

For Sale

# Development Site

2.13 Acres | \$845,070 / Acre



Trinity Gardens  
543 New Homes

Reserve at Victoria  
570 New Homes

Lakewood Park  
411 New Homes

## Dr Martin Luther King Jr Bltwy

DeLand, Florida 32724

### Property Highlights

- 2.13± acre development site
- Located at the newly completed intersection of Beresford Road Extension and Martin Luther King Beltway (MLK)
- High potential for commercial growth - ideal site for convenience store / fast food
- Lake Beresford Extension connecting to Downtown DeLand just completed
- Surrounded by Planned Residential Communities
- Serving adjacent neighborhoods of Lakewood Park and The Reserve at Victoria
- 12,000 ADT on MLK



**Sale Price: \$1,800,000**

For more information

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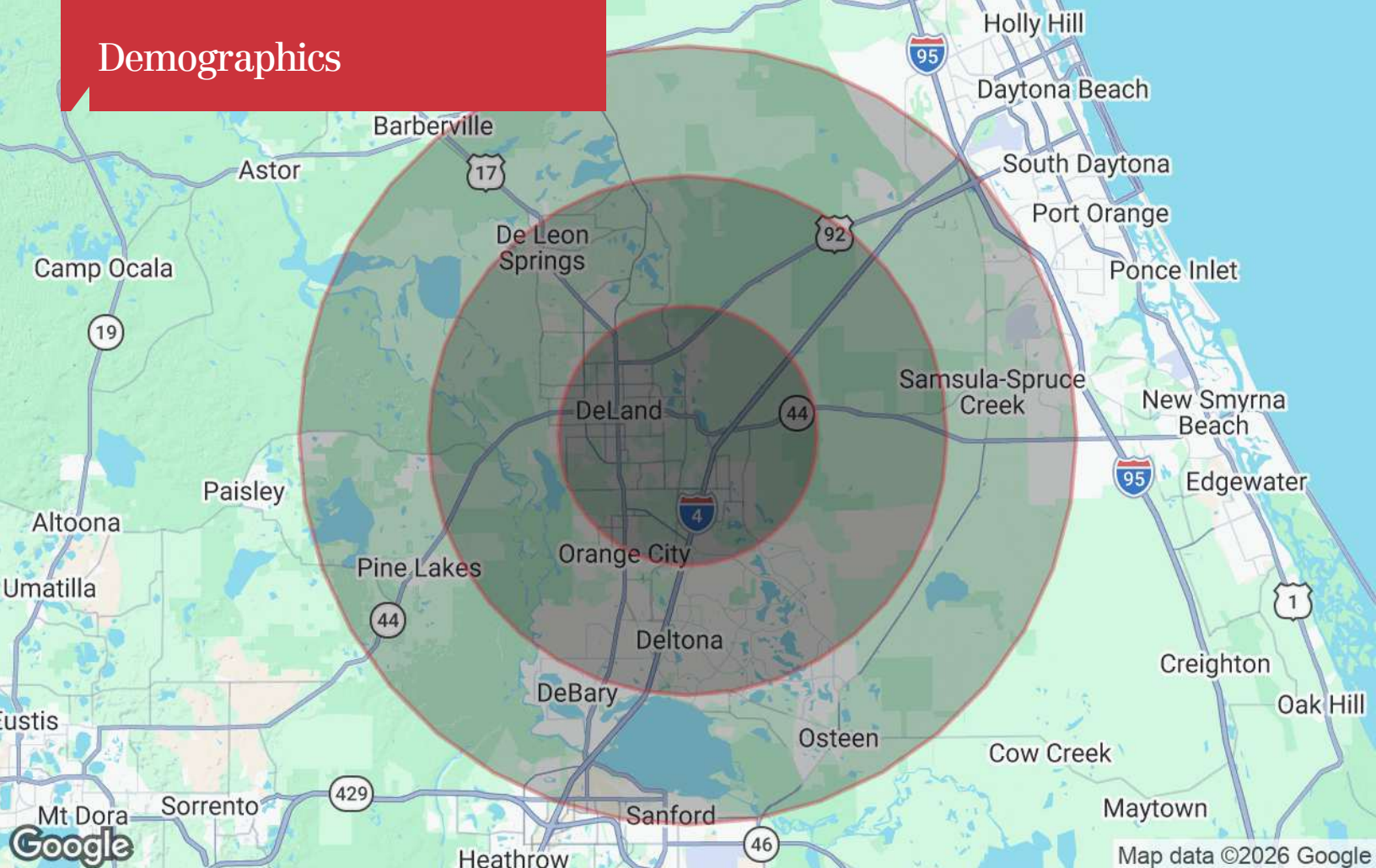
**SITE**

**Lakewood Park**  
411 New Homes

# Area Map



# Demographics



## Population

|                     | 5 Miles | 10 Miles | 15 Miles |
|---------------------|---------|----------|----------|
| TOTAL POPULATION    | 65,370  | 200,454  | 284,697  |
| MEDIAN AGE          | 41.0    | 41.9     | 42.4     |
| MEDIAN AGE (MALE)   | 38.3    | 40.0     | 40.5     |
| MEDIAN AGE (FEMALE) | 42.9    | 43.5     | 43.8     |

## Households & Income

|                     | 5 Miles   | 10 Miles  | 15 Miles  |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 27,248    | 79,935    | 114,112   |
| # OF PERSONS PER HH | 2.4       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$64,457  | \$63,795  | \$67,024  |
| AVERAGE HOUSE VALUE | \$202,292 | \$189,386 | \$205,026 |

\* Demographic data derived from 2020 ACS - US Census