

For Sale

# Development Site near US Hwy 17

2.1 Acres | \$88,095 / Acre



## Retta Street & Dundee Ave (Lot 1)

De Leon Springs, Florida 32130

### Property Highlights

- 2.1± acres, nearly completely cleared
- Zoned B-4 (General Commercial) (Lot 2)
- Just north of US Hwy 17 (average daily FDOT traffic count: 22,000)
- Located at the southwest corner of Retta Street and Dundee Avenue in De Leon Springs
- Electricity, water and sewer available at site
- Minutes from De Leon Springs State Park
- Additional 1.2± acre parcel available to the south facing US Hwy 17 (Lot 2)



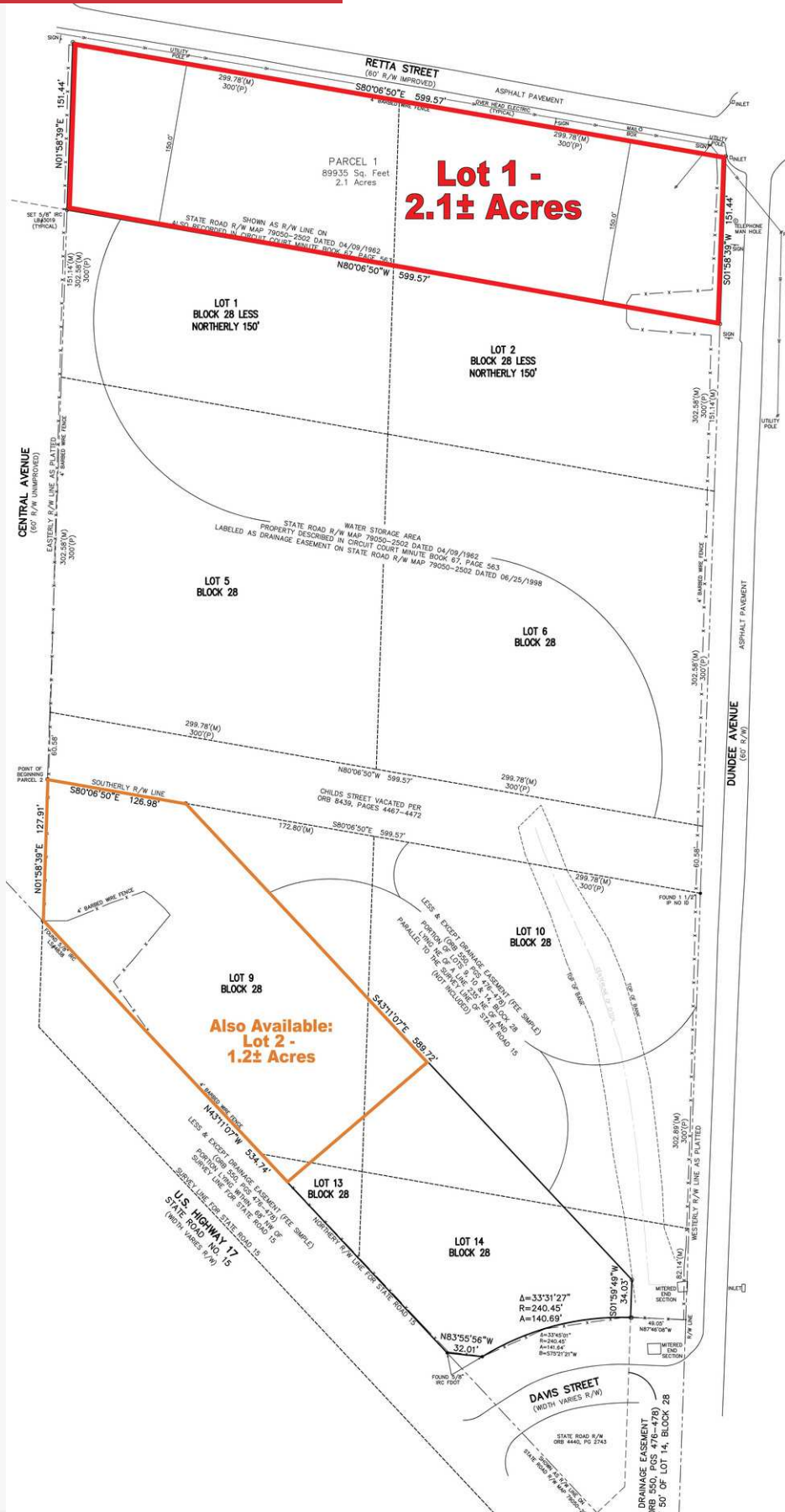
**Sale Price: \$185,000**

For more information

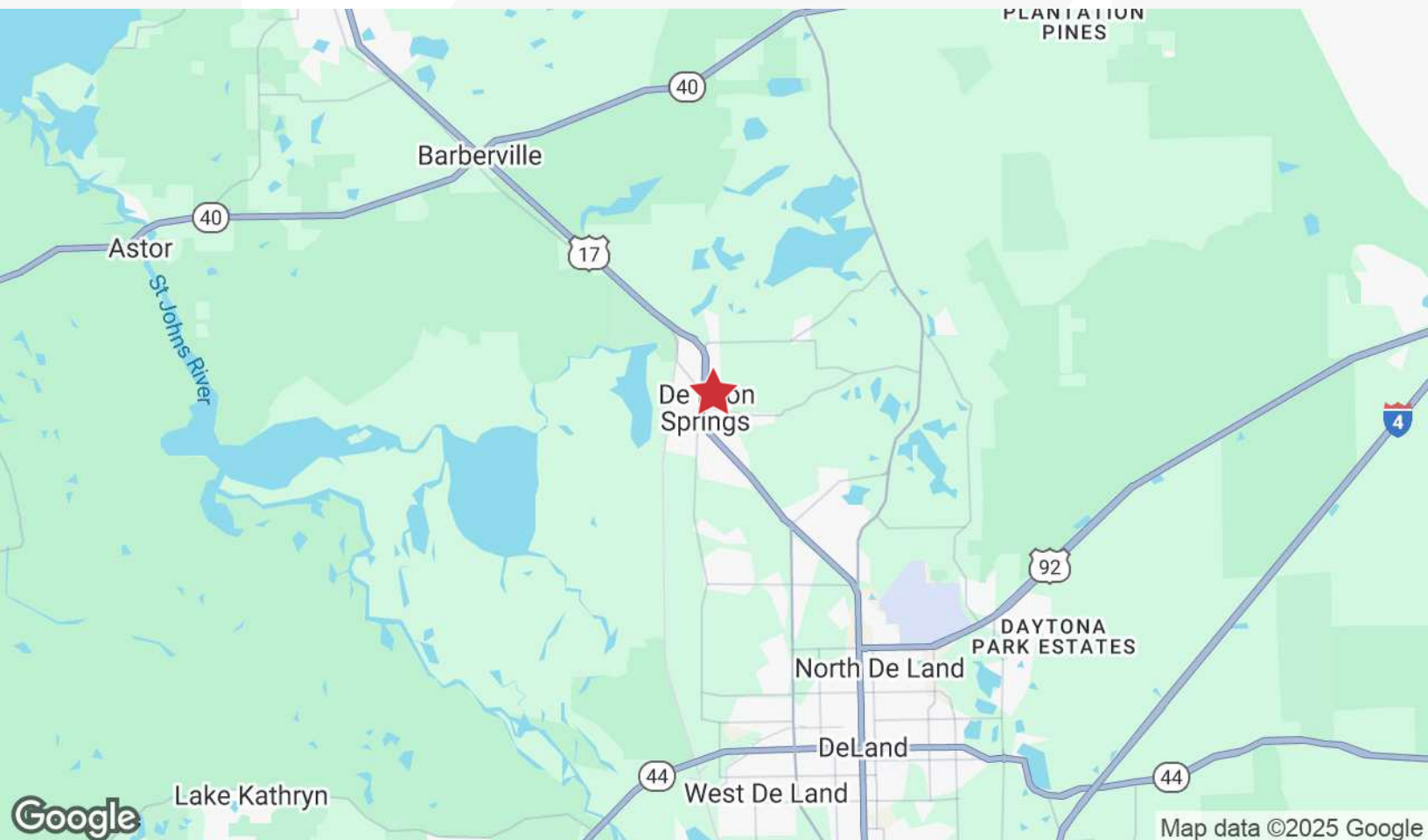
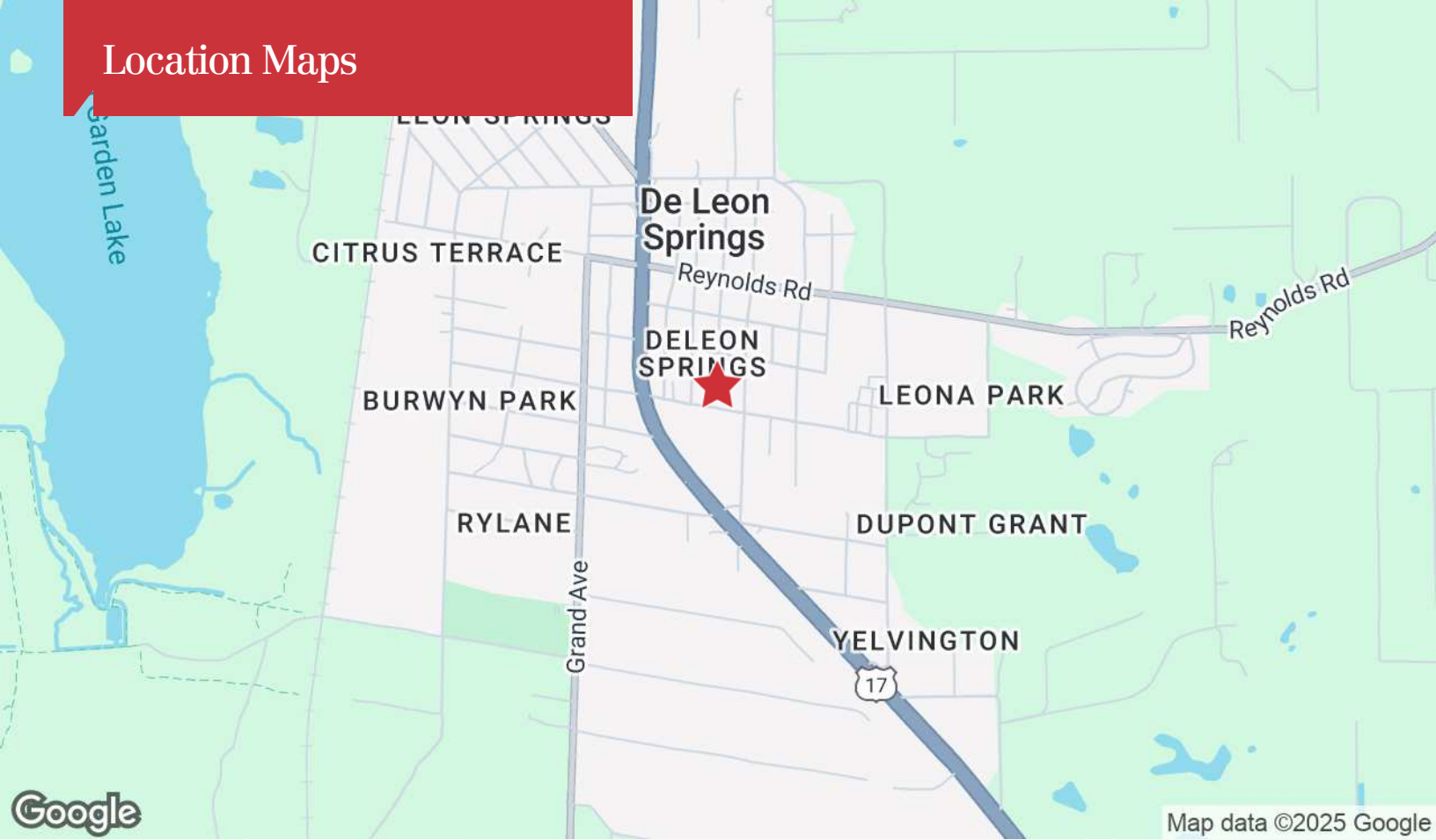
**Brian Adair**

O: 386 506 0025

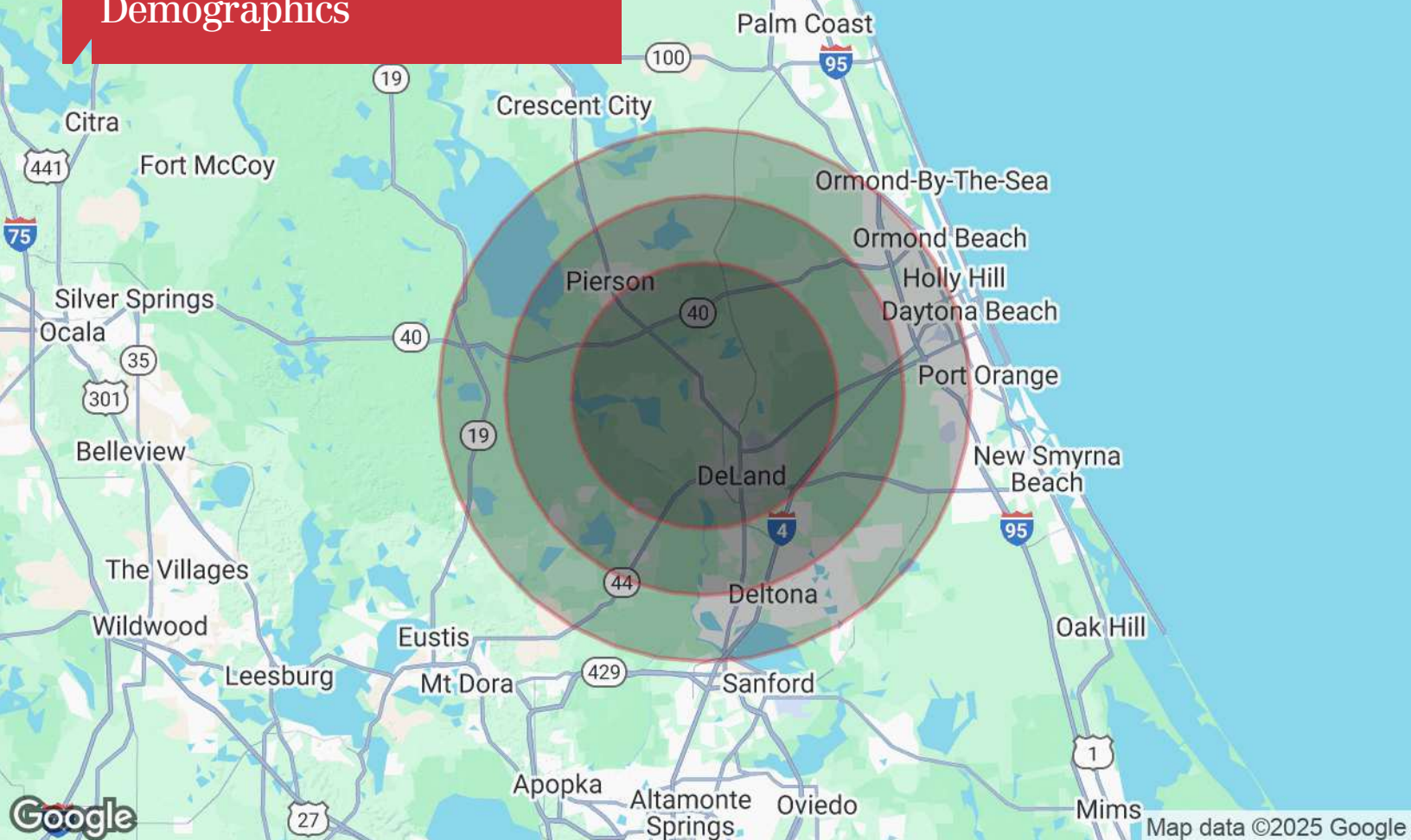
badair@realvest.com



# Location Maps



# Demographics



## Population

	10 Miles	15 Miles	20 Miles
TOTAL POPULATION	78,939	174,325	370,010
MEDIAN AGE	45	45	45
MEDIAN AGE (MALE)	43	44	43
MEDIAN AGE (FEMALE)	46	46	46

## Households & Income

	10 Miles	15 Miles	20 Miles
TOTAL HOUSEHOLDS	30,602	67,911	146,514
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$85,447	\$88,165	\$86,256
AVERAGE HOUSE VALUE	\$319,320	\$319,880	\$304,873

\* Demographic data derived from 2020 ACS - US Census