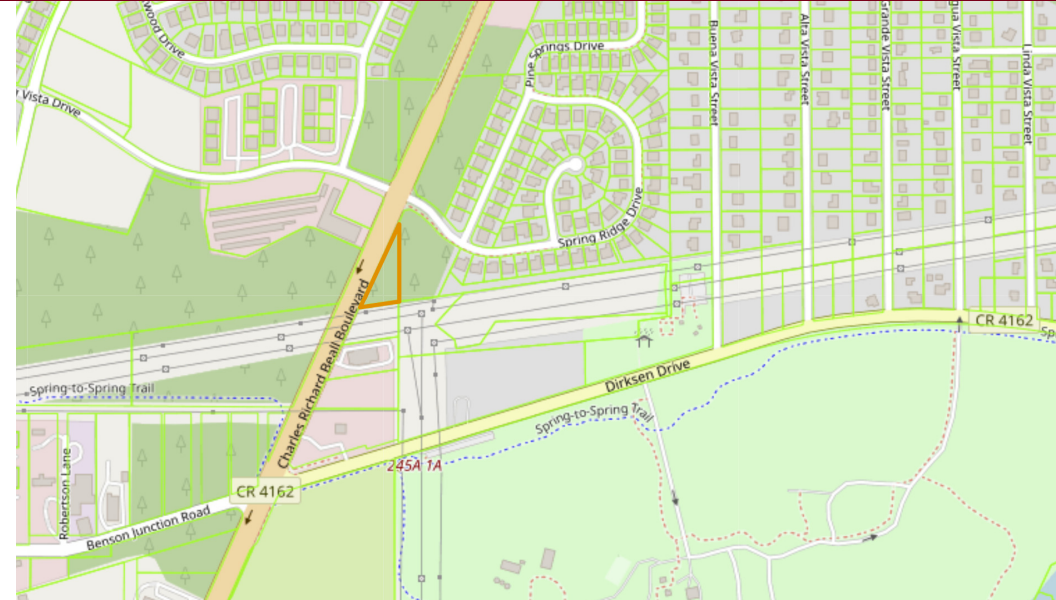


1 Ac Commercial Site on Hwy 17-92 in DeBary, Volusia County, Florida

FOR SALE

0 HIGHWAY 17-92 DEBARY FL 32713, DEBARY, FL 32713



PROPERTY DESCRIPTION

Offered for sale is a versatile vacant 1 ac. commercial land parcel at 0 Highway 17-92 in DeBary, Florida. This site presents a compelling opportunity for investors seeking a well-positioned tract for future development, land banking, or long-term hold strategies. With direct frontage and strong visibility along a major corridor, the property provides a flexible canvas for a wide range of potential uses subject to zoning and approvals. Its flat, open configuration supports efficient site planning and maximizes design possibilities. An excellent acquisition for buyers looking to secure land with strong utility and investment potential.

PROPERTY HIGHLIGHTS

- 1 Ac. Commercial vacant land parcel offered for sale
- Prominent Highway 17-92 frontage
- C-4 Zoning
- Strong visibility from a major corridor

OFFERING SUMMARY

Sale Price:	\$449,900
Lot Size:	1 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	162	645	2,706
Total Population	368	1,474	6,354
Average HH Income	\$81,599	\$84,922	\$94,544

KYLE VREELAND

863.608.1231
jkvreland@gmail.com

JIM STEINBAUER, SIOR

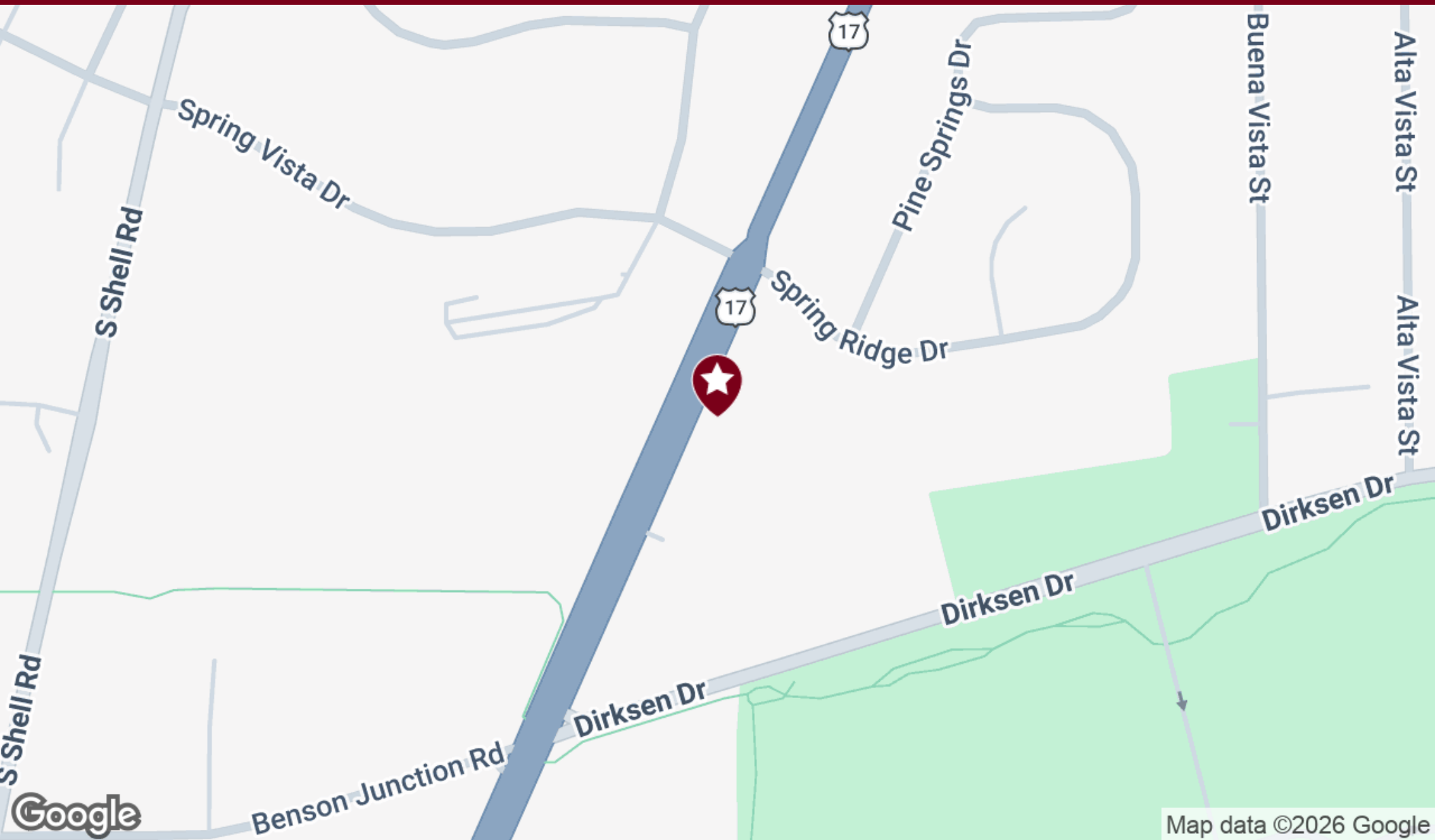
863.670.2561
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Map data ©2026 Google

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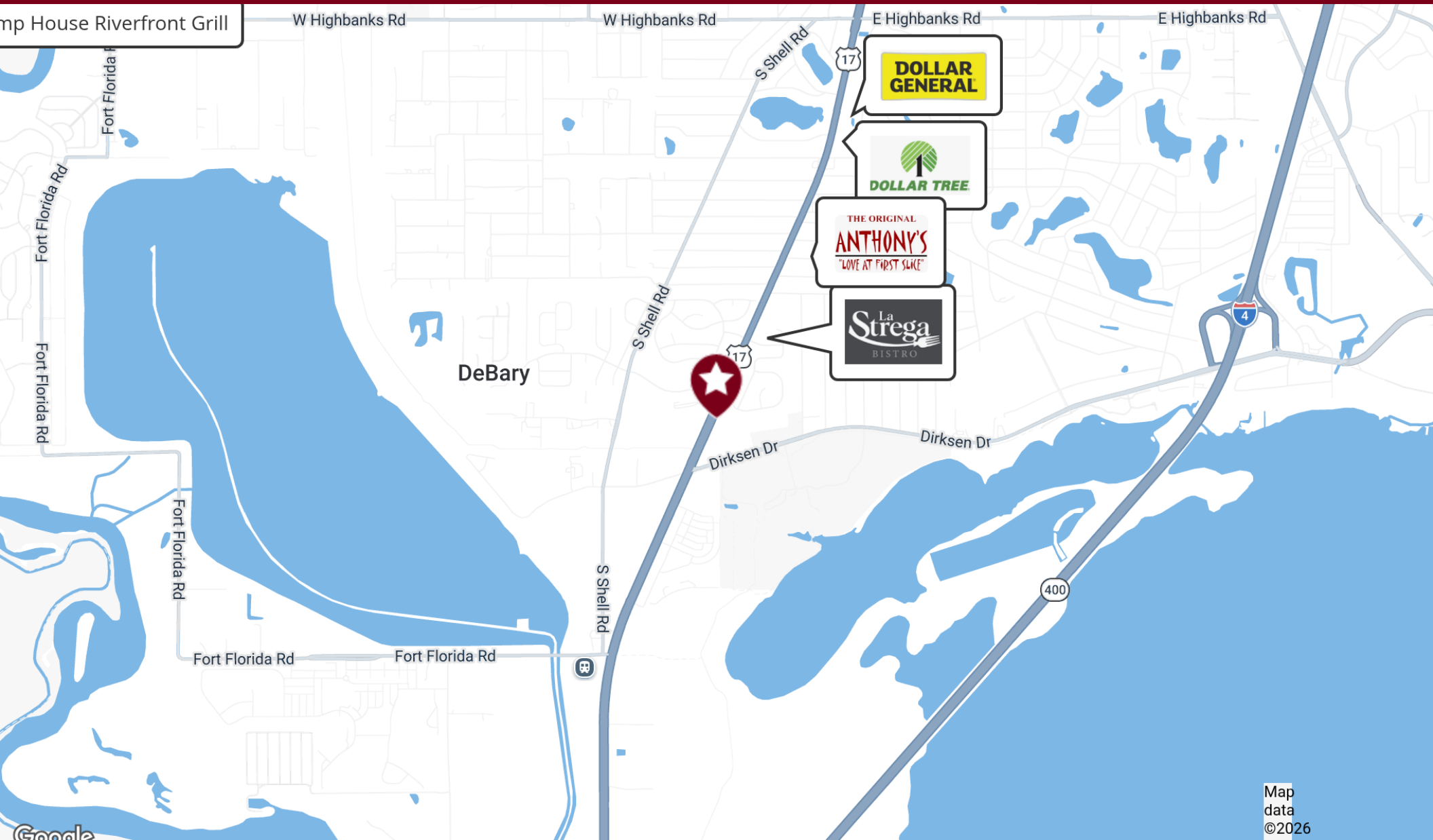
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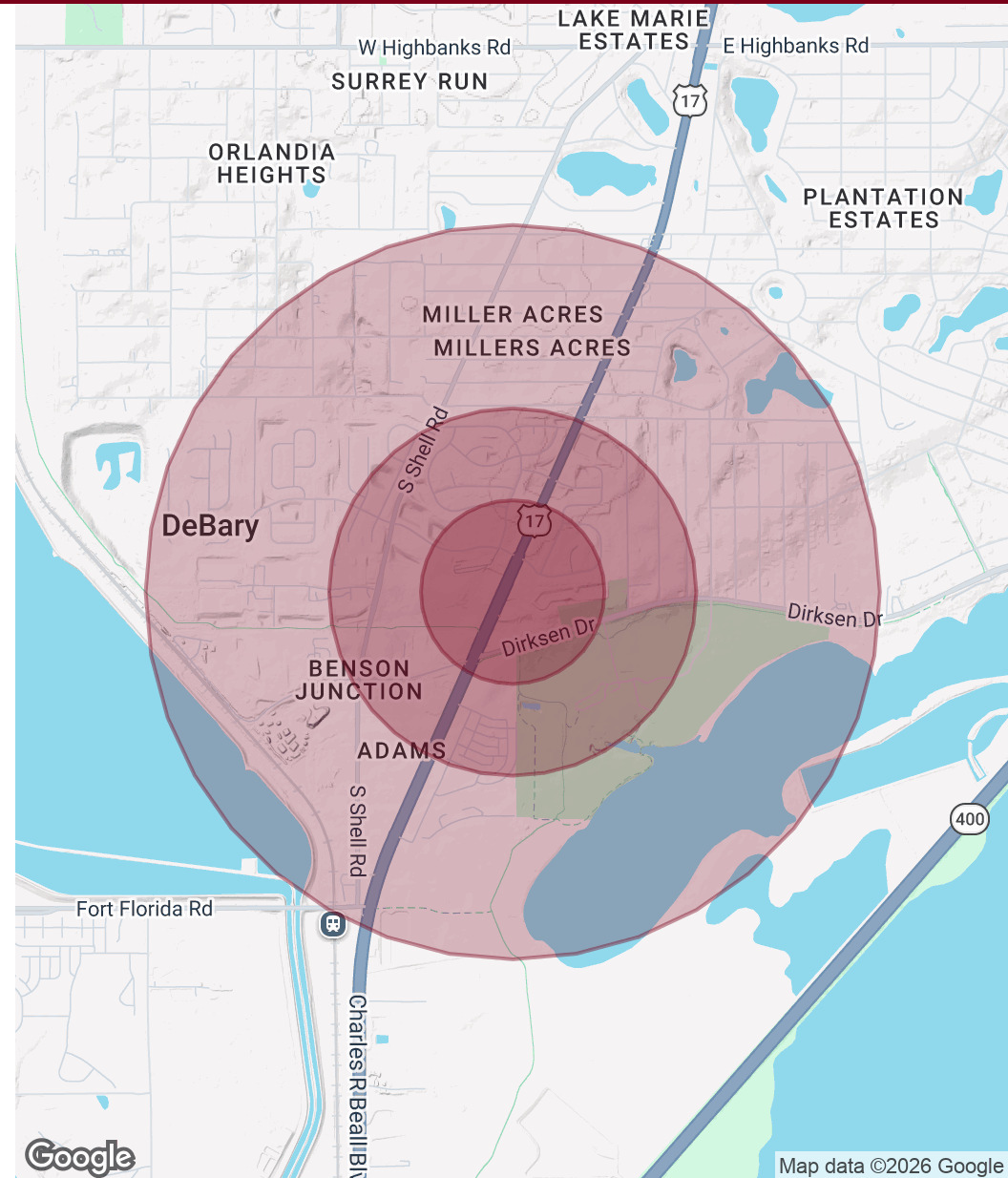
FOR SALE

0 HIGHWAY 17-92 DEBARY FL 32713, DEBARY, FL 32713

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	368	1,474	6,354
Average Age	37.5	38.9	42.8
Average Age (Male)	40.1	41.7	46.2
Average Age (Female)	36.6	37.4	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	162	645	2,706
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$81,599	\$84,922	\$94,544
Average House Value	\$294,332	\$294,371	\$301,983

2023 American Community Survey (ACS)



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Direct: **863.608.1231**

PROFESSIONAL BACKGROUND

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle's focus is on commercial development, construction, and sales. His experience spans over \$500 M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

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Direct: 863.670.2561

PROFESSIONAL BACKGROUND

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 4,000 have qualified for this designation. For over 41 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Partial Client List includes: Budget Rent-A-Car, Dial Corporation, Dobbs International Airline Caterers, Marcone Appliance Parts Center, Batteries Plus Bulbs, Marriott Corporation, Lennox A/C, Ryder Aviation Services, Advance Discount Auto Parts, Greyhound, Michelin Tires, AMF Bowling Centers, Shoppes of Christina, Private Investors & Owners and many others.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and 3 grandsons.

EDUCATION

Florida International University, Jacksonville University, Society of Industrial & Office Realtors and dozens of other commercial, industrial, investment and development land real estate

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