

Offering Memorandum



MERCERS FERNERY RD

27.2± ACRES

1400 MERCERS FERNERY RD

DELAND, FL 32720

Eshenbaugh
LAND COMPANY

The Dirt Dog



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

1400 Mercers Fernery Road is a 27.3± acre tract located in unincorporated Volusia County, offering a prime opportunity within a growing rural-residential corridor in DeLand. The property allows for a variety of residential and agricultural uses and is well-suited for a future 1-acre lot single-family community, private estate, or family compound.

The site is on well and septic, with public water and sewer located approximately 1,700± feet east. The combination of land use, usable acreage, and nearby infrastructure supports both immediate use and long-term development potential.

LOCATION DESCRIPTION

Situated just outside DeLand in Volusia County, the property benefits from proximity to one of Central Florida's most established and steadily growing communities. DeLand offers a vibrant historic downtown, is home to Stetson University, and provides convenient access to Orlando, Daytona Beach, and I-4. Ongoing residential growth in western Volusia County continues to drive demand for larger-lot housing, positioning the property within a favorable path of growth while maintaining an attractive rural setting.

PROPERTY SIZE

27.29 Acres

ZONING

A-3A

PARCEL ID

603100000290

PRICE

\$2,000,000

BROKER CONTACT INFO

Matt White

Advisor

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Tyler Woody, ALC

Advisor

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Conceptual Site Plan



Additional Photos



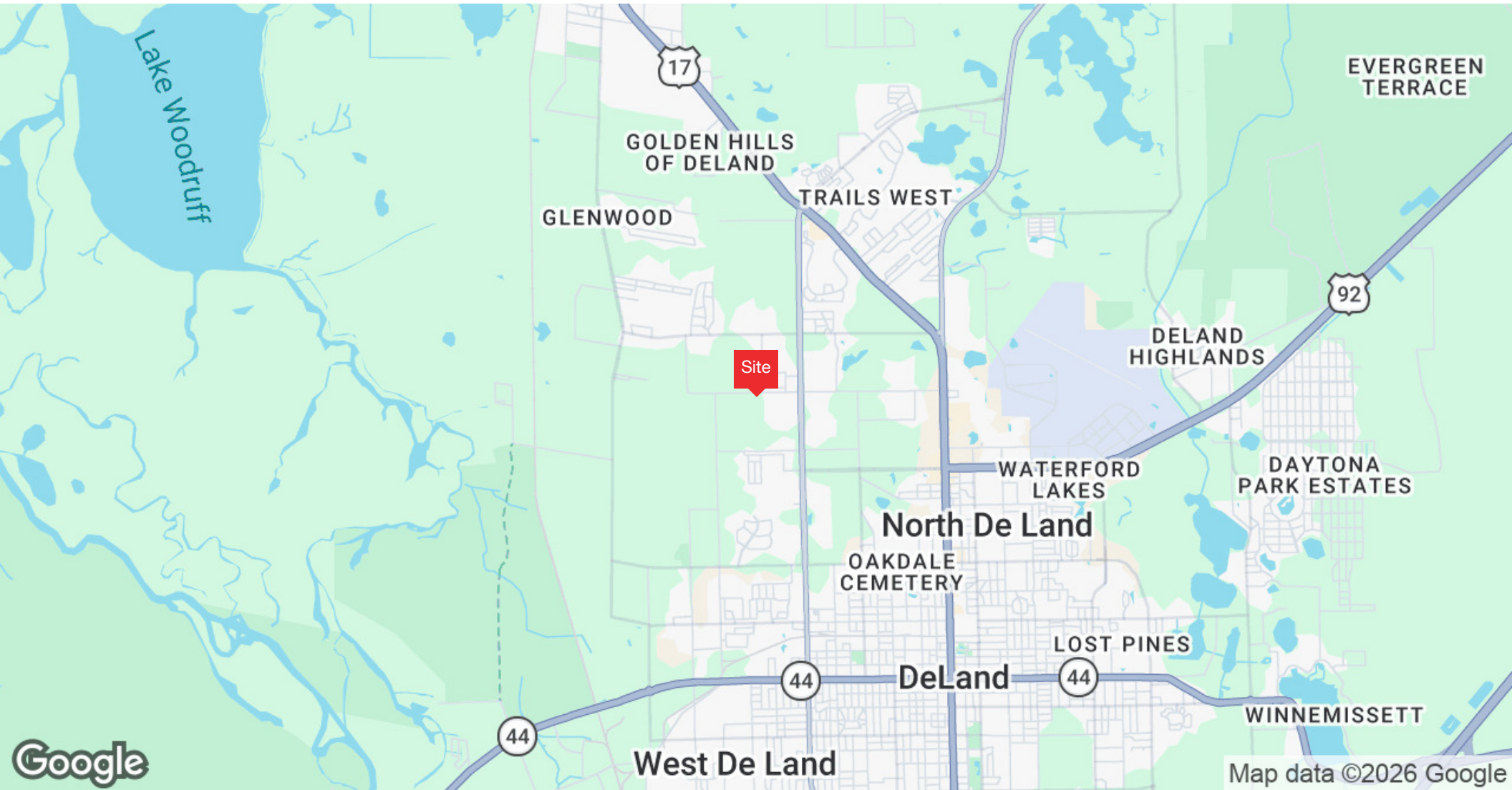
Additional Photos



Drone Video



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



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Your Advisors



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Questions | Give us a call or drop us an email



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