

DELAND INDUSTRIAL ACREAGE

161 ± acres

Volusia County, FL



LOCATION

NW of the DeLand Municipal Airport, within the City of DeLand, Florida.

SIZE

161 ± acres

PRICE

\$2,600,000 or \$16,149/acre or \$.37/sf
BRING OFFERS!

ZONING

City of DeLand Industrial Zoning; M1 (attached)

ROAD FRONTAGE

Approximately 1000' of frontage on Hwy 11 (main entrance to property). Approximately 1800' on Edison Drive. This road is on the eastern border and has potential for additional access in the future.

UTILITIES

Power: Duke Energy. Water/Sewer: City of DeLand

DESCRIPTION

Great long term investment opportunity. Carrying costs are low because property is currently in Florida Agriculture tax exemption; cattle and pine plantation.

PARCEL IDs

28163000000030 and 28163000000050

Offering subject to errors, omission, prior sale or withdrawal without notice.



LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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END USERS AND INVESTORS TAKE NOTICE!

This is one of the largest contiguous Industrial Zoned land opportunities in Central Florida. Few raw industrial land properties can compete based on size and location. Directly adjacent, and to the southwest, is the DeLand Business Park and DeLand Municipal Airport. These surrounding properties are comprised of heavy commercial, warehouse and industrial related uses. There are approximately 100 existing industrial, commercial and warehouse-based companies within the DeLand Business Park overlay.

ACCESSIBILITY

This property has easy accessibility and inter connectivity to most of the major trade corridors and cities in the State of Florida.

- I-4 is less than 6 miles; I-95 is less than 15 miles (provides access to the entire east coast); 30 minutes north of Florida's Expressway Toll Road Systems: 417, 408 and future 429 (Wekiva Pkwy)
- 1.5 hours to Jacksonville (ports and rail distribution); 50 minutes to Orlando; 2 hours to Tampa
- 1.5 hours to I-10; 1 hour and 15 minutes to Ocala/I-75
- Local access roads include: State HWY 11, US HWY 17, US HWY 92, State HWY 40, State HWY 44



BUSINESSES CURRENTLY INSIDE DELAND BUSINESS PARK



DeLand Aircraft Services
Kappa Map Group
Tenracing
Bob's AA & A
Tradewinds RV
Davita Labs
Heritage Forest Products
Ideal Aluminum Products
Kingspan

Pall Corporation
Shaffer – Crete
Team Plastics
RAN Management
U-Fly-It
LandMasters Inc.
Mustang Point Aerodrome
DNAS Museum
...and many more

ADDITIONAL BUSINESSES AND ORGANIZATIONS LOCATED NEARBY

Publix, Lowe's, YMCA, Walgreens, Clarion Hotel, Comfort Inn, Stetson University, Ardamore Farms and more.

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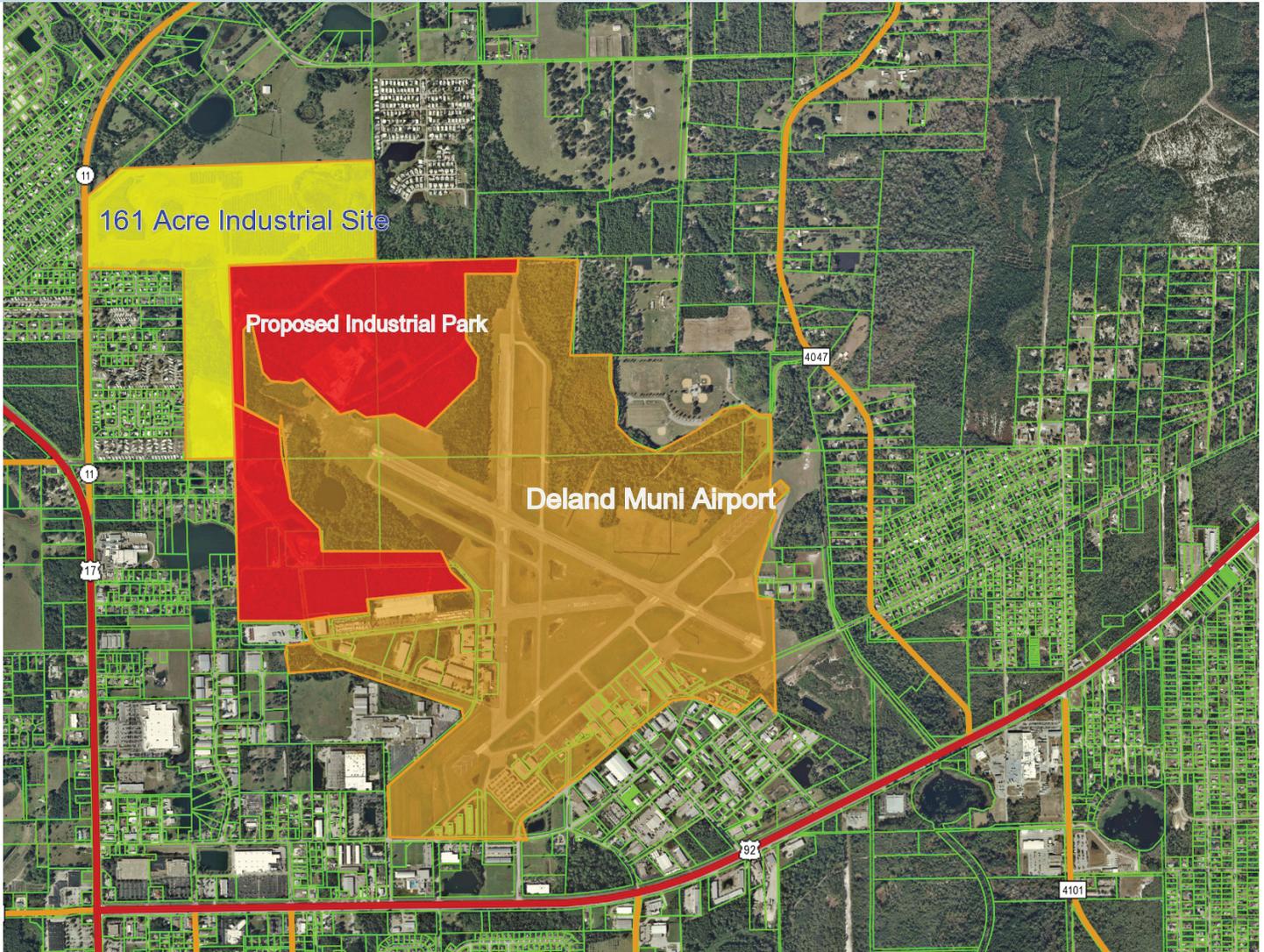
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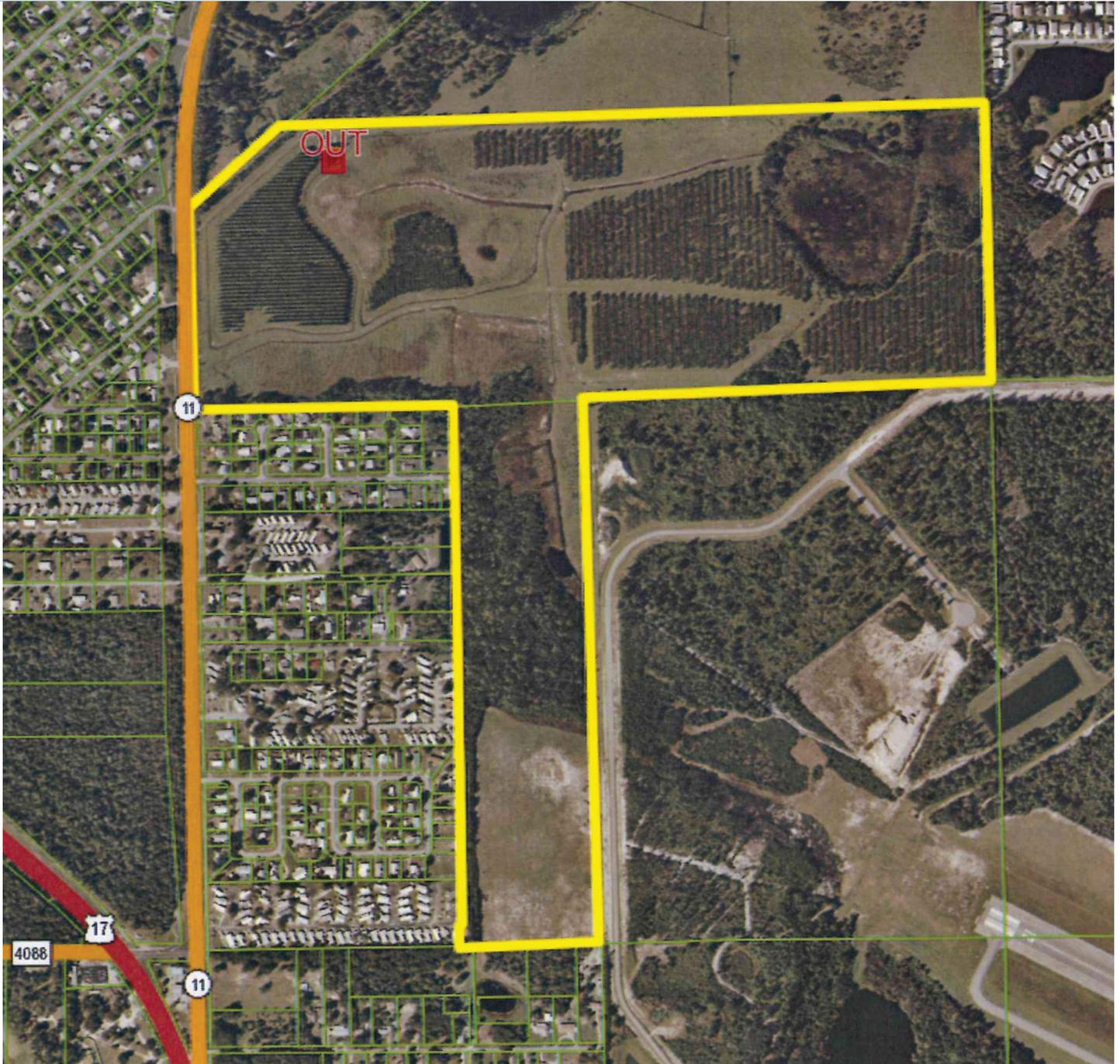
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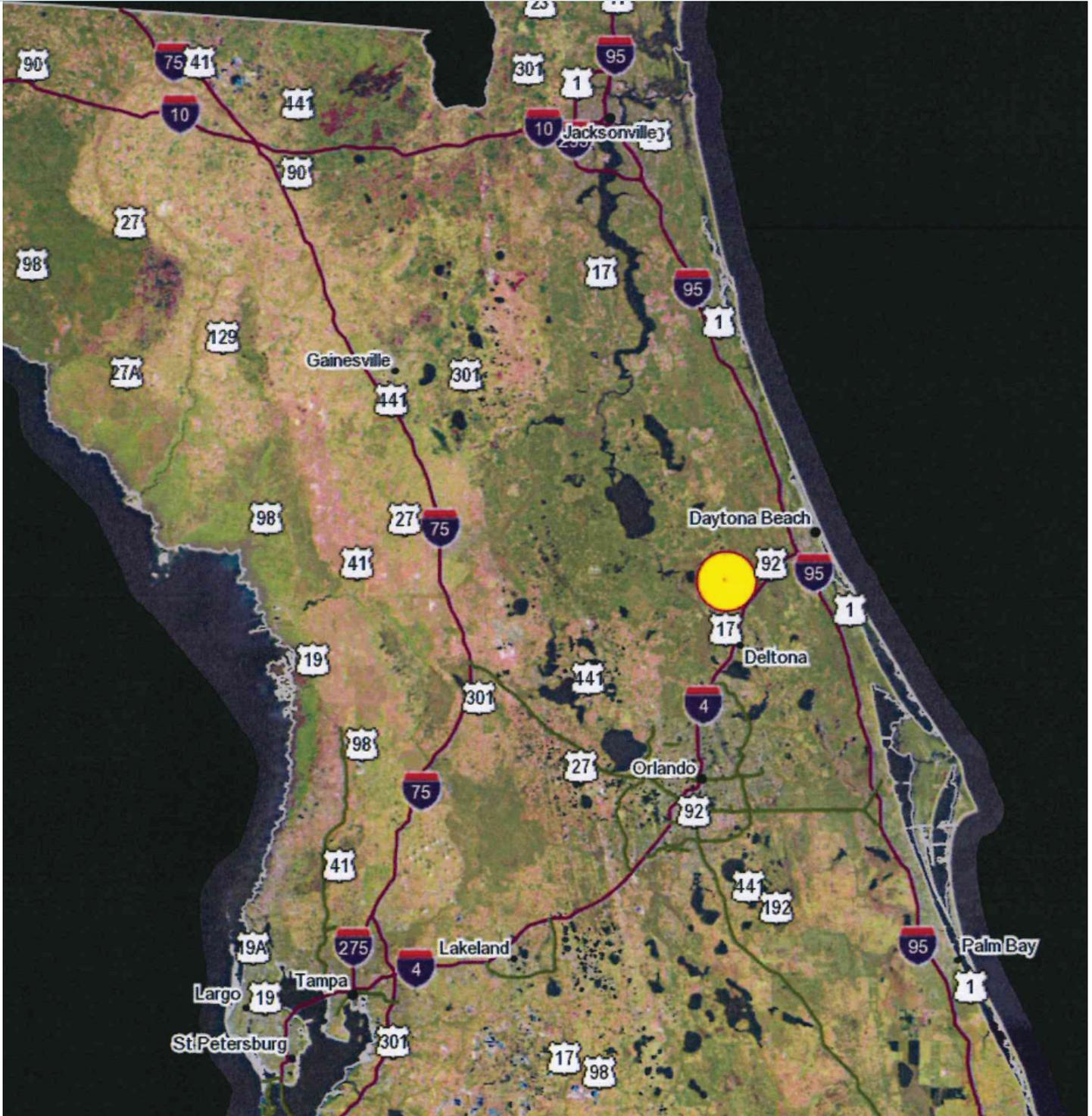
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