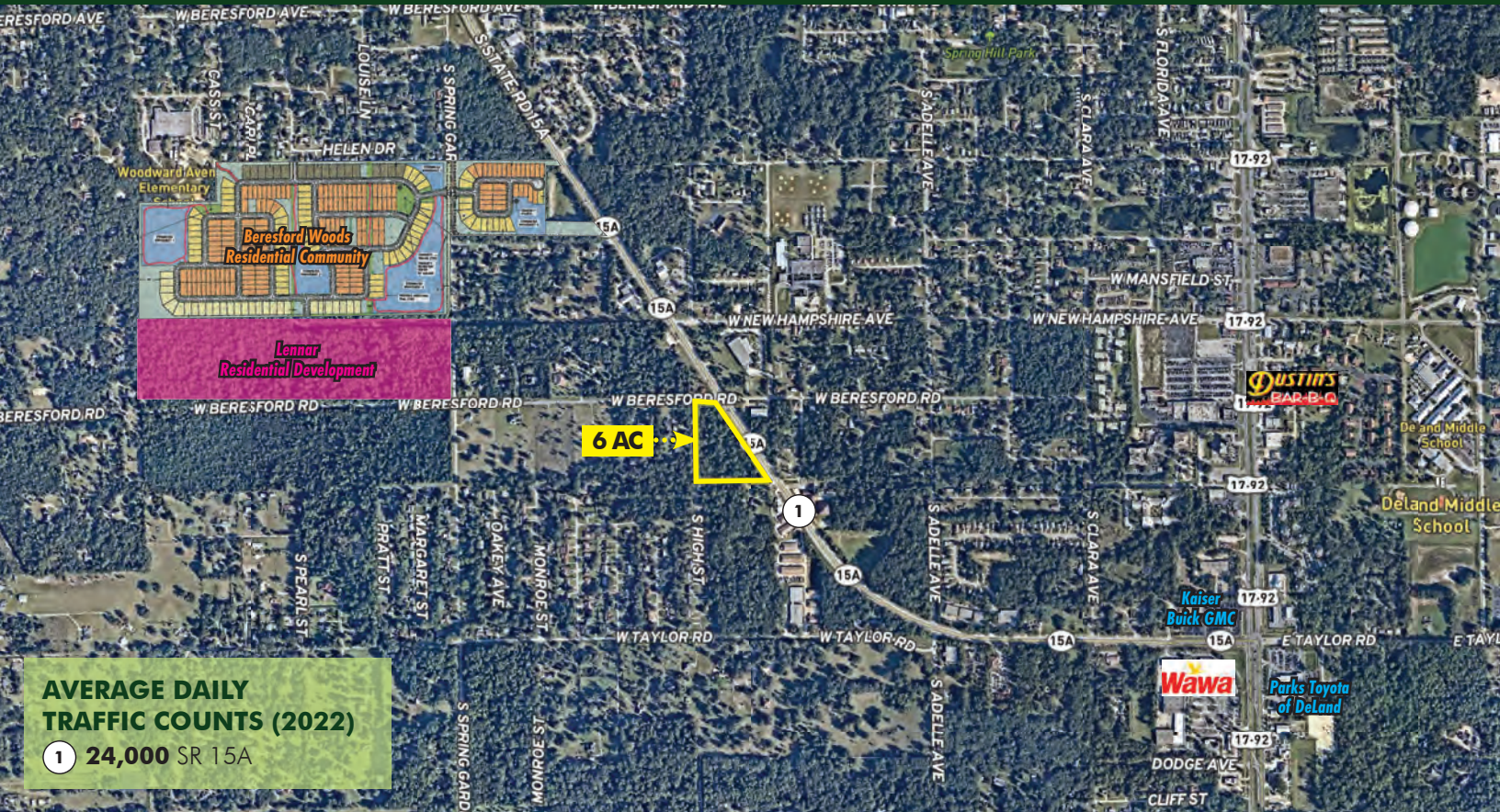


**FOR  
SALE**

# 6 ACRE COMMERCIAL DEVELOPMENT SITE

1461 S High Street, DeLand, FL 32720



**AVERAGE DAILY  
TRAFFIC COUNTS (2022)**

**1 24,000** SR 15A

## ABOUT THE PROPERTY

**SIZE** 6.01 ± acres

**PRICE** \$1,500,000

**ZONING** B-4C (General Commercial)

**FLU** Commercial

**UTILITIES** Water and sewer available to site

**ROAD  
FRONTAGE** 800' ± on SR 15A

**PARCEL ID** 702000001040

## DESCRIPTION

**Excellent visibility from SR 15A!** Positioned along SR 15A with 800 feet of road frontage, this 6.01-acre commercial property enjoys great visibility with an average traffic count of 24,000. Located in an X flood zone, the entire site is ready for development, offering a promising opportunity for commercial investment along SR 15A.

**Call for more information today!**

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

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

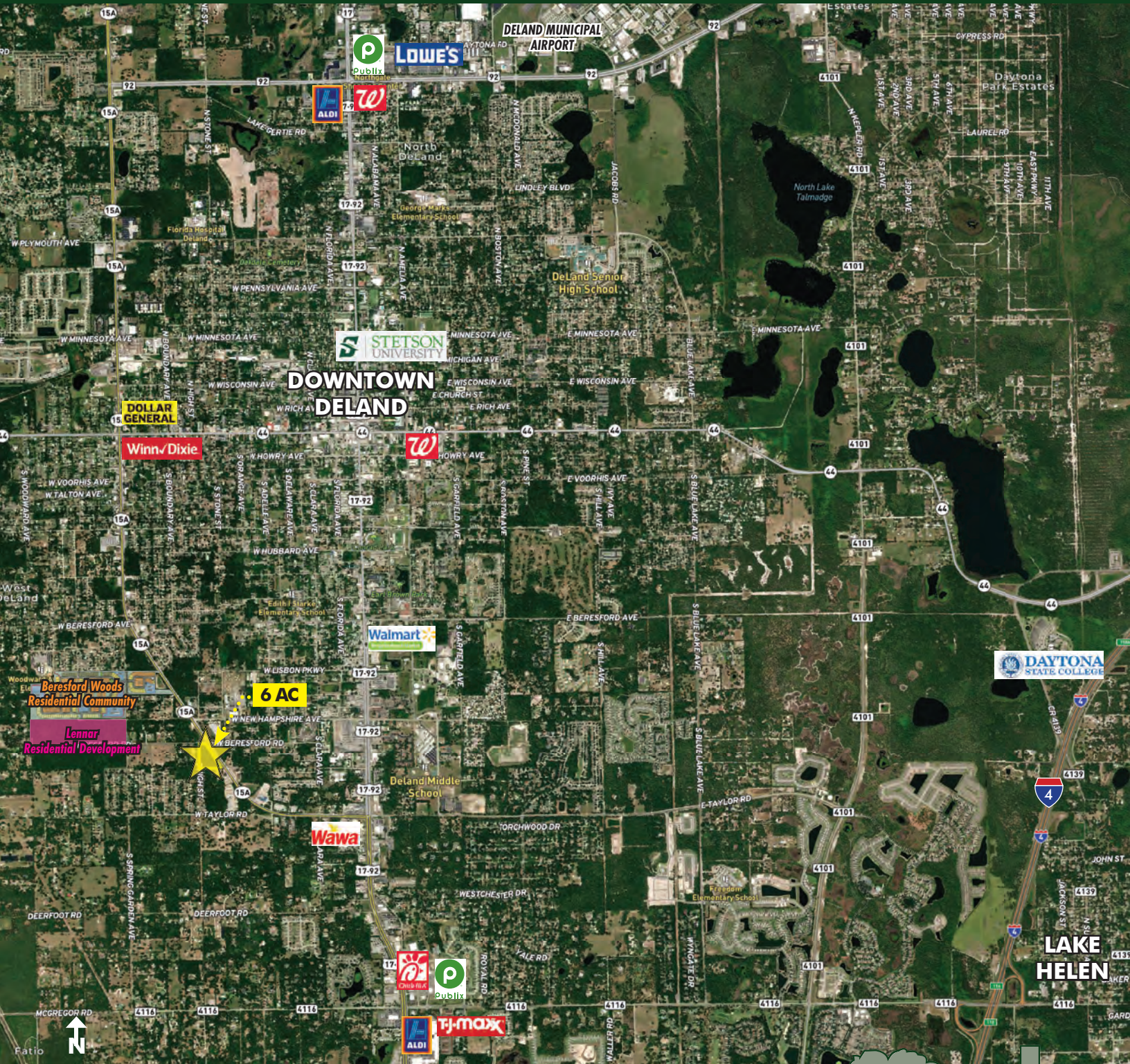
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## REGIONAL MAP

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**FOR  
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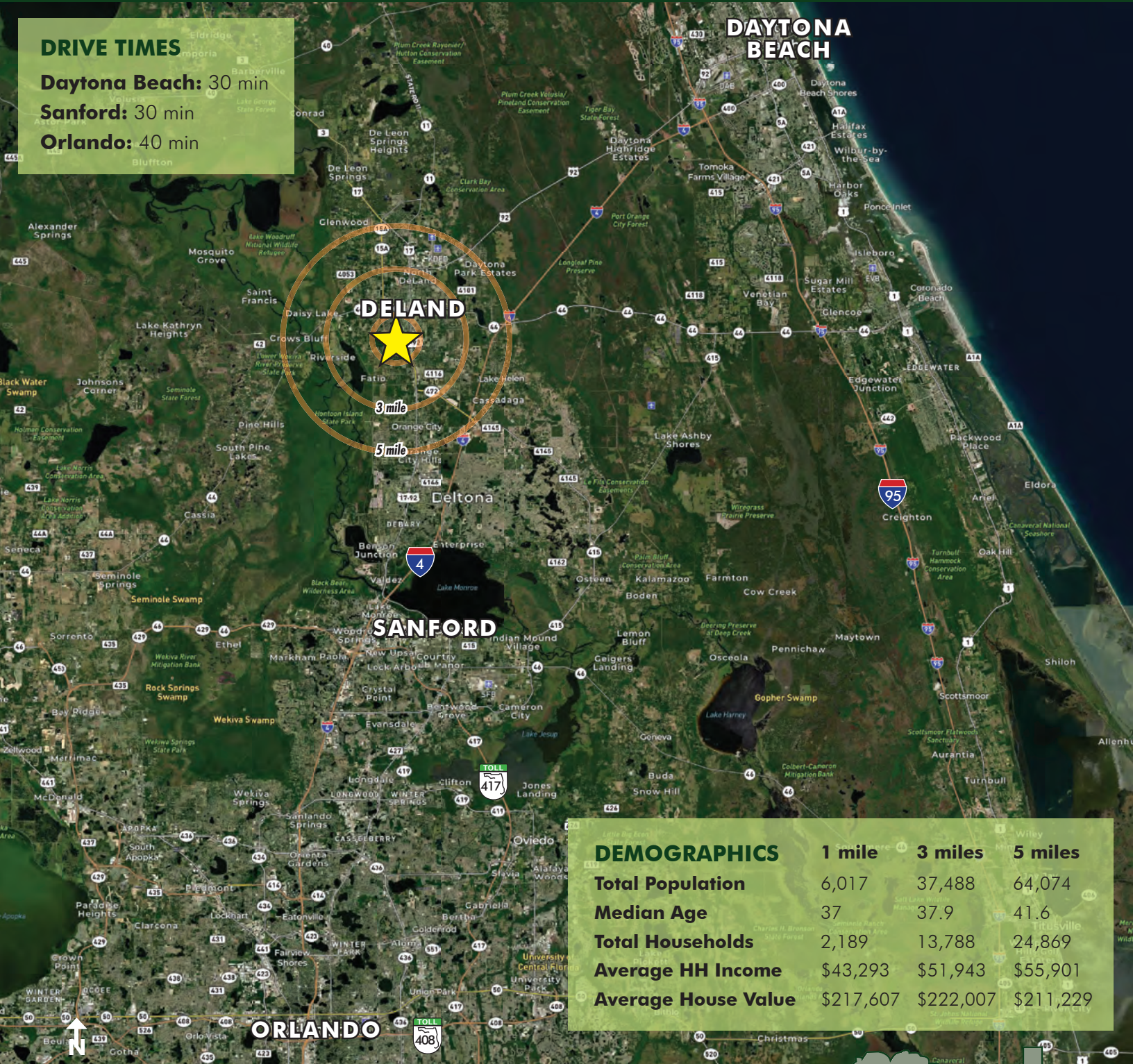
1461 S High Street, DeLand, FL 32720

## DRIVE TIMES

**Daytona Beach: 30 min**

**Sanford: 30 min**

**Orlando: 40 min**



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Total Population</b>	6,017	37,488	64,074
<b>Median Age</b>	37	37.9	41.6
<b>Total Households</b>	2,189	13,788	24,869
<b>Average HH Income</b>	\$43,293	\$51,943	\$55,901
<b>Average House Value</b>	\$217,607	\$222,007	\$211,229

## LOCATION MAP

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