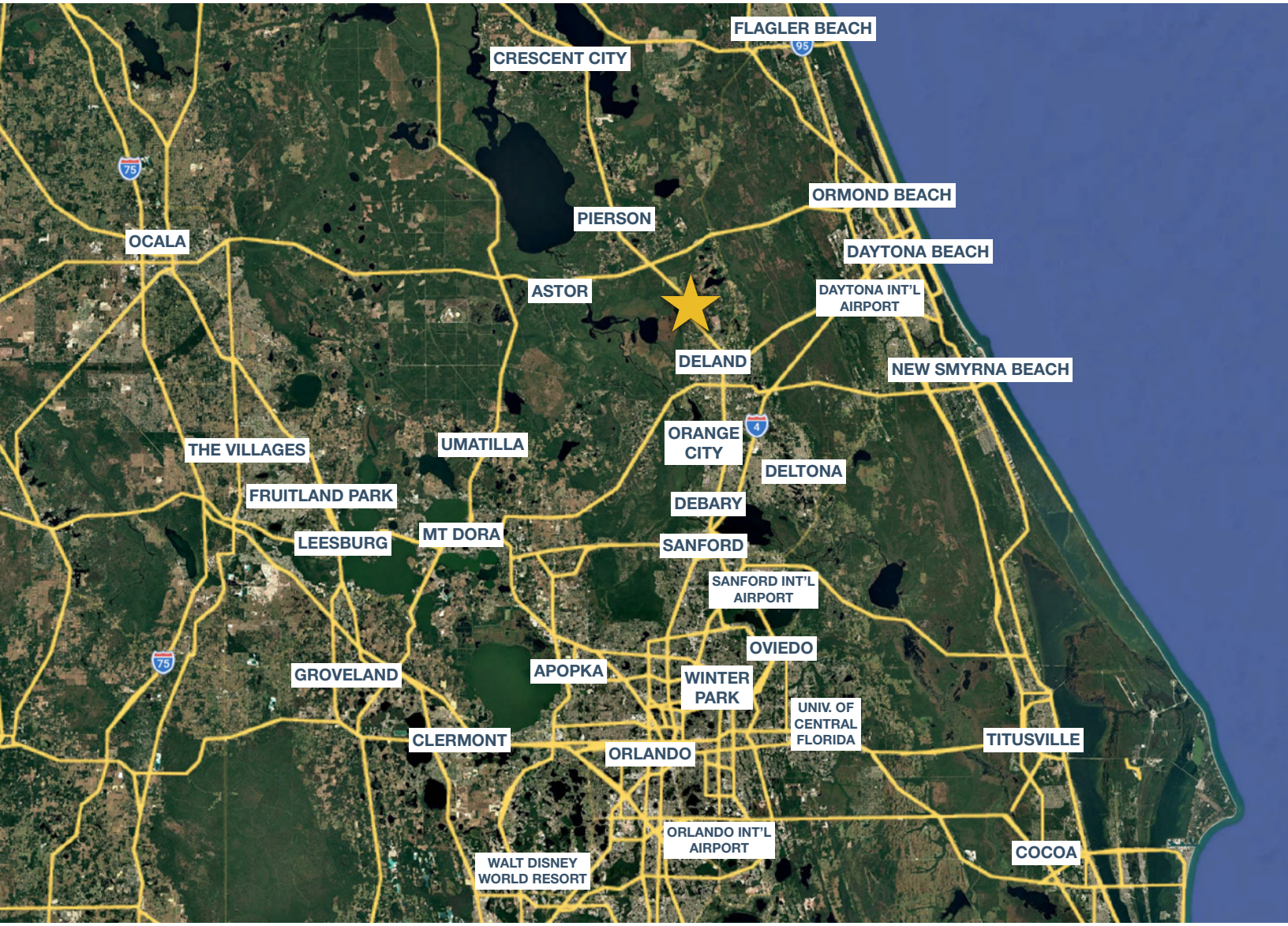
GEOGRAPHICAL DETAILS



DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
DeLand	46,346	$71,863	$330,900
Volusia County	606,573	$70,044	$313,000

REGIONAL MAP



DRIVE TIMES

1. DeLand: 20 min
2. Ormond Beach: 40 min
3. Daytona Beach: 45 min
4. New Smyrna Beach: 50 min
5. Flagler Beach: 50 min
6. Orlando: 1 hr
7. Ocala: 1 hr
8. Mt. Dora: 1 hr
9. Titusville: 1 hr 15 min
10. Walt Disney World Resort: 1 hr 30 min

