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LAND FOR SALE

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# Riverfront Land In Deland

2738 Botts Landing Rd Deland, FL 32720

FOR SALE | \$2,200,000

presented by:

**BLAKE WILSON**

Sales And Leasing Associate  
321.722.0707 X24  
bwilson@teamlbr.com

**JEFFERY T. ROBISON, CCIM**

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

**Sale Price:** \$2,200,000

**Price / Acre:** \$98,478

**Lot Size:** 22.34 Acres

**Zoning:** A-3

**APN#:** 792301080080;  
792301070030

## PROPERTY OVERVIEW

For Sale: +/-22.34 Acres – Prime Waterfront Estate or Development Opportunity in DeLand, FL  
MOTIVATED SELLER - BUYER BROKER INCENTIVES OFFERED

This rare +/-22.34-acre parcel on Botts Landing Road offers a remarkable blend of natural beauty, development potential, and waterfront access in one of DeLand's most desirable semi-rural corridors. Zoned A-3 (Transitional Agriculture), the property allows for one residential unit per acre under current regulations—perfect for an expansive single-family estate, equestrian retreat, or low-density residential enclave.

With direct access to the St. Johns River system, this site could also be an ideal location for a private fish camp, recreational lodge, or eco-tourism venture. While the current future land use designation is Rural, which supports lower-density development, the property's location and existing A-3 zoning still allow for one unit per acre as-is. For those seeking greater development flexibility, a Small-Scale Comprehensive Plan Amendment could pave the way for higher residential densities, making it a strong candidate for a waterfront residential community or specialty use development. Located just minutes from Downtown DeLand and within easy reach of I-4, this property offers both seclusion and long-term growth potential.

The seller is open to subdividing the 22.34-acre parcel into two separate lots, each approximately 11 acres in size, providing added flexibility for buyers.

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# PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Located in the growing West Volusia region, 2738 Botts Landing Road in DeLand, Florida offers a unique mix of rural charm and convenient access to surrounding amenities. Just minutes from historic Downtown DeLand and about 6 miles from Stetson University, the property is close to a range of cultural, dining, and retail options. Nearby residential communities like Victoria Park and Bent Oaks highlight the area's ongoing growth, while surrounding natural spaces preserve a peaceful, scenic environment.

The property is well-connected, with quick access to State Road 44 and U.S. Highway 17-92 and just over 15 minutes to Interstate 4, providing direct routes to Orlando, Sanford, and Daytona Beach. Outdoor enthusiasts will appreciate proximity to Lake Beresford Park and Blue Spring State Park, all within a short drive or, better yet, a cruise down the St Johns River from the property's water edge. Whether for residential use or future development, this location combines accessibility, natural beauty, and long-term potential.

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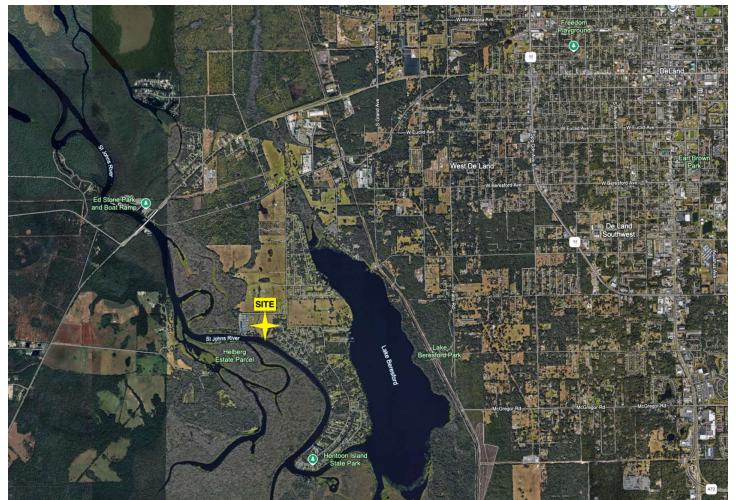
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# ADDITIONAL PHOTOS

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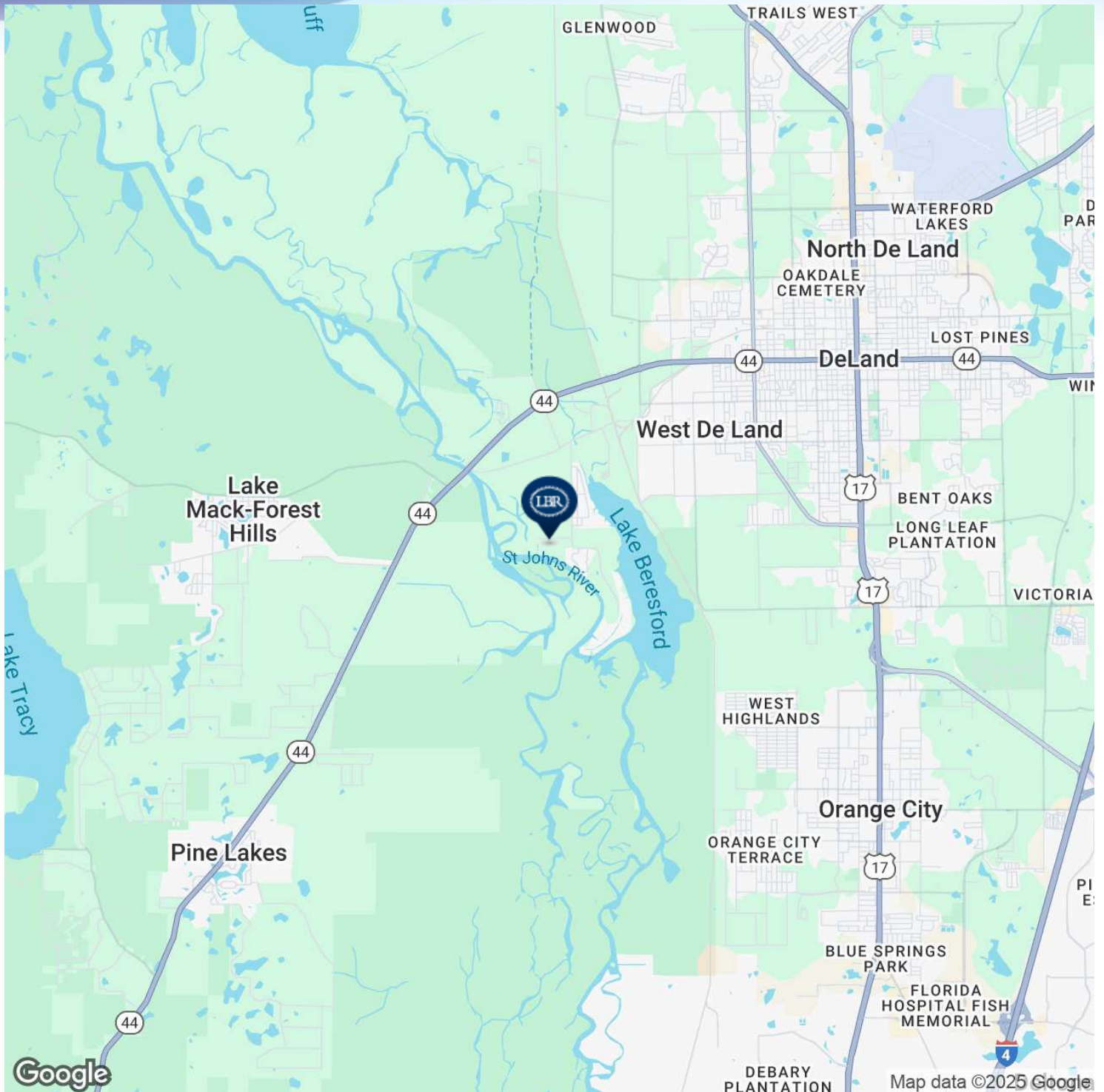
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# LOCATION MAP

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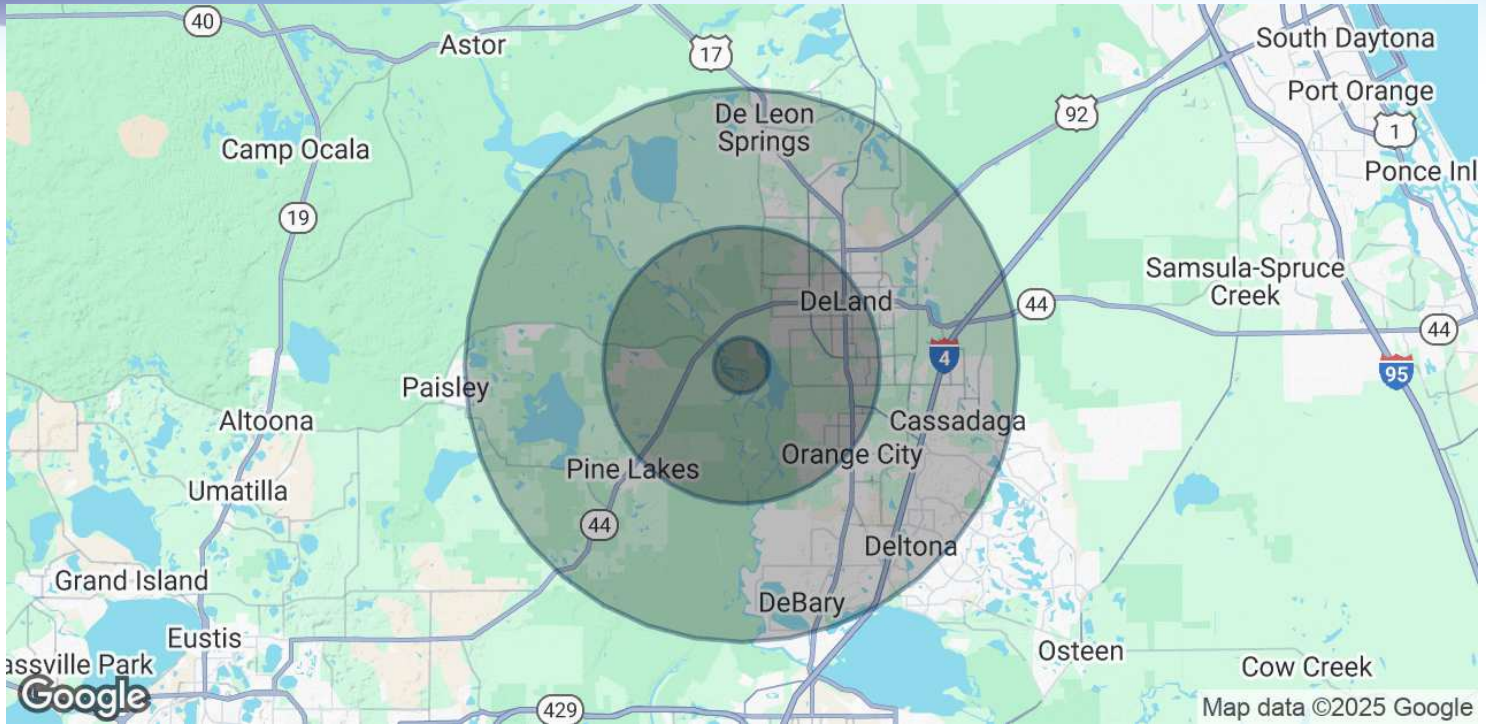
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,023	49,825	166,757
Average Age	52	43	45
Average Age (Male)	51	42	43
Average Age (Female)	53	44	46

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	464	19,356	65,766
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$70,157	\$83,566	\$88,068
Average House Value	\$294,519	\$308,340	\$314,131

Demographics data derived from AlphaMap

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