

Sperling Sports Complex
DeLand Municipal Airport

112 +/- ACRES

LAND FOR SALE

NORTH DELAND RESIDENTIAL

DELAND, FL

112 +/- ACRES (81 +/- NET ACRES)

Carter Road

OFFERED AT

\$6,160,000

\$55k/ACRE

Florida Hometown Living.

North DeLand Residential is a property positioned for transition to residential development. Currently zoned for A-1A development, this property is located in Volusia County and shares a boundary with the City of DeLand which positions the property for annexation and rezoning.

Conveniently located to major thoroughfares like I-4 and I-95, there is ease of access to major cities, beaches, and the highway system throughout Florida. This property is in close proximity to a variety of Florida's natural resources, like national and state parks, rivers, lakes, springs, and beaches, as well as municipal recreation including parks and trail systems. Historical downtown DeLand is within a few short miles and offers shopping, festivals, dining, and other entertainment. DeLand is also the home of Florida's oldest private college, Stetson University. There are also a number of commercial and industrial parks that neighbor this property.

With a growth rate of 3%, DeLand is an optimal residency alternative to the nearby major cities of Orlando and Daytona, offering modern conveniences with a historic, hometown feel.

PRESENTED BY:

John A. Evans, Sr.
Founder/Broker

Florida Charm.

Located just a few minutes from Historic Downtown DeLand, this future residential property will offer a charming hometown feel with all the modern conveniences of a big city lifestyle.

LOCATION

Carter Road
DeLand, Florida 32724
Volusia County

SIZE

112 +/- acres
81 +/- net acres (est.)

JURISDICTION, LAND USE, ZONING, ANNEXATION

Jurisdiction: Volusia County
Land Use: Agricultural Resources
Zoning: A-1A
Annexation: Because property shares border with City of DeLand, there is possible annexation, land use, and zoning change through City of DeLand

UTILITIES

- Water to site
- Sewer to site
- Capacity and line location to be verified by buyer

SCHOOLS/EDUCATION

Volusia County School District
Stetson University, Florida's oldest private college (within 15 minutes to site)

INDUSTRIAL, AIRPORT, NATURAL RESOURCES

- Property borders Deland Municipal Airport
- Located and borders commerce centers and industrial job hubs
- Located near many public amenities: national forests; state, local, and county owned public lands; parks and recreation (one park borders site); and more.
- Historic Downtown and modern conveniences offer all amenities of a large city are within short driving distance: grocery, medical shopping, dining, entertainment, and more.



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PROPERTY FOR SALE

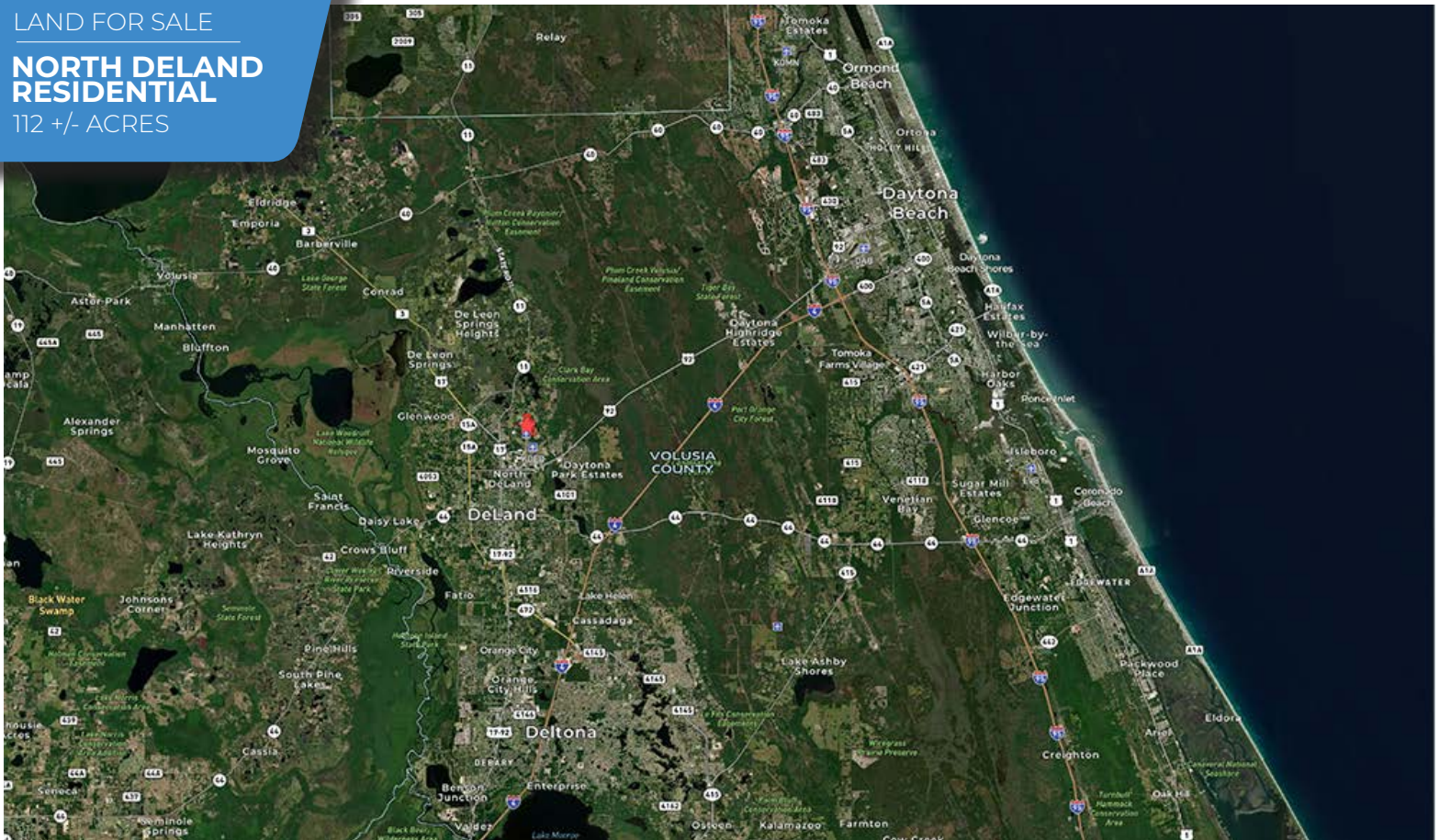
LAKE DAUGHARTY



LAND FOR SALE

NORTH DELAND RESIDENTIAL

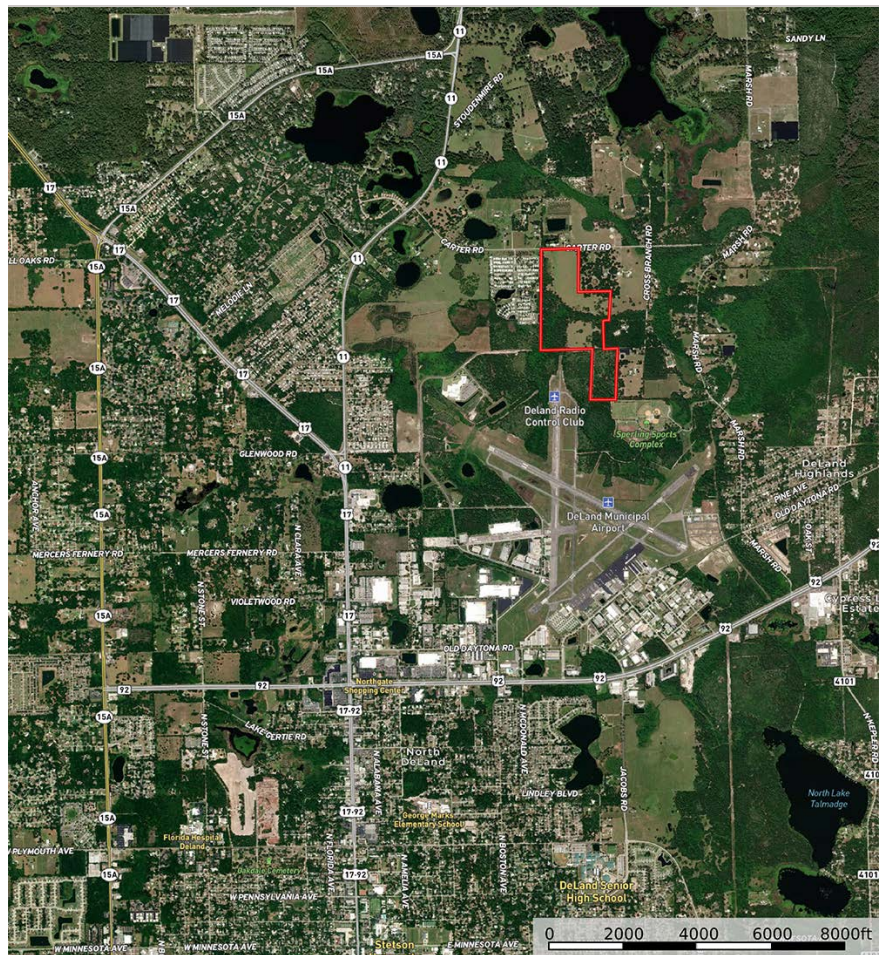
112 +/- ACRES



IDEALLY LOCATED

DeLand is conveniently located within short distances to major cities, airports, and thoroughfares, like I-4 and I-95.

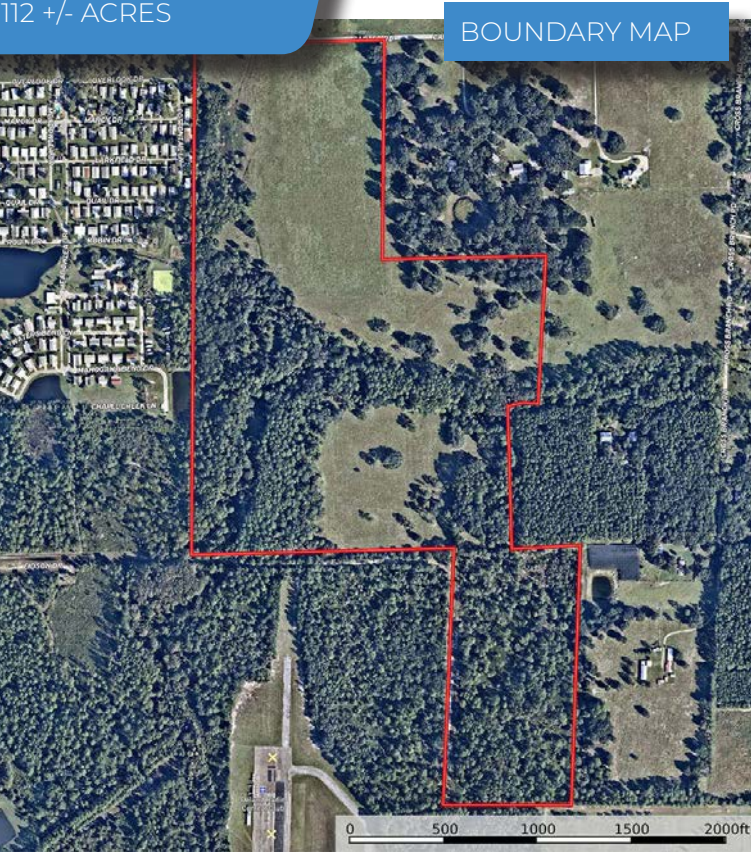
- ◆ 45 minutes from Orlando
- ◆ 45 minutes to Daytona
- ◆ 90 minutes to Jacksonville
- ◆ Many east coast beaches accessible withing 30 to 60 minutes from site.



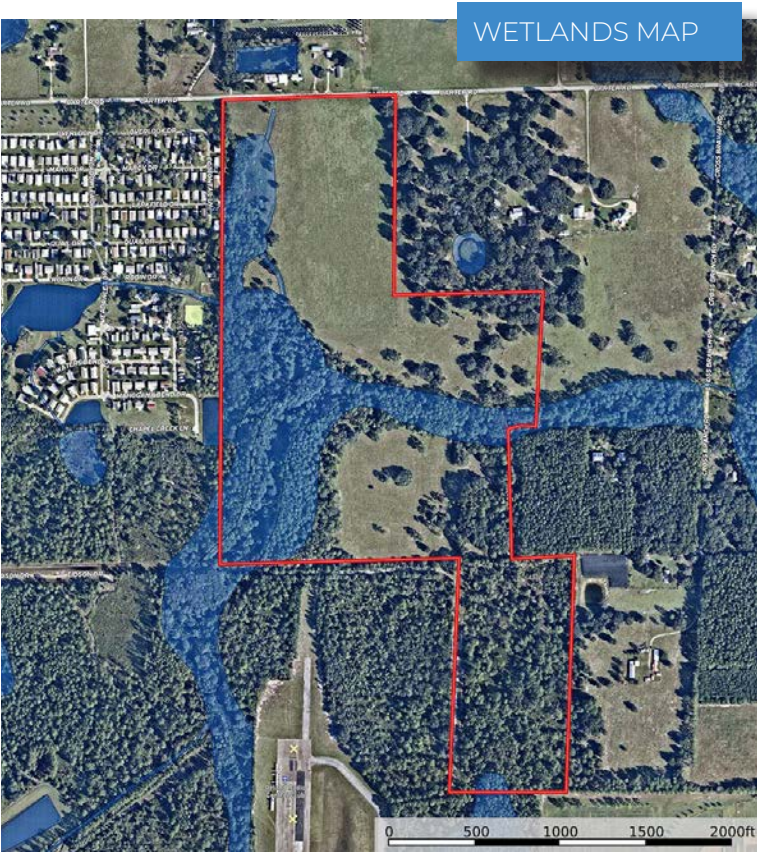
LAND FOR SALE

NORTH DELAND
RESIDENTIAL

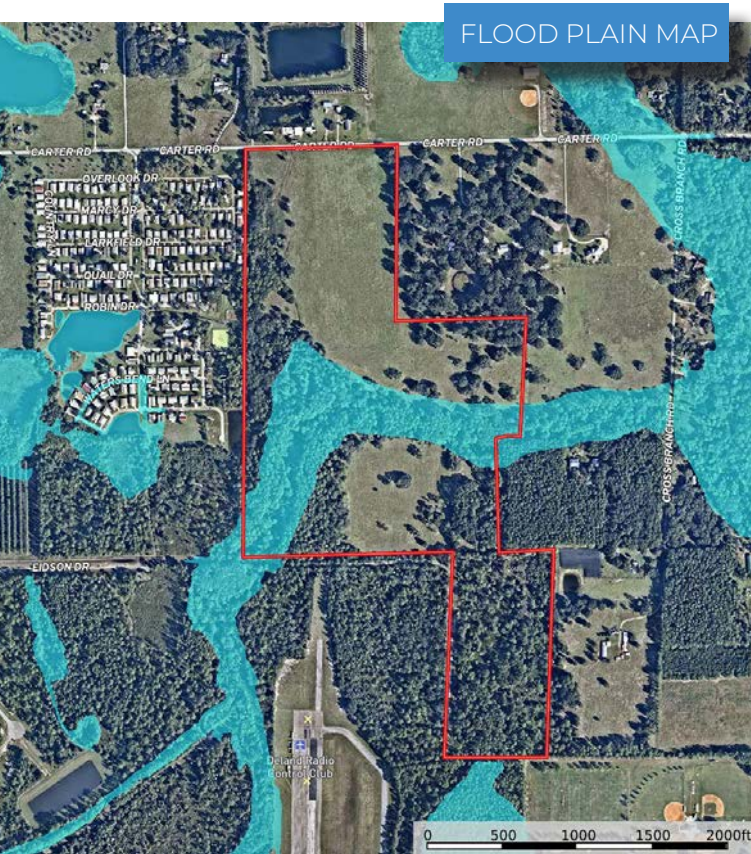
112 +/- ACRES



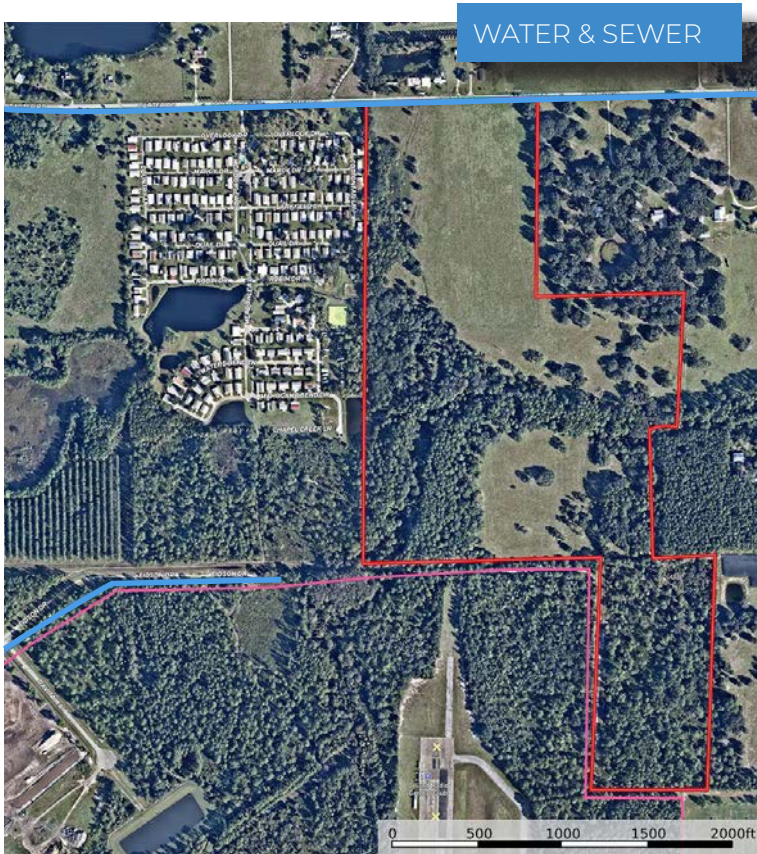
Boundary



Boundary Wetlands



Boundary 100-year floodplain



Boundary Gravity Sewer Potable Water

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