

**FOR  
SALE**

# 1.6 ACRE COMMERCIAL SITE FOR DEVELOPMENT

N US Hwy 17, DeLeon Springs, FL 32130



**AVERAGE DAILY  
TRAFFIC COUNTS (2022)**  
1 19,600 N US Hwy 17

## ABOUT THE PROPERTY

**SIZE** 1.62± acres

**PRICE** Subject to offers

**ZONING** B-4C

**FLU** Rural Community

**UTILITIES** Available

**ROAD  
FRONTAGE** 155'± on N US Hwy 17

**PARCEL ID** 603908000097

## DESCRIPTION

### Frontage on US Hwy 17 in DeLeon Springs!

Situated on 1.6 acres along US N Hwy 17 in DeLeon Springs, this commercial property boasts excellent visibility, with an average traffic count of 19,600. Positioned within an X flood zone, the entire site is fully developable, offering an ideal opportunity for investment or development with prime exposure along US Hwy 17. Additionally, water and sewer services have been newly extended to DeLeon Springs, further enhancing the property's potential.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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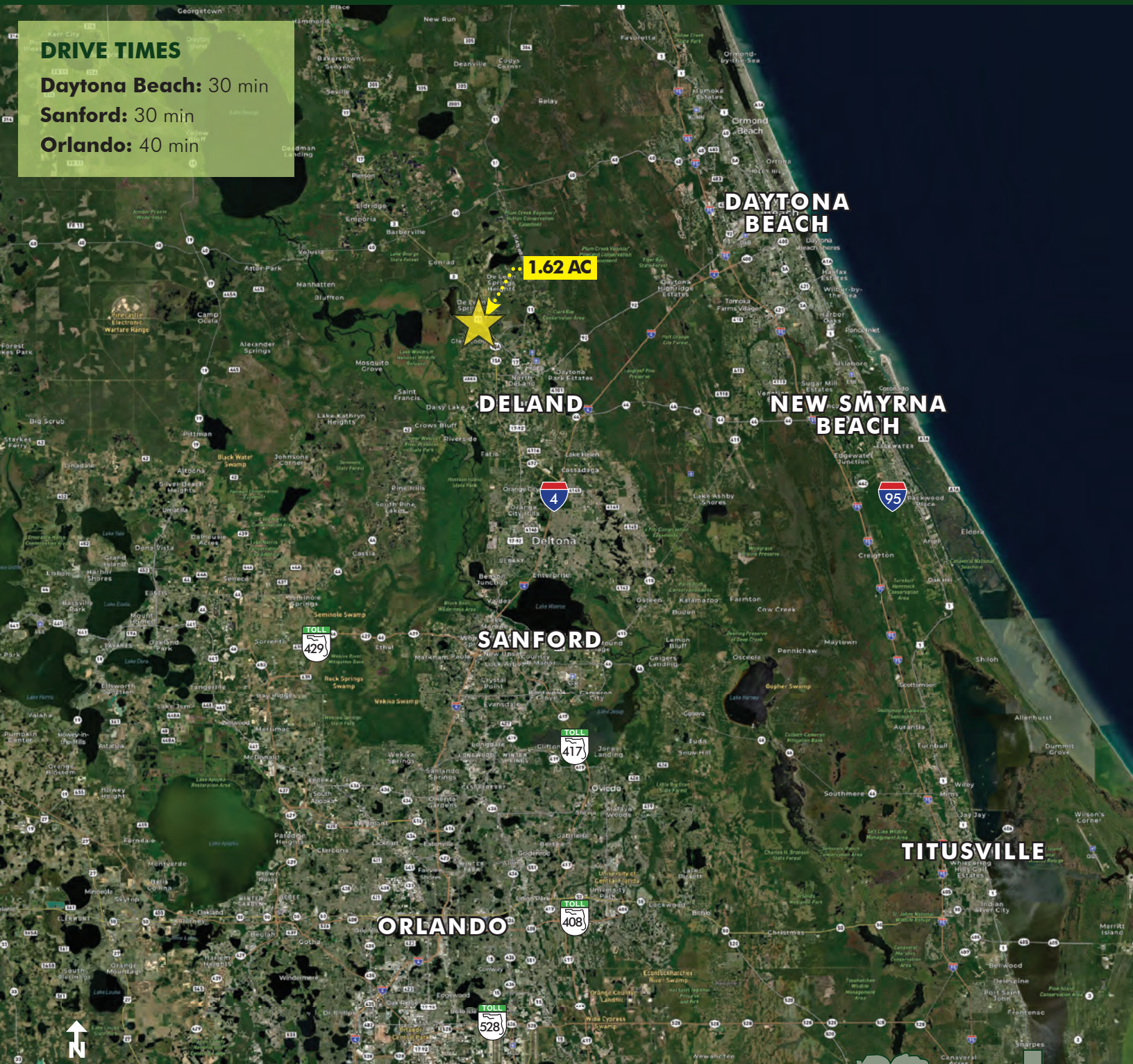
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## DRIVE TIMES

**Daytona Beach: 30 min**

**Sanford: 30 min**

**Orlando: 40 min**



## LOCATION MAP

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