

For Sale

# Development Site

2.13 Acres | \$1,200,000

Trinity Gardens -  
543 New Homes

New Beresford Road Extension

Reserve at Victoria -  
570 New Homes

Lakewood Park -  
411 New Homes

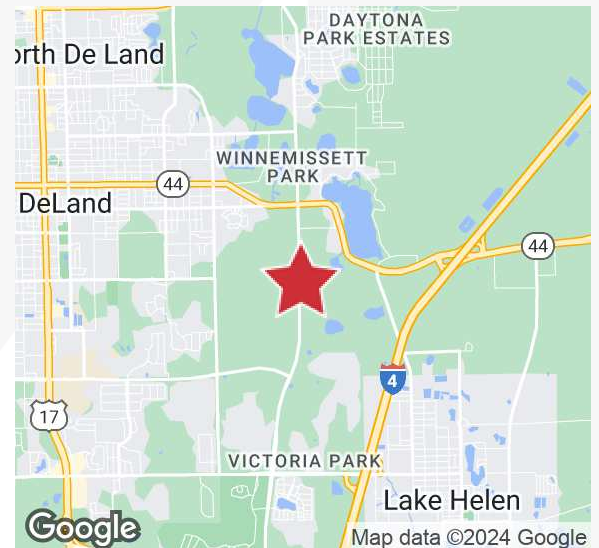
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U.S. Geological Survey

## Dr Martin Luther King Jr Btwy

DeLand, Florida 32724

### Property Highlights

- Located at future intersection of Beresford Road Extension and Martin Luther King Boulevard (MLK)
- High potential for commercial growth - ideal site for convenience store / fast food
- Lake Beresford Extension is funded in Volusia County 5-Year Road Program
- Surrounded by Planned Residential Communities
- Immediately adjacent to Lakewood Park and across the street from The Reserve at Victoria
- Highest concentration of residential growth in Volusia County: 332 construction permits and 1,406 C of O issued over last 3 years
- 12,600 ADT on MLK



**Sale Price: \$1,200,000**

For more information

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# Area Map

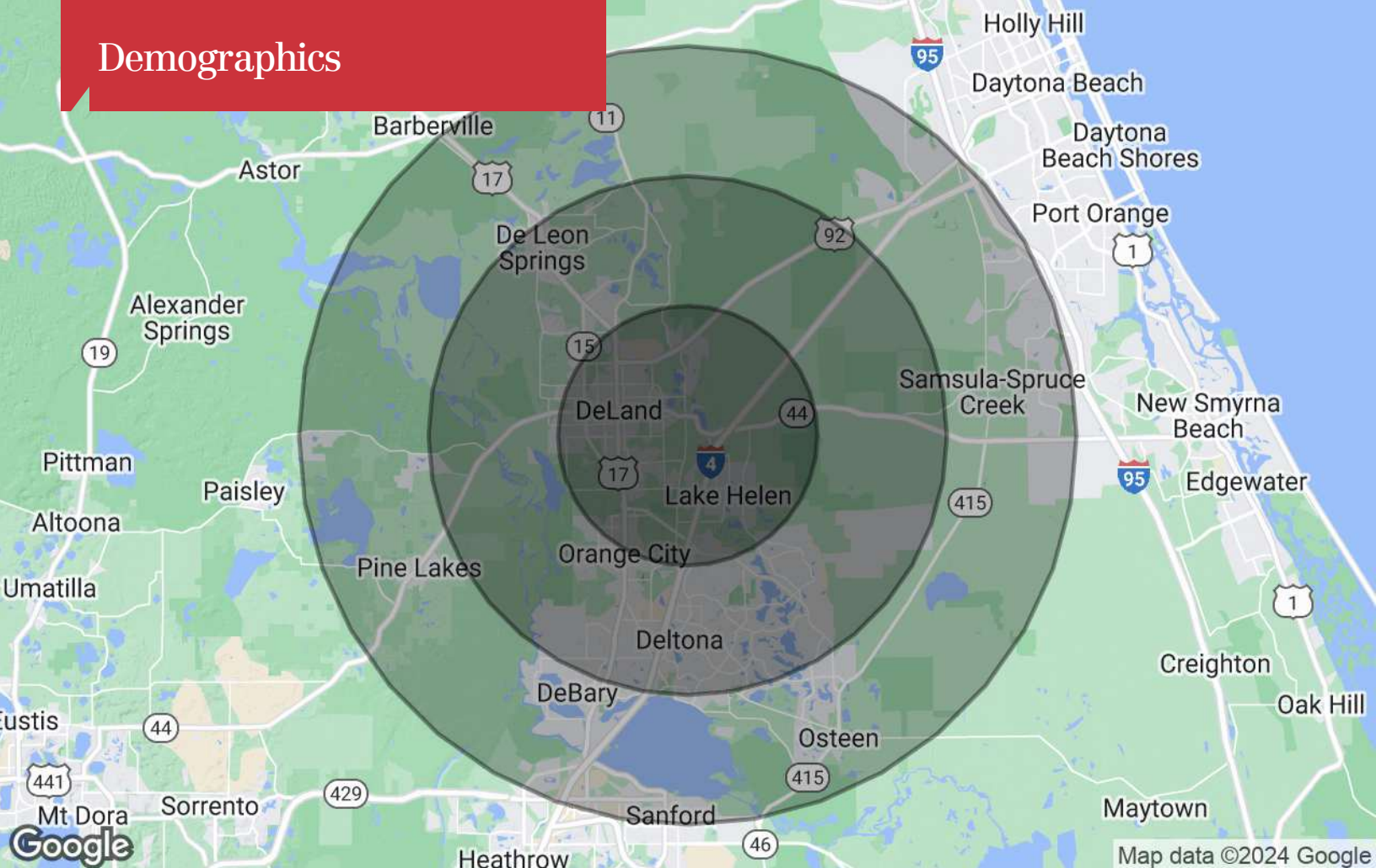








# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	65,370	200,454	284,697
MEDIAN AGE	41.0	41.9	42.4
MEDIAN AGE (MALE)	38.3	40.0	40.5
MEDIAN AGE (FEMALE)	42.9	43.5	43.8

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	27,248	79,935	114,112
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$64,457	\$63,795	\$67,024
AVERAGE HOUSE VALUE	\$202,292	\$189,386	\$205,026

\* Demographic data derived from 2020 ACS - US Census