

For Sale

# Development Site on US Hwy 17

1.2 Acres | \$625,000 / Acre



## US Hwy 17 (Lot 2)

De Leon Springs, Florida 32130

### Property Highlights

- 1.2± acres, nearly completely cleared
- Zoned B-4 (General Commercial)
- 250 feet of frontage on US Hwy 17; average daily FDOT traffic count: 22,000
- Located on US Hwy 17 just west of Dundee Avenue in De Leon Springs
- Electricity, water and sewer available at site
- Minutes from De Leon Springs State Park
- Additional 2.1± acre parcel available to the north facing Retta Street (Lot 1)



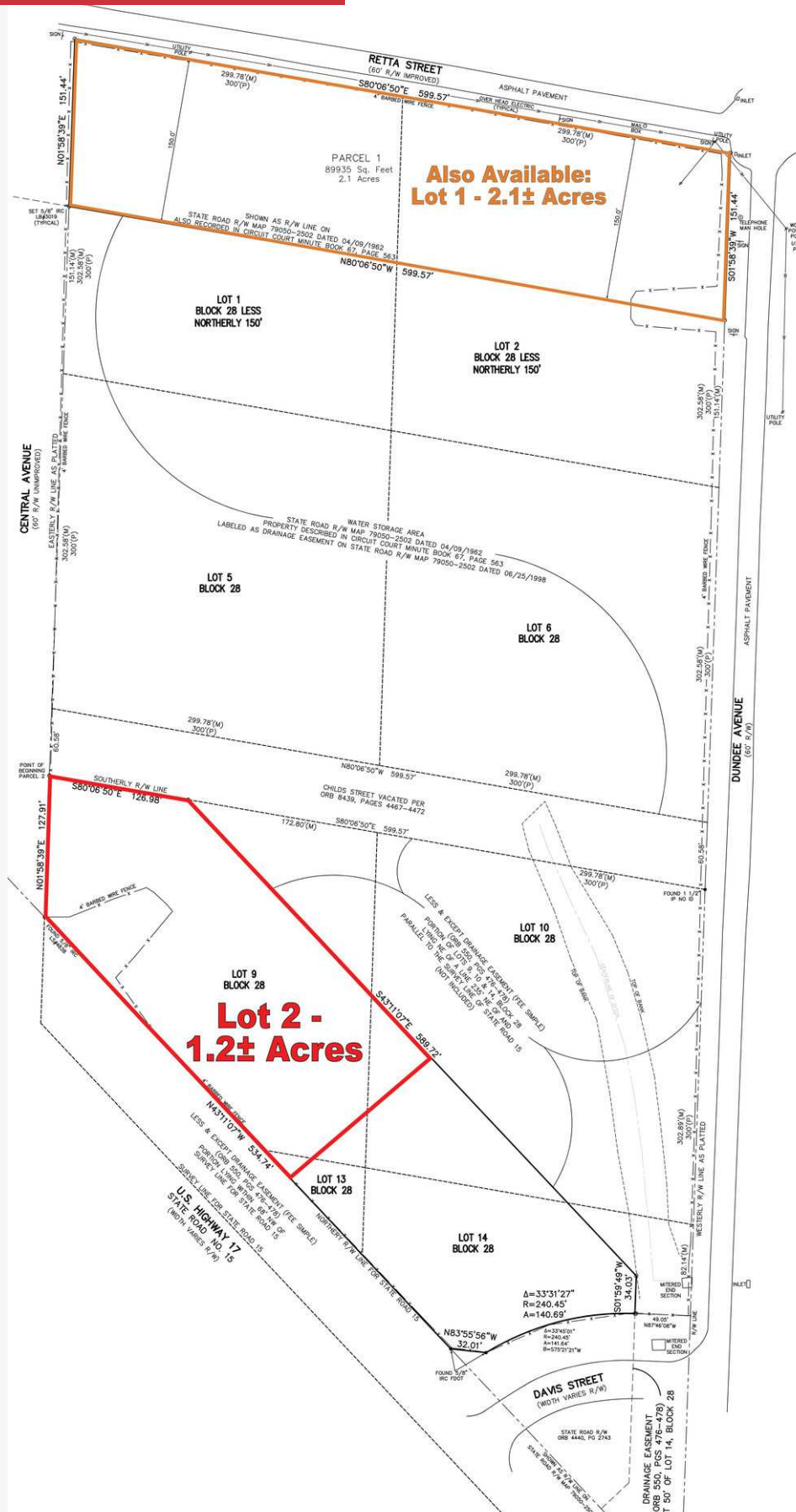
**Sale Price: \$750,000**

For more information

**Brian Adair**

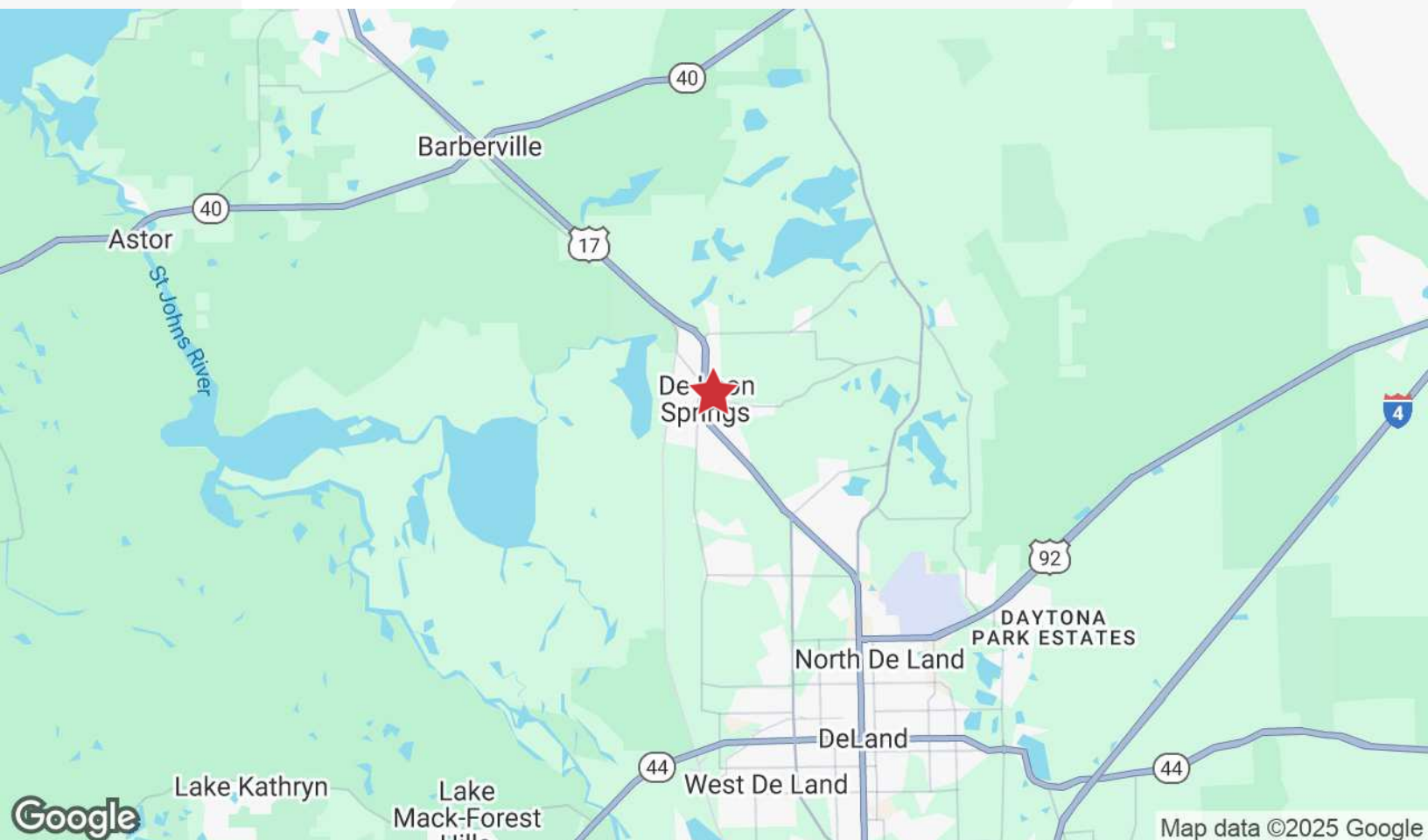
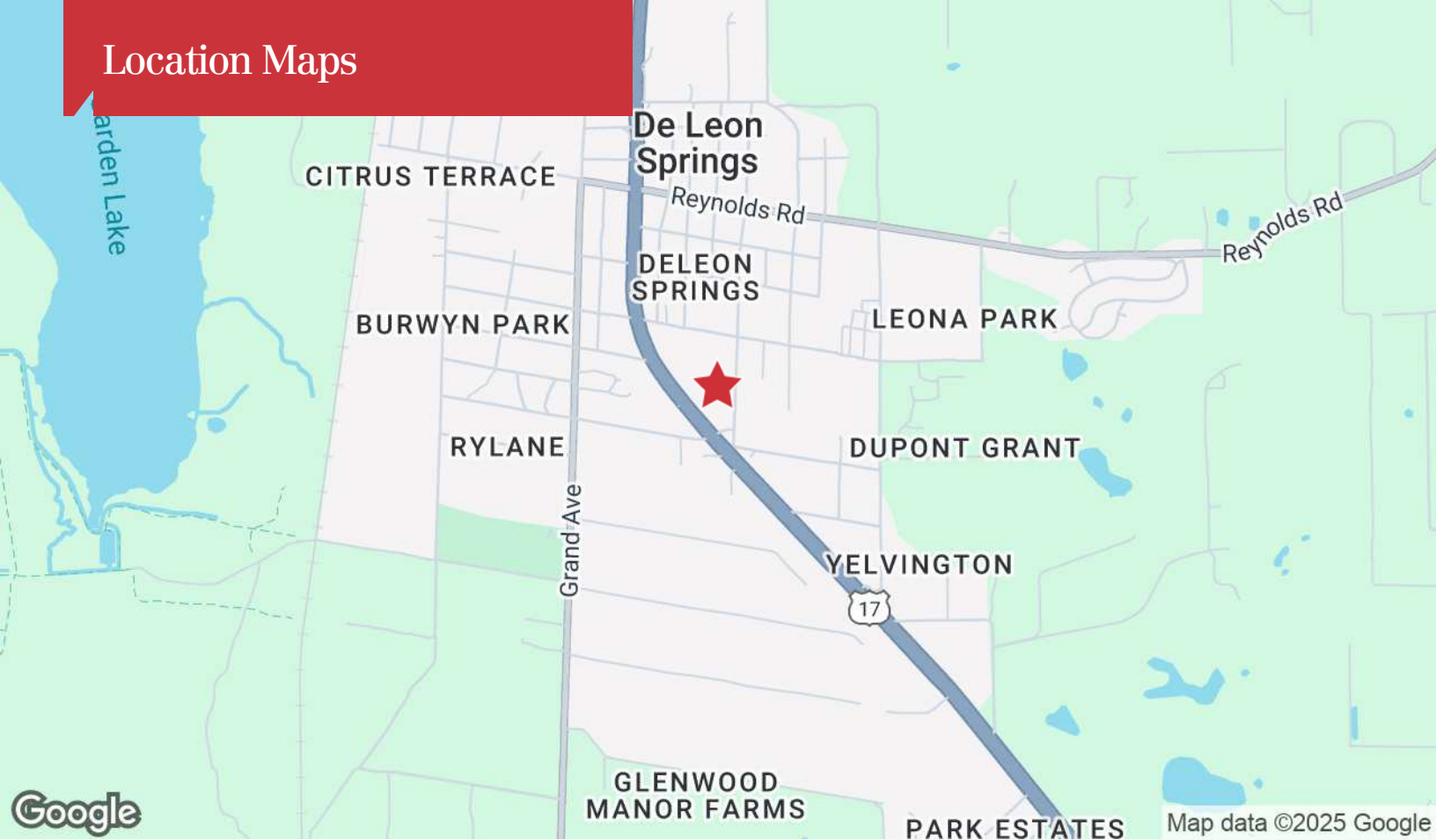
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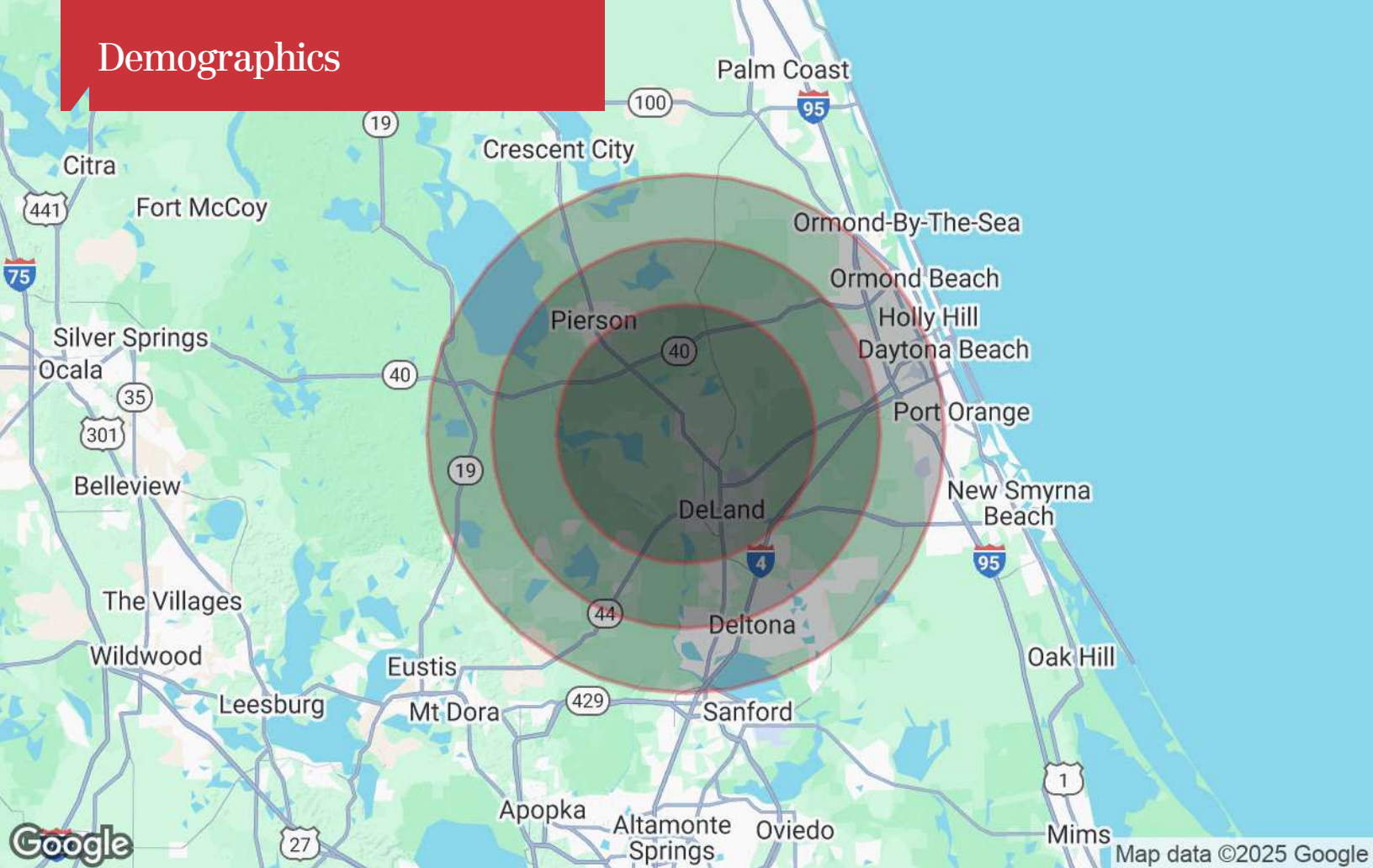




## Location Maps



# Demographics



## Population

	10 Miles	15 Miles	20 Miles
TOTAL POPULATION	80,082	189,439	395,488
MEDIAN AGE	45	44	45
MEDIAN AGE (MALE)	43	43	44
MEDIAN AGE (FEMALE)	46	46	46

## Households & Income

	10 Miles	15 Miles	20 Miles
TOTAL HOUSEHOLDS	31,109	72,974	157,081
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$85,263	\$87,616	\$87,082
AVERAGE HOUSE VALUE	\$318,894	\$316,565	\$311,291

\* Demographic data derived from 2020 ACS - US Census