

Property Fact Sheet: 4.12 Acres | DeLand, FL

Location: International Speedway Blvd (ISB / US-92), DeLand, FL 32724

Zoning: A-3C (Transitional Agriculture / Thoroughfare Overlay)

Traffic Exposure: ±25,000 – 32,000 Average Daily Traffic (ADT)

Zoning & Development Potential

- Primary Zoning (A-3): Allows for a minimum lot size of 1 acre per unit. Ideal for a private estate, a multi-lot custom home subdivision, or transitional agricultural uses (nurseries, u-pick, etc.).
- Thoroughfare Overlay (C): This critical overlay signals the site's potential for future commercial transition. It ensures high-quality aesthetics along the ISB corridor through specific design standards.
- Permitted Uses: Single-family residential, agricultural activities, and professional/special exceptions (subject to Volusia County staff approval).

Dimensional Requirements & Setbacks

- Front Yard Setback (ISB): Minimum 75 feet from the thoroughfare right-of-way line (per Thoroughfare Overlay standards).
- Side Yard Setback: Minimum 25 feet (or 50 feet if abutting specific agricultural/residential classifications).
- Rear Yard Setback: Minimum 20–35 feet depending on adjacent land use.
- Landscape Buffer: A substantial landscape buffer (typically 35+ feet) is required along the ISB frontage to meet the county's "Gateway" aesthetic standards.

Utilities & Infrastructure

- Water/Sewer: Currently serves as Well and Septic. However, the property is located in the path of progress toward the DeLand Airport Business Park and the DeLand Tech Park, where municipal lines are expanding.
- Electric: 3-phase power is available in the immediate vicinity via Duke Energy or Florida Power & Light (verify with specific provider).
- Internet/Data: High-speed fiber-optic availability in the area due to industrial and tech park proximity.

Key Market Drivers (2026)

- Proximity to Tech Park: Less than 5 minutes from the newly expanded DeLand Tech Park, adding thousands of jobs and increasing the demand for nearby residential and commercial support services.
- High Visibility: Perfectly positioned between the historic Downtown DeLand (The "Athens of Florida") and the I-4 / Daytona Beach corridor.
- Straight-Edge / Active Lifestyle: No HOA restrictions allow for maximum flexibility for hobbyists, weightlifters (private gym builds), or outdoor enthusiasts requiring ample space for equipment storage.

Important Notes for Viewers

- Boundaries: Parcel lines are approximate. A survey is available in the MLS attachments.
- Parking: For safety, please ensure all vehicles are parked completely off the paved right-of-way of International Speedway Blvd during showings.
- Due Diligence: Buyer is advised to verify all zoning, environmental, and utility information with Volusia County Growth Management.