



VACANT COMMERCIAL SITE FOR SALE

N. Spring Garden Ave., DeLand, FL 32720



**SELBY
REALTY**

200 E. Granada Blvd.
Suite 207
Ormond Beach, FL 32176
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Property Highlights

- Over 250 ft. frontage on N. Spring Garden Avenue
- Planned Development Phase V contains 4.99 AC approved for Commercial use.
- The approved development plan provides for a maximum of 55,000 SF floor space
- 1/2 mile from 164 bed Hospital
- Water and sewer are available from the City of DeLand
- Population of 36,554 within a 3 mile radius
- DeLand is the Volusia County Seat housing all Government and Judicial offices.
- Approximately 8 miles to Interstate 4

Property Details

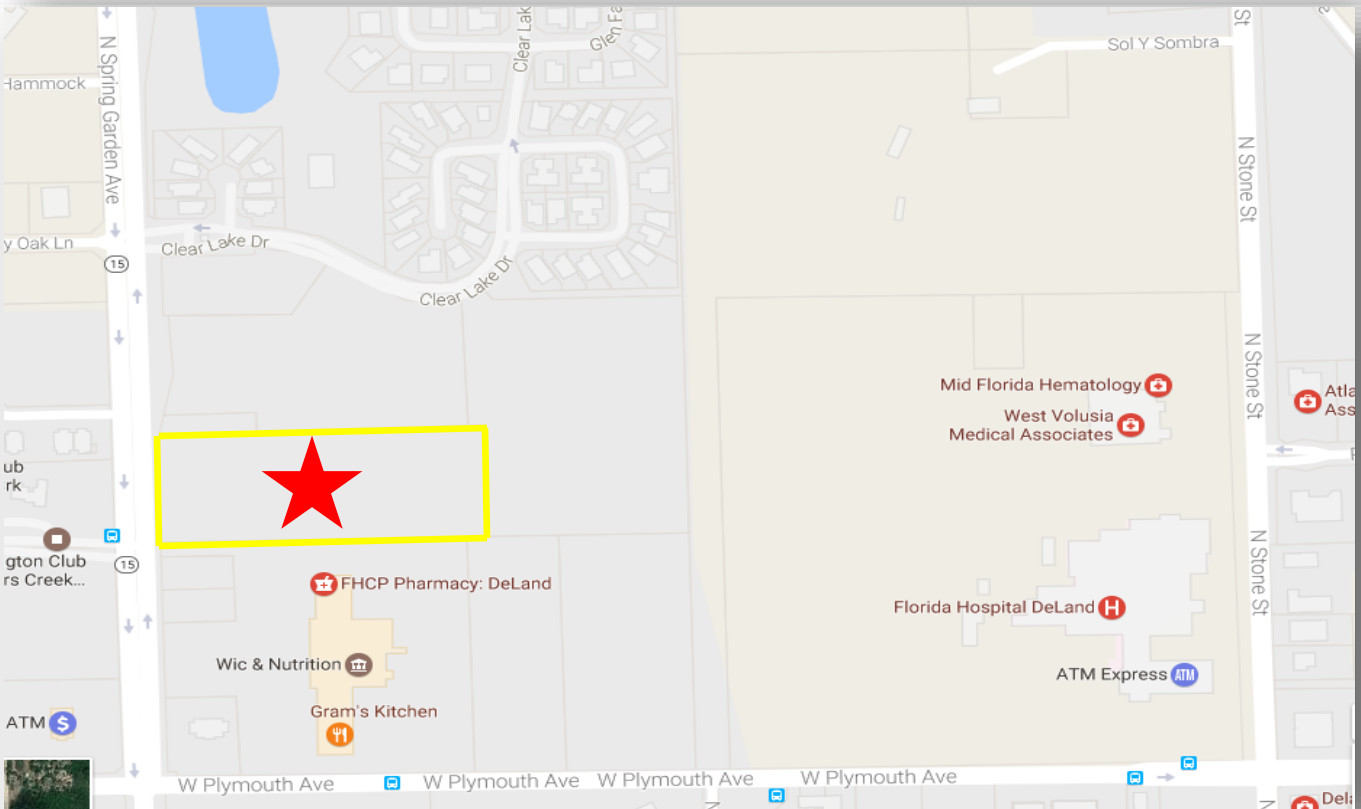
Lot Size: 4.999 AC (217,763 SF)
Property Type: Vacant Commercial Land
Parcel ID: 7005-00-00-0122
Traffic Count: 21,500 (AADT 2015)
Location: 1 mile South of US 92 on the East side of Spring Garden Ave (SR-15A) with 275+/- feet of frontage, Just North of Plymouth Ave in DeLand.
Asking Price: \$559,000
Price/SF: \$2.57/SF

Boundary Maps



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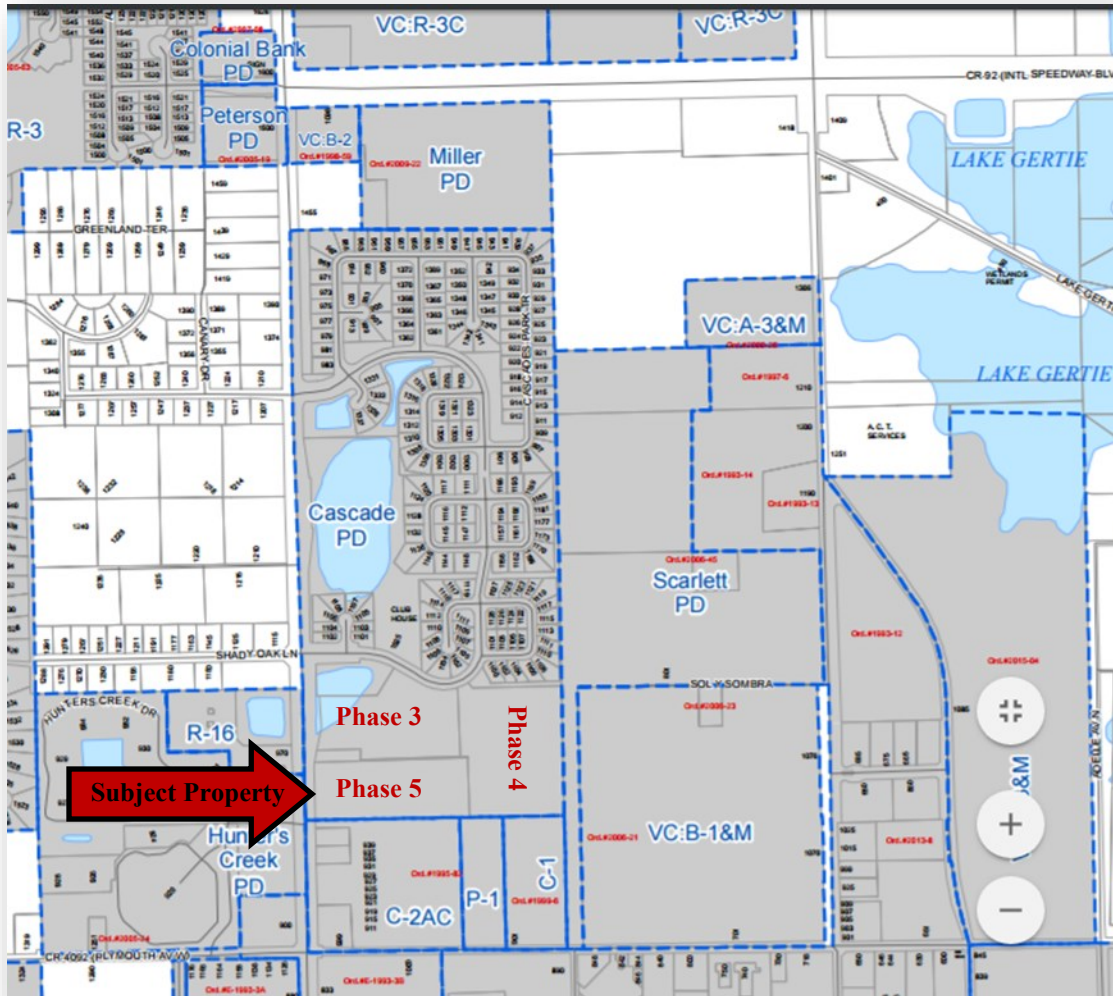


Development Plan



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This is the description of the property For Sale Parcel ID # 7005-00-00-0122

Phase V: Phase V contains approximately 5 acres approved for commercial use. The approved development plan provides for a maximum of 55,000 sq. ft. of floor space. Compliance with all City of DeLand development regulations in effect at the time of site plan submission will be met.

Ingress/Egress to Phase V will be via a new road which will be constructed from SR 15A along the site's northern boundary.

6. Internal and External Land Use Relationship and Compatibility: The proposed Phase V commercial development is surrounded by commercial interests to the east, south and west. The adjoining interior Phases III and IV are multi family or multifamily and office. The remainder of the project is surrounded by residential to the west, vacant land to the south, a nursing home and agriculture use to the east. The project should be compatible with the present external land uses and between the internal uses.

The access road serving Phases HI, IV and V will be built to City of DeLand engineering standards and will be dedicated for public use and maintenance. The developer shall retain the right to maintain the landscaping on the road's median and right-of-way.