

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

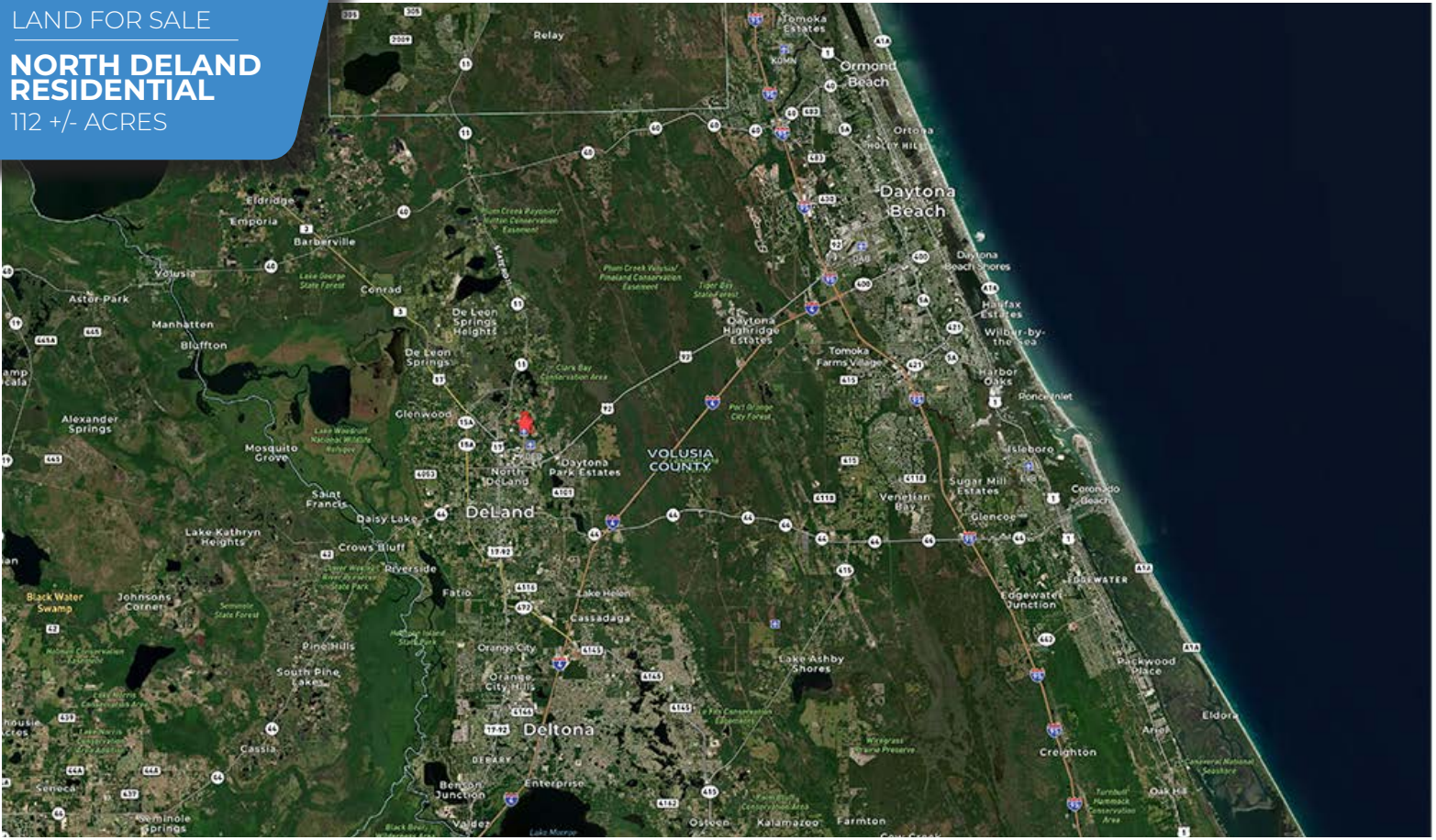
LAKE DAUGHARTY



LAND FOR SALE

NORTH DELAND RESIDENTIAL

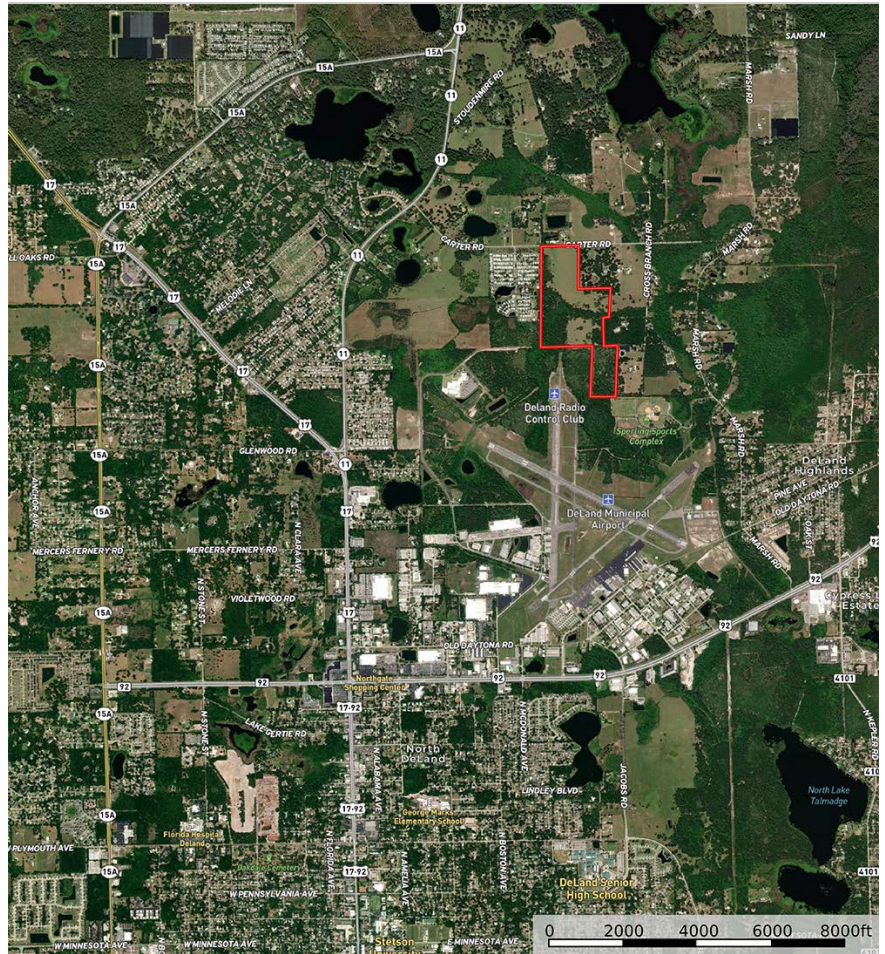
112 +/- ACRES



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 within 30 to 60 minutes from site.

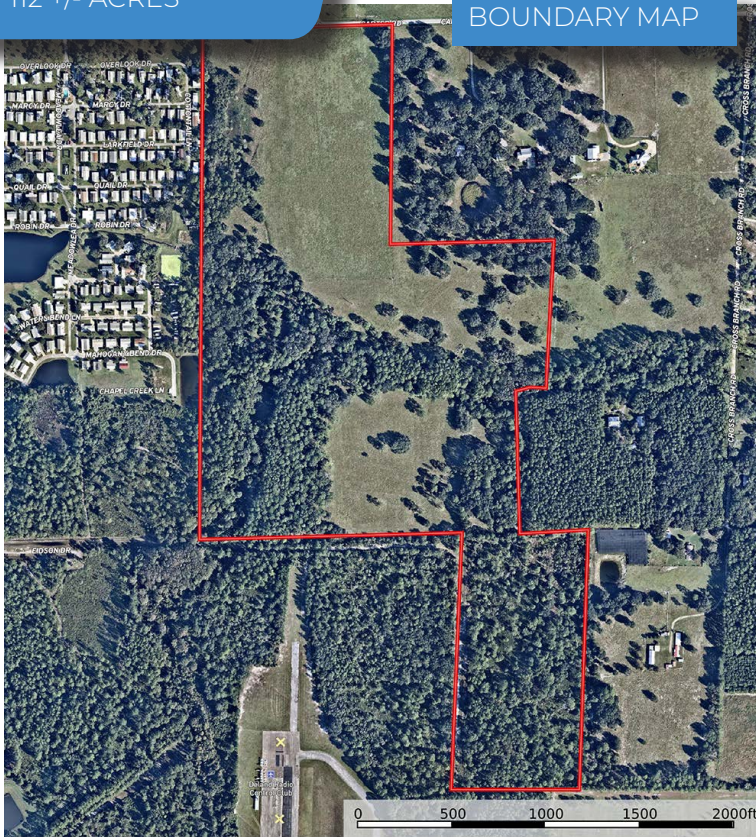


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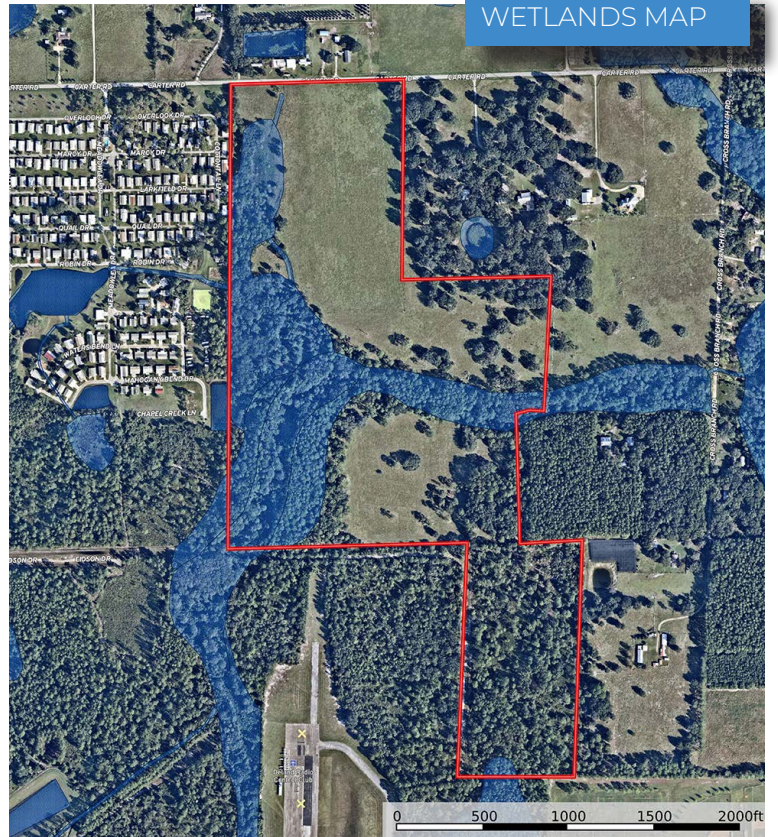
112 +/- ACRES

BOUNDARY MAP



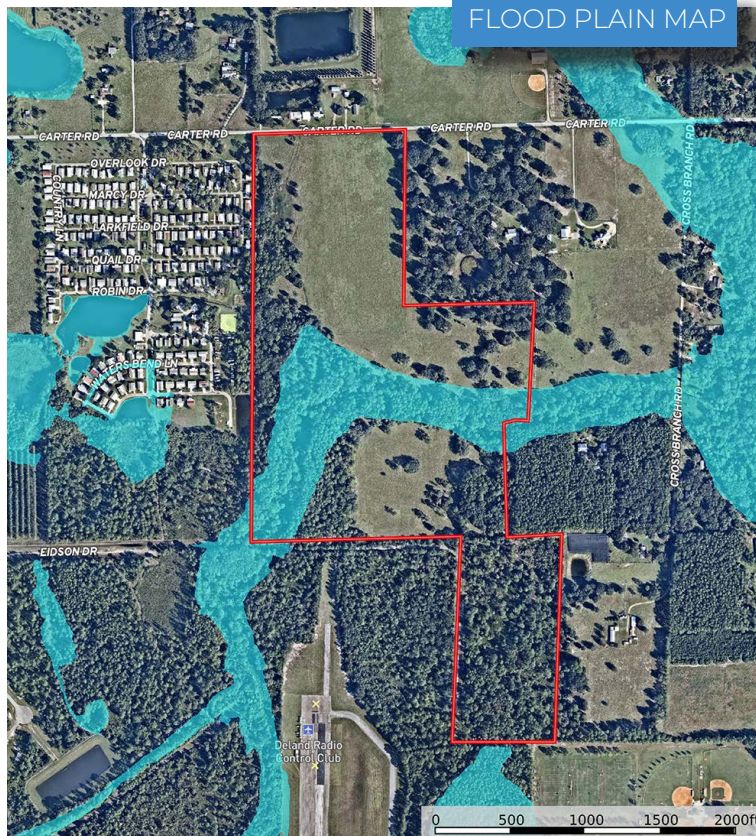
Boundary

WETLANDS MAP



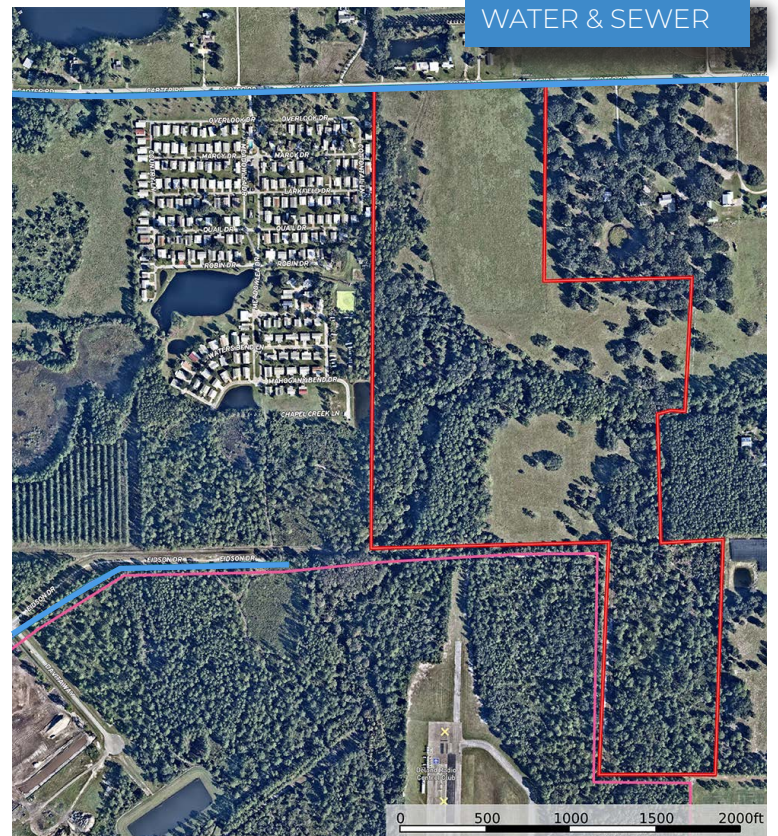
Boundary Wetlands

FLOOD PLAIN MAP



Boundary 100-year floodplain

WATER & SEWER



Boundary Gravity Sewer Potable Water

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MoonBeam Land Company is your premier brokerage for Florida Agri-Real Estate and Commercial Land sales. Backed by seven generations of Florida heritage, MoonBeam Land Company is the expert in Florida land, real estate investments, and advisory. Led by John A. Evans, Sr., Licensed Real Estate Broker, our market experience spans 13 years yielding more than \$430 million in transactional volume on nearly 62,000 acres of land sales throughout the state.



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