

For Sale

Development Site on US Hwy 17

Lot 2 - 1.2± Acres | Lot 1 - 2.1± Acres



US Hwy 17 & Dundee Avenue

De Leon Springs, Florida 32130

Property Highlights

- 1.2± acres, nearly completely cleared; Zoned B-4 (General Commercial) (Lot 2)
- 250 feet of frontage on US Hwy 17; average daily FDOT traffic count: 21,000
- Located at the northeast corner of US Hwy 17 and Dundee Avenue in De Leon Springs
- Electricity, water and sewer available at site
- Additional 2.1± acre parcel available to the north facing Retta Street (Lot 1)
- Minutes from De Leon Springs State Park

Demographics

	10 Miles	15 Miles	20 Miles
Total Households	32,231	62,008	155,240
Total Population	77,725	151,212	371,200
Average HH Income	\$63,410	\$64,722	\$63,668

LAND LOTS SUMMARY

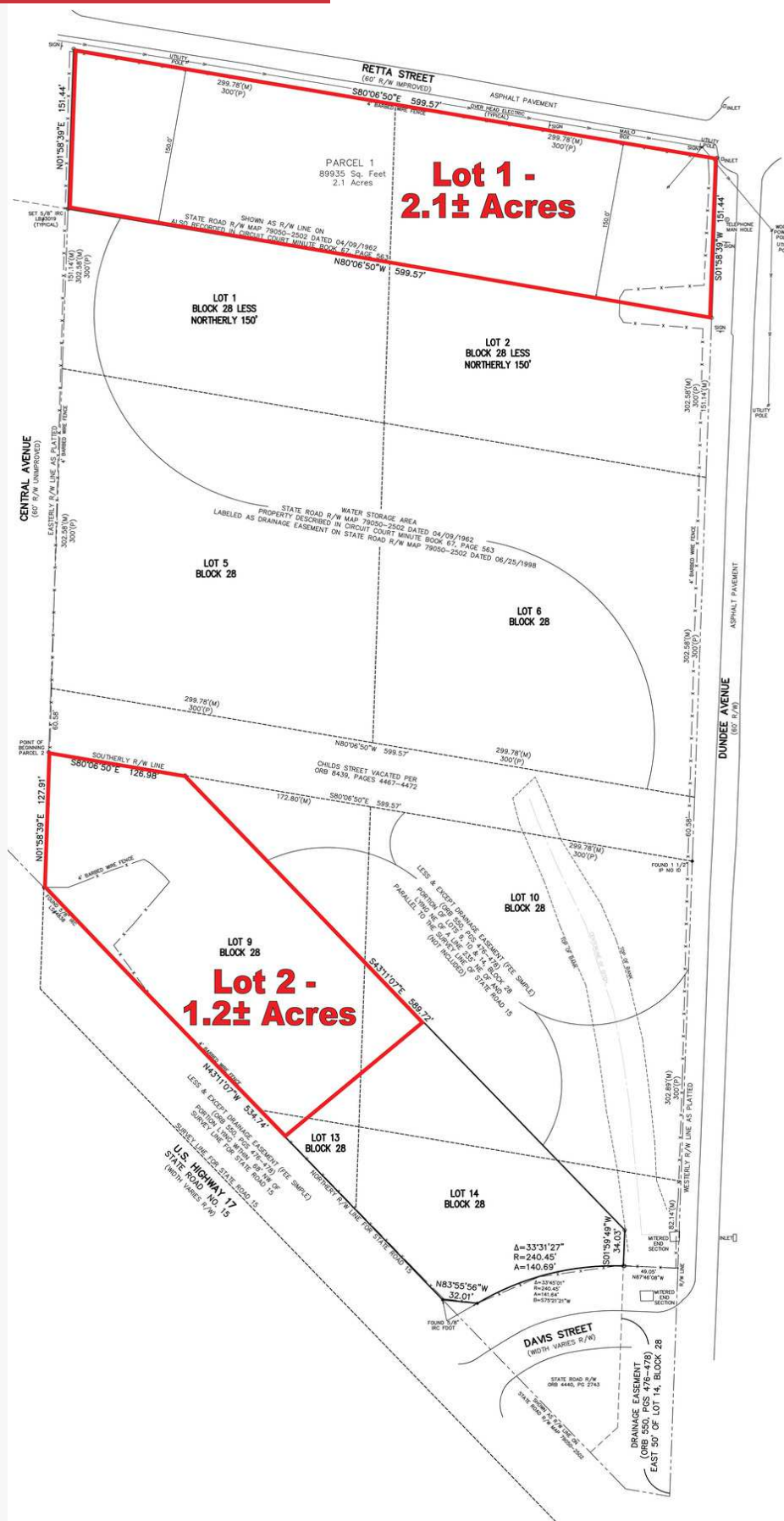
Lot #	Price	Size
2	\$750,000	1.2 Acres
1	\$185,000	2.1 Acres



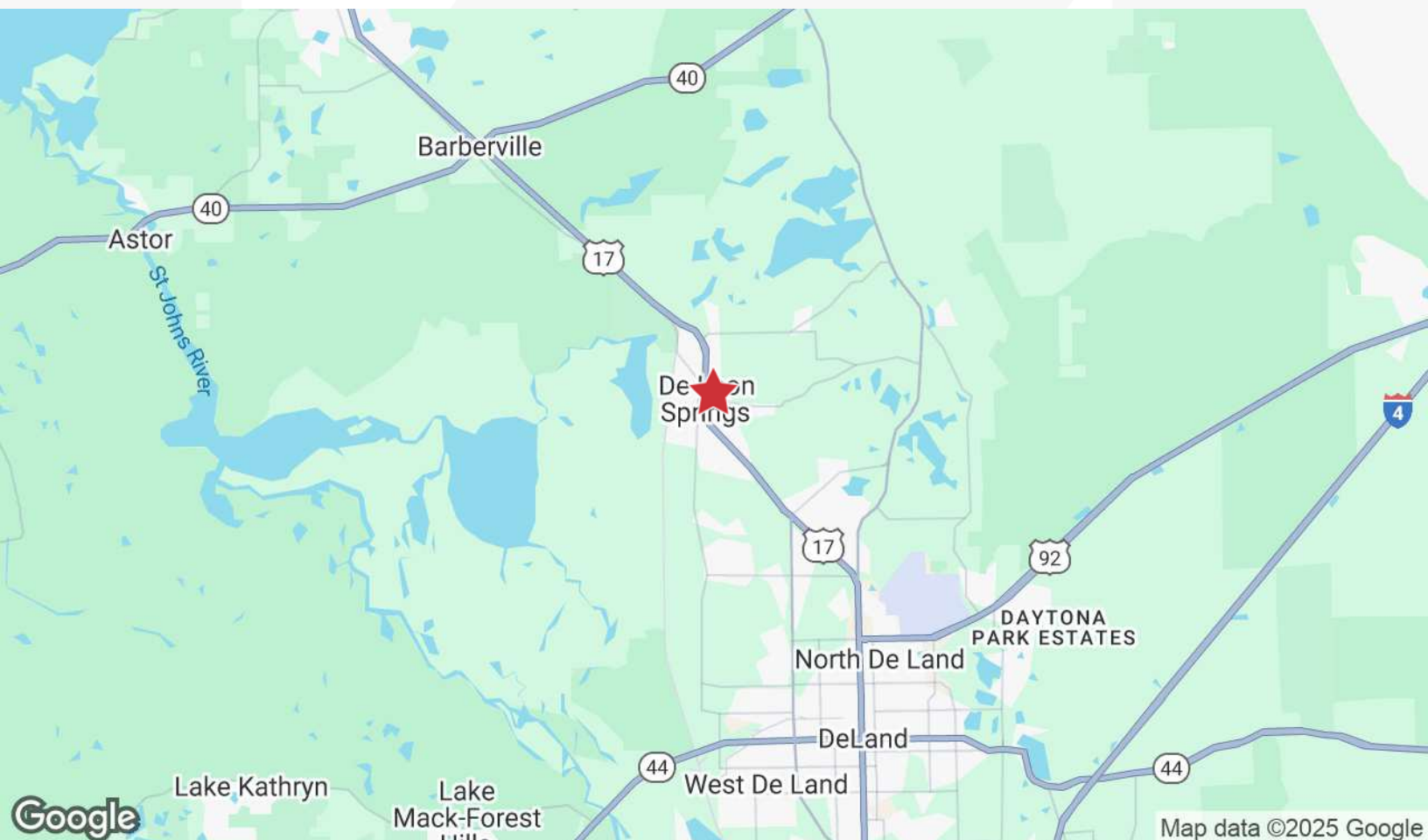
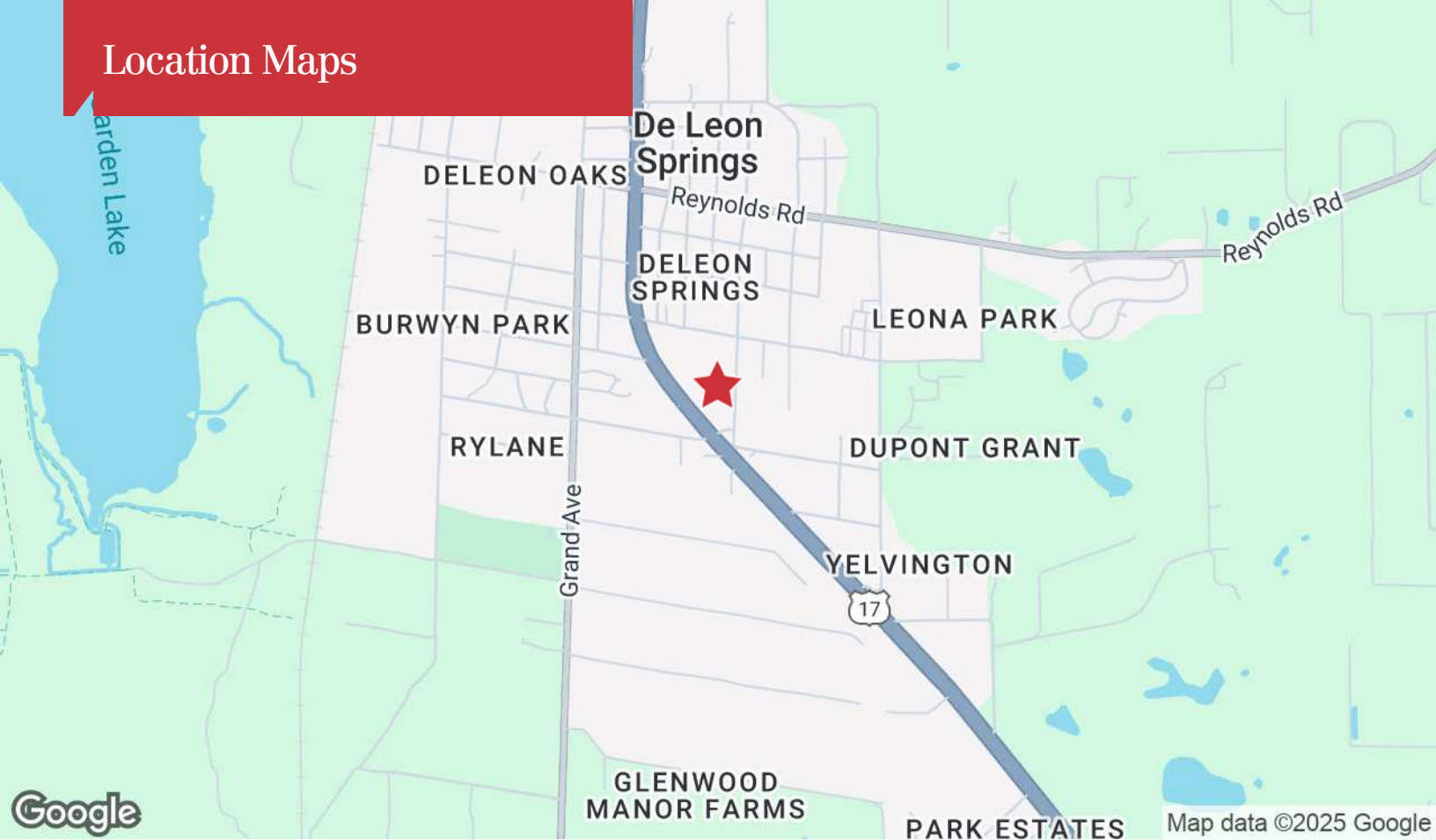
For more information

Brian Adair

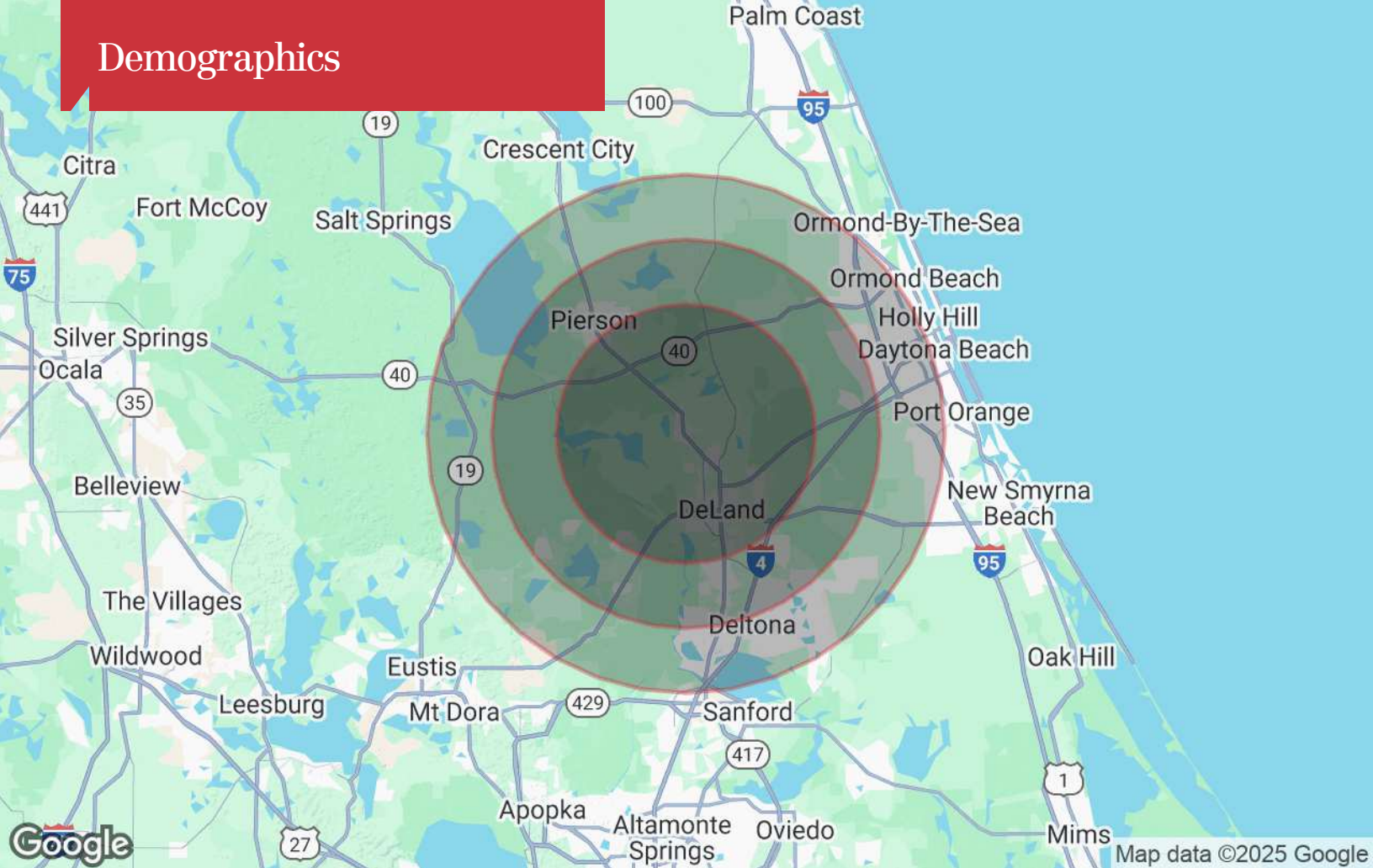
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Location Maps



Demographics



Population

	10 Miles	15 Miles	20 Miles
TOTAL POPULATION	77,725	151,212	371,200
MEDIAN AGE	42.6	42.6	43.2
MEDIAN AGE (MALE)	39.9	40.7	41.3
MEDIAN AGE (FEMALE)	45.0	44.6	44.7

Households & Income

	10 Miles	15 Miles	20 Miles
TOTAL HOUSEHOLDS	32,231	62,008	155,240
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$63,410	\$64,722	\$63,668
AVERAGE HOUSE VALUE	\$198,928	\$191,859	\$188,296

* Demographic data derived from 2020 ACS - US Census