

**Colliers**DeLand Middle
School**TOWNHOME
SITE PLAN
EXAMPLE**

(based on 32 units)

17

South Woodland Blvd.

56,500 AADT**

East Taylor Road

1/4 Mile

Aquarius Avenue

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

This 4.0± acre upland site presents a prime development opportunity located just one-quarter mile east of US 17 (South Woodland Boulevard). Zoned R-4 (Urban Single-Family Residential), the property supports medium-density residential development with a maximum density of up to eight dwelling units per acre, making it ideally suited for a 32-unit townhome community. The Future Land Use designation may also permit certain neighborhood commercial and office uses in accordance with the City of DeLand Comprehensive Plan, providing additional development flexibility.

Strategically located within one of Central Florida's fastest-growing markets, the property is well positioned to benefit from DeLand's significant expansion of new business investment, infrastructure enhancements, industrial growth, and residential development. Over the past three years, approved permitting for nearly 3,500 acres across numerous projects has further reinforced the area's strong growth trajectory and long-term development outlook.

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 56,500 AADT**
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.
Utilities: Electric	Duke Energy
Water / Sewer	City of DeLand

Sale Price: \$895,000

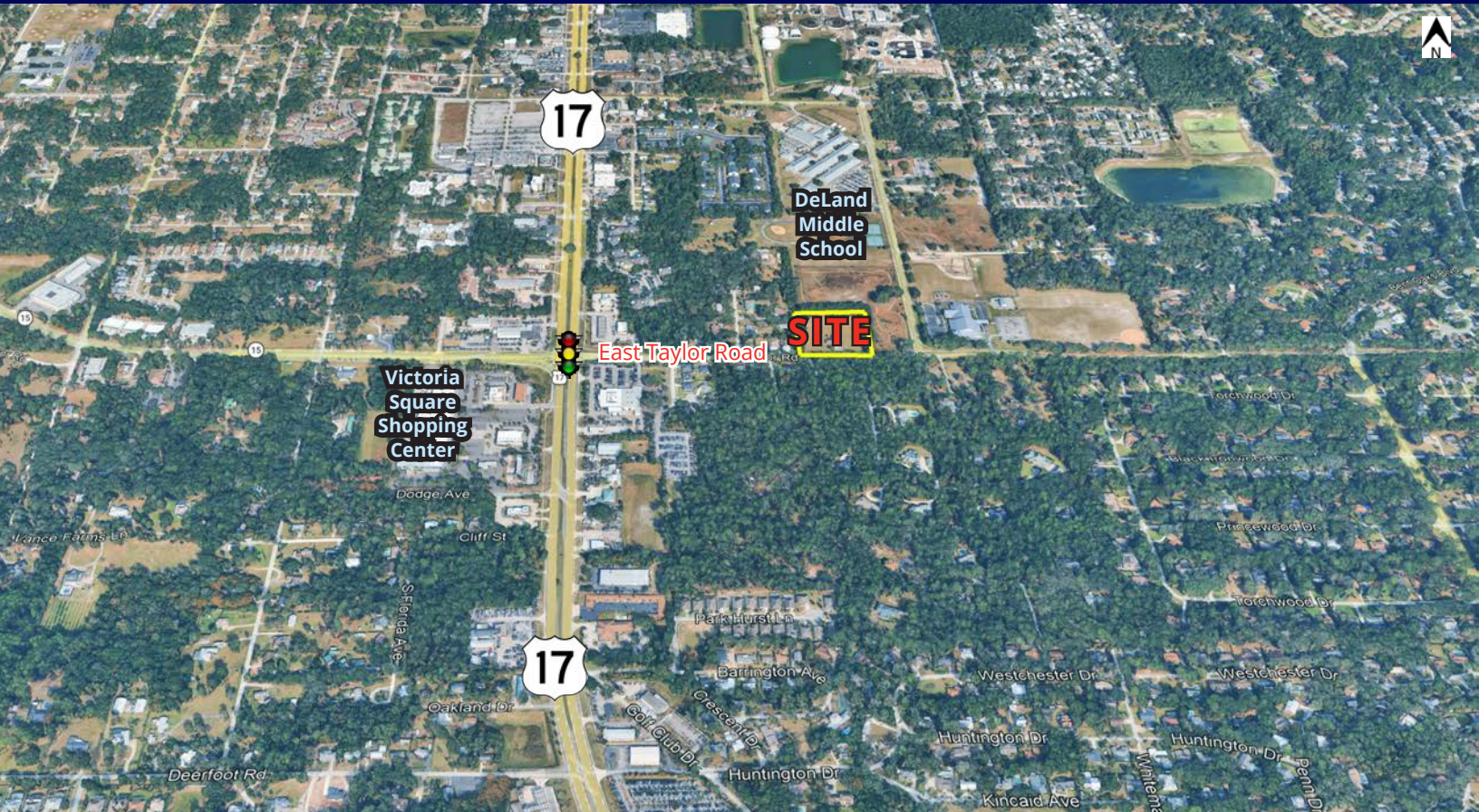
* Florida Department of Transportation (FDOT) 2025 Traffic Counts - Average Annual Daily Traffic (AADT)

** Landfinder - Permit Tracking System (9/1/2023 - 8/31/2026)

Accelerating success.

**Contact The Land
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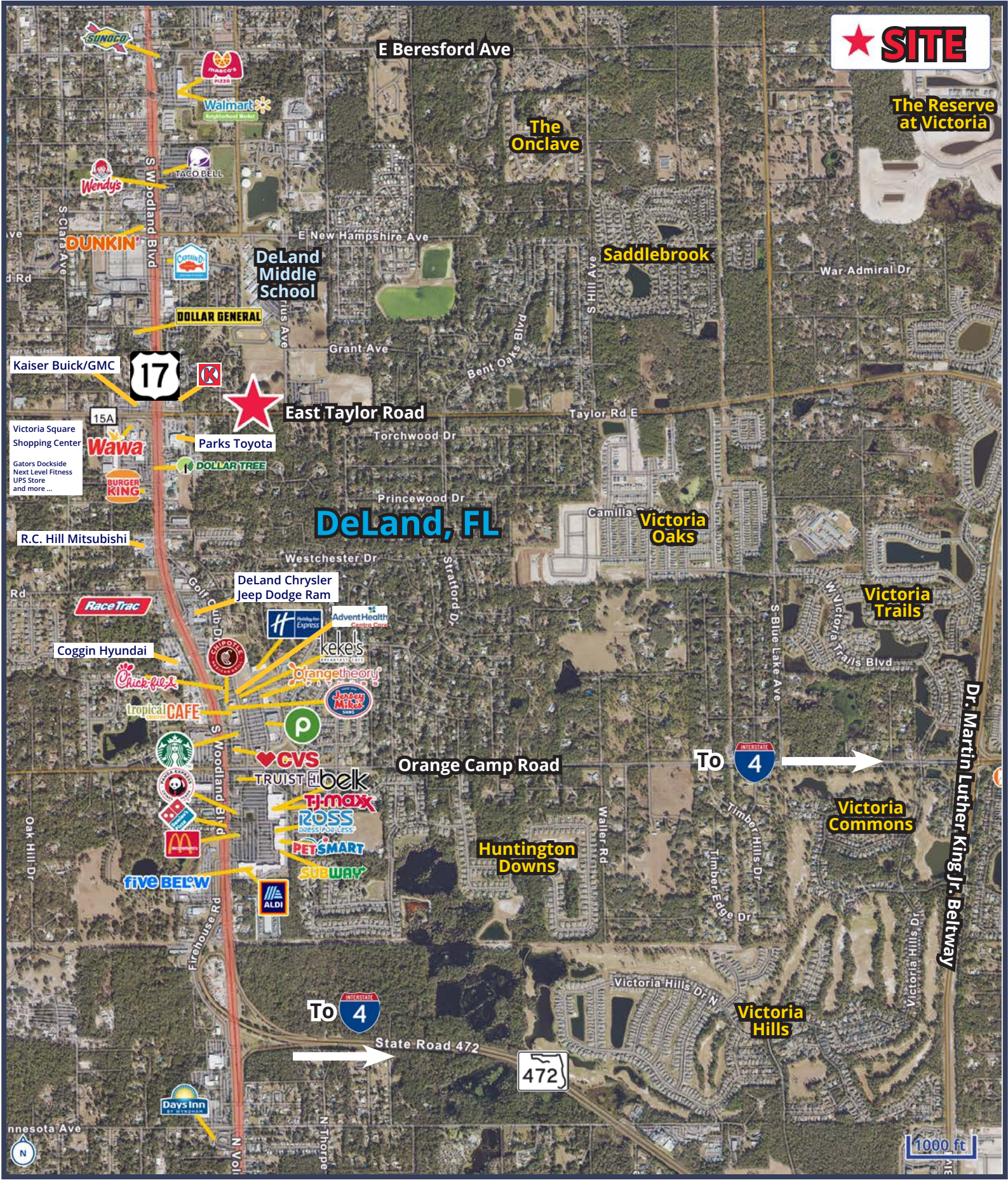
Area Demographics

The population surrounding the subject property has experienced exceptional growth, increasing by 65% since 2010. This rapid expansion is expected to continue, with projected population growth over the next five years anticipated to outpace the overall metro area by approximately 15%. The area is characterized by a younger demographic profile, with a higher concentration of households with children compared to the metro market as a whole. Additionally, median household income exceeds the metro market average, further enhancing the area's appeal as a location for future growth and investment.

315 E. Taylor Road, DeLand, FL 32724	Base*	3 mile radius	Index	5 mile radius	Index	7 mile radius	Index
Population							
2026 Total Population	749,433	52,907		93,856		140,113	
2026-2031 Projected Growth	+6.4%	+7.4%	115	+7.8%	121	+6.6%	103
2010-2026 Historic Growth	+27.0%	+64.7%	240	+63.1%	234	+58.4%	217
Median Age (Years)	49.3	44.3	90	45.1	91	45.4	92
Households							
2026 Total Households	321,610	20,952		37,534		55,901	
Family Households (%)	63.3%	64.3%	102	64.1%	101	65.7%	104
Households with Own Children	19.1%	23.2%	121	22.7%	119	23.1%	121
Owner Occupied (%)	74.2%	70.9%	96	72.9%	98	74.4%	100
Renter Occupied (%)	25.9%	29.1%	112	27.1%	105	25.6%	99
Median Home Value	\$380,129	\$377,311	99	\$380,685	100	\$372,687	98
Household Income							
Median Household Income	\$78,467	\$81,282	104	\$80,275	102	\$80,500	103
Average Household Income	\$107,953	\$107,048	99	\$106,682	99	\$107,543	100
Marital Status							
Pop Age 15+: Married (%)	51.6%	47.0%	91	48.3%	93	50.5%	98
Pop Age 25+/Education Attained							
Some College or More (%)	67.2%	64.2%	96	62.7%	93	62.0%	92
Occupation							
White Collar (%)	62.1%	62.0%	100	62.6%	101	62.3%	100
Blue Collar (%)	19.5%	19.0%	97	19.2%	98	20.1%	103
Service / Other (%)	18.4%	19.0%	103	18.2%	99	17.6%	96

*Note: 100 = Base Comparison: Deltona-Daytona Beach-Ormond Beach FL MSA (i.e. index of 121 is 21% higher than the Base Comparison) | Source: US Census Bureau; Esri 2026 Forecasts

Area Communities and Amenities



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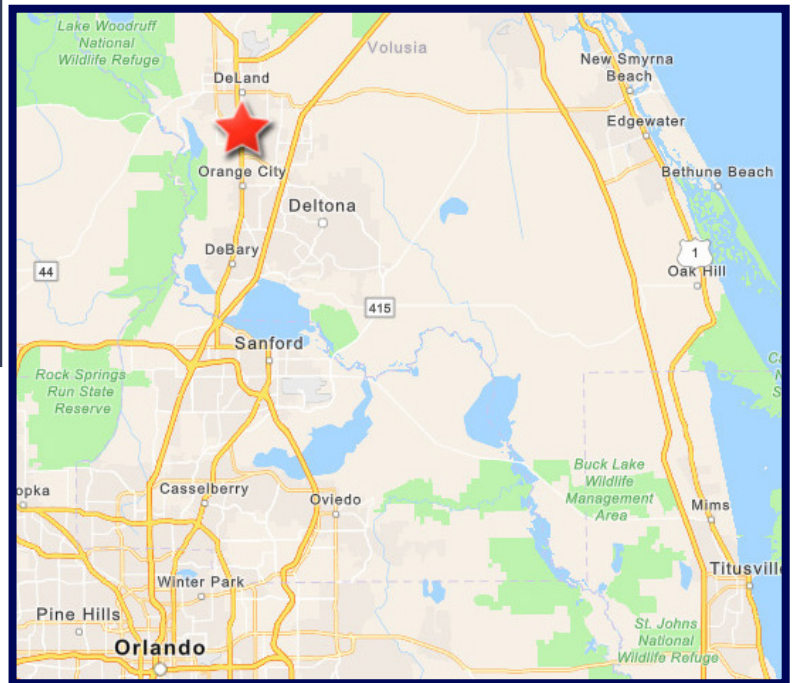


Close-Up Aerial



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

Location Map



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