

**FOR  
SALE**

# 1 ACRE COMMERCIAL SITE FOR DEVELOPMENT

733 S Spring Garden Ave, DeLand, FL 32720



## ABOUT THE PROPERTY

**SIZE** .93± acres

**PRICE** \$325,000

**ZONING** B-4C

**FLU** Commercial

**UTILITIES** Water and sewer available

**ROAD FRONTAGE** 304'± on S Spring Garden Ave

**PARCEL IDs** 701703001990, 701703002040

## DESCRIPTION

### Frontage on S Spring Garden Avenue!

Situated on .93 acres along South Spring Garden Ave, this commercial development site enjoys excellent visibility, with an impressive average traffic count of 27,500. Positioned within an X flood zone, the entire parcel is primed for development, offering an ideal opportunity for a lucrative venture with optimal exposure along South Spring Garden Ave.

**Call for more information today!**

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

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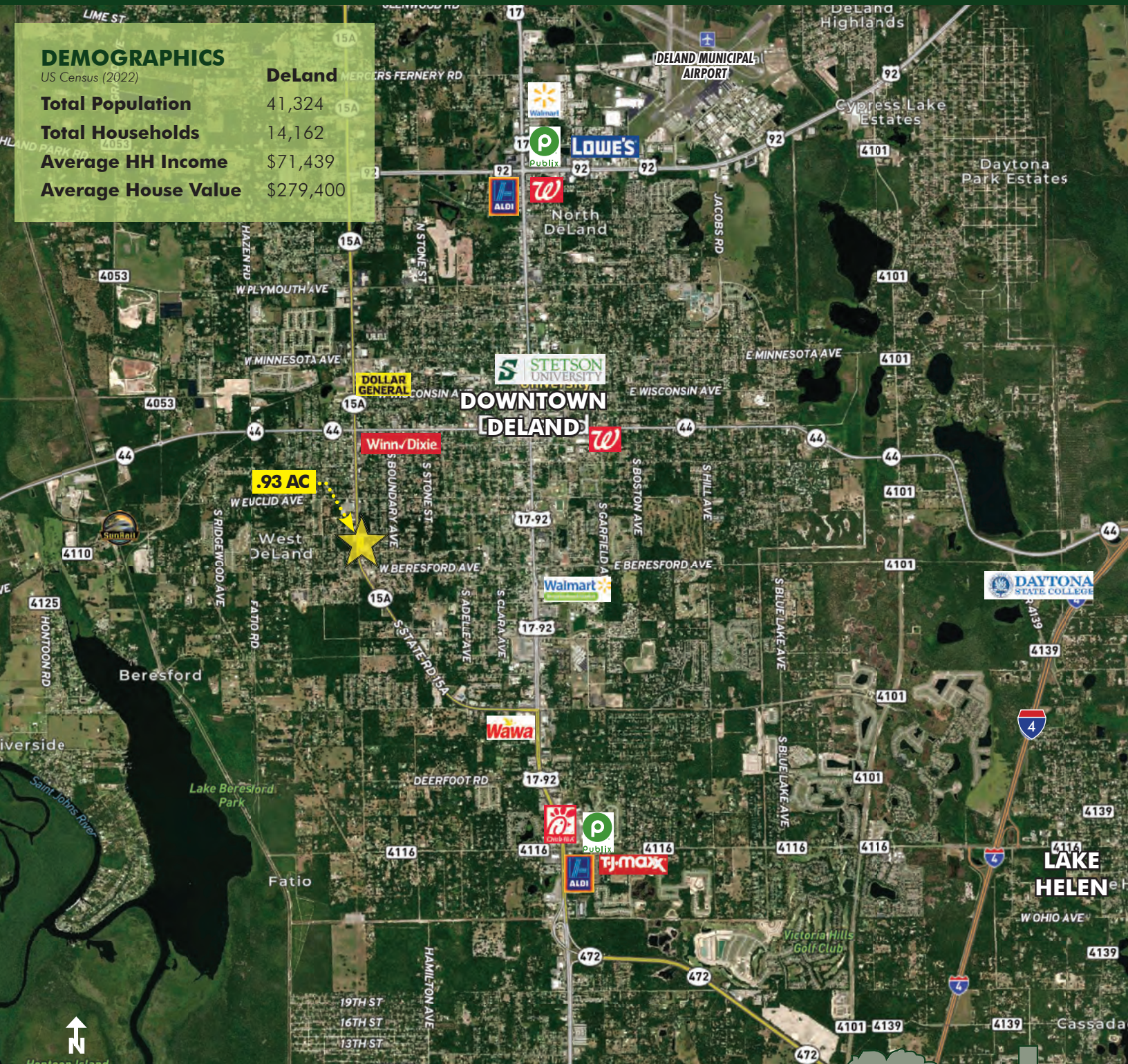
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## DEMOGRAPHICS

US Census (2022)

**DeLand**

<b>Total Population</b>	41,324
<b>Total Households</b>	14,162
<b>Average HH Income</b>	\$71,439
<b>Average House Value</b>	\$279,400



## REGIONAL MAP

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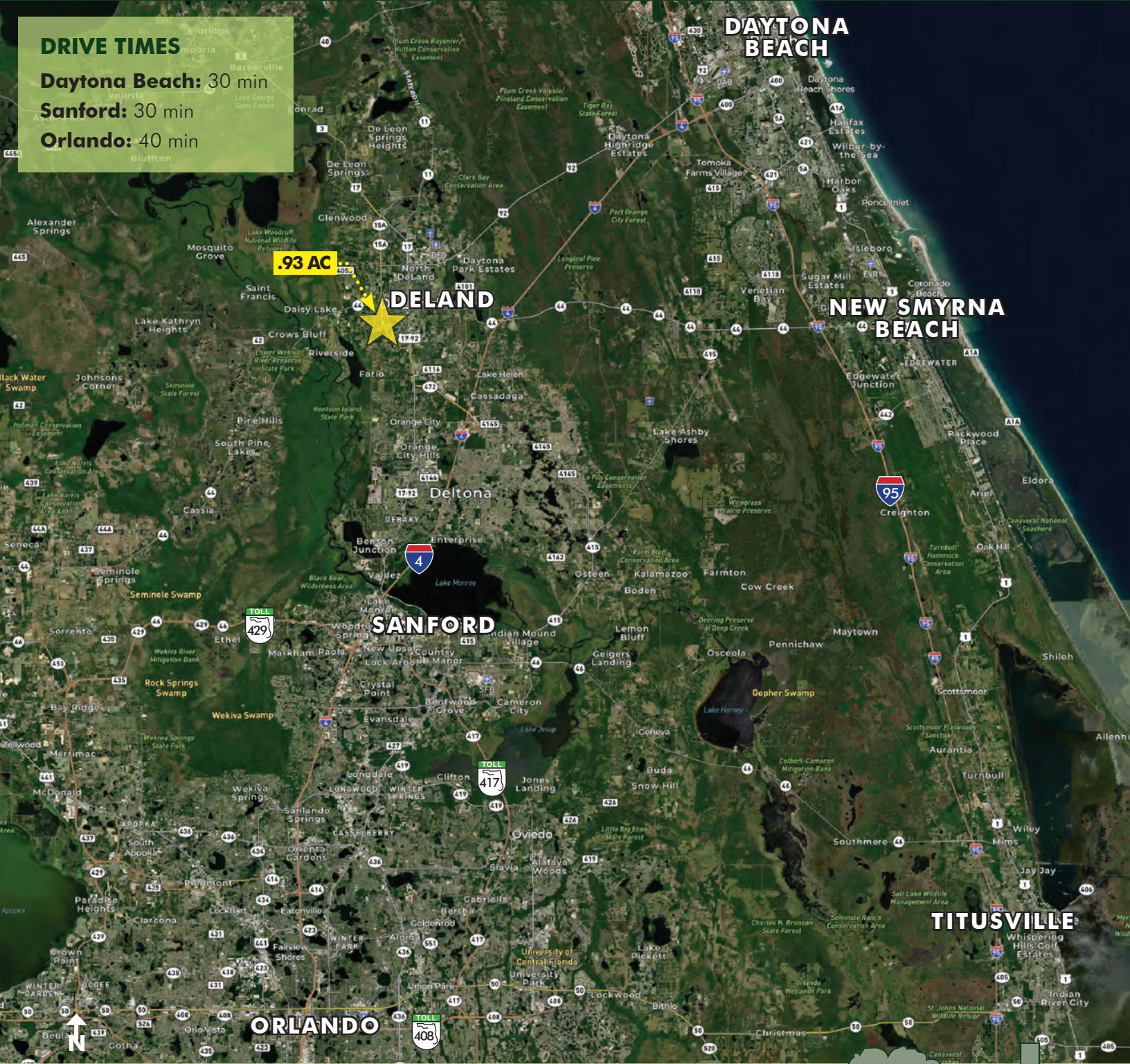
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## DRIVE TIMES

**Daytona Beach:** 30 min

**Sanford:** 30 min

**Orlando:** 40 min



**0.93 AC**

## LOCATION MAP

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