



**For Sale: 4.0± Acres
For Development**
315 East Taylor Road
DeLand, FL 32724

DeLand, Florida is experiencing a surge in development, marked by business openings, infrastructure upgrades, industrial expansions, and residential growth. Over the past three years, approved permitting for more than 600 acres* across multiple sites has paved the way for new single-family neighborhoods and planned communities. These initiatives reflect DeLand's commitment to sustainable expansion and its emergence as a desirable place to live, work, and invest. The development of this 4-acre property at 315 E. Taylor Road will contribute to this momentum.

*Source: Landfinder

Property Details

Address	315 East Taylor Road, DeLand, FL 32724
County	Volusia
Parcel ID	702100000250
Location	1/4 mile east of US 17 (South Woodland Blvd.) with 61,000 AADT (Avg Annual Daily Traffic-2024 FDOT)
Site Size	4.0± Acres - All Upland
Flood Zone	Not in Hazard
Topography	Level
Current Land Use	Radio station - 1,524 SF building with radio tower Removal of the tower will be at current owner's expense.
Property Zoning	R-4 (Volusia County) Urban Single-Family Residential - This classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.
Future Land Use	UMI (Volusia County) Urban Medium Intensity (UMI) - Areas that contain residential development at a range of up to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, townhouses, and low-rise apartments. UMI is primarily a residential designation but may allow neighborhood business areas and office development that meet the Comprehensive Plan's location criteria.

Sale Price: \$1,170,000

Contact The Land Services Team:

Sharisse Walton
Senior Associate
407 362 6120 Direct
sharisse.walton@colliers.com

Mike Millard
Senior Vice President
561 346 2382 Mobile
mike.millard@colliers.com

Trevor Hall, Jr.
Executive Vice President
407 362 6173 Direct
trevor.hall@colliers.com

255 South Orange Avenue
Suite 1300
Orlando, FL 32801
colliers.com/centralflorida

Suggested Use and Site Plan Example

Area Communities and Amenities



**Source: Florida Department of Transportation | 2025 Traffic Counts (AADT = Average Annual Daily Traffic)

Area Demographics

The population in the area surrounding the subject property is younger and more likely to have children residing in their households versus the metro market as a whole. Median household income is above the market threshold.

315 E. Taylor Rd DeLand, Florida, 32724	Base*	3 mile radius	Index	5 mile radius	Index	7 mile radius	Index
Population							
2025 Total Population	725,273	50,329		91,683		135,259	
2025-2030 Projected Growth	+7.3%	+5.9%	81	+6.7%	92	+6.2%	86
Median Age (Years)	49.5	44.1	89	45.2	91	45.4	92
Households							
2025 Total Households	311,142	19,935		36,736		54,106	
Family Households (%)	63.3%	64.2%	101	64.0%	101	65.6%	104
Households with Own Children	19.1%	23.3%	122	22.6%	118	23.1%	121
Owner Occupied (%)	74.6%	71.5%	96	73.3%	98	74.9%	100
Renter Occupied (%)	25.4%	28.5%	112	26.7%	105	25.1%	99
Average Home Value	\$424,198	\$403,190	95	\$411,313	97	\$409,574	97
Household Income							
Median Household Income	\$71,020	\$74,940	106	\$73,992	104	\$74,325	105
Average Household Income	\$96,515	\$95,551	99	\$96,109	100	\$97,345	101
Marital Status							
Pop Age 15+: Married (%)	52.3%	46.8%	89	49.0%	94	50.6%	97
Pop Age 25+/Education Attained							
Some College or More (%)	67.2%	65.6%	98	63.1%	94	62.8%	93
Occupation							
White Collar (%)	59.6%	60.9%	102	61.3%	103	61.6%	103
Blue Collar (%)	20.7%	19.1%	92	19.7%	95	19.7%	95
Service / Other (%)	19.7%	20.0%	102	19.0%	96	18.8%	95

*Note: 100 = Base Comparison: Deltona-Daytona Beach-Ormond Beach FL MSA (i.e. index of 122 is 22% higher than the Base Comparison) | Source: US Census Bureau; Esri 2025 Forecasts

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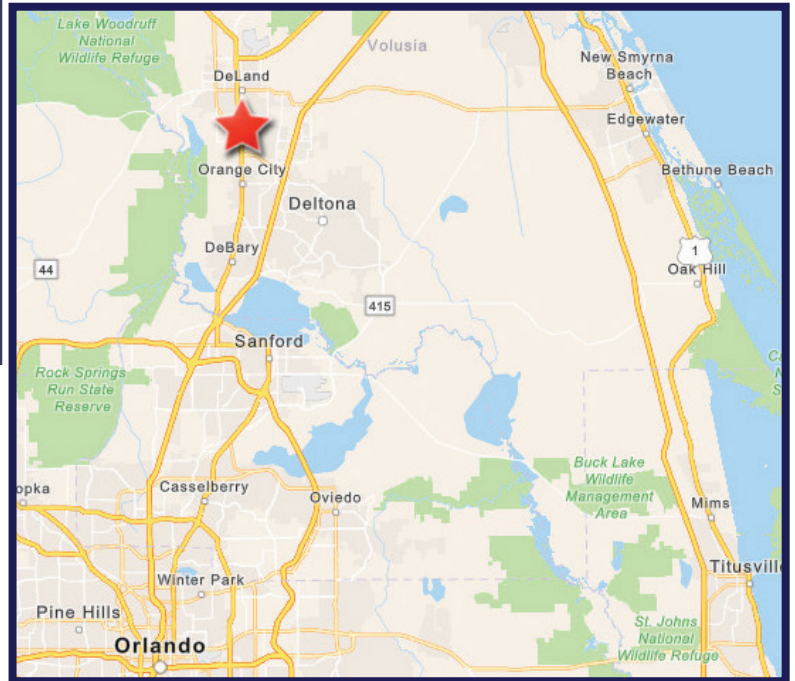


Close-Up Aerial

Note: Removal of the tower will be at current owner's expense.



Location Map



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