

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

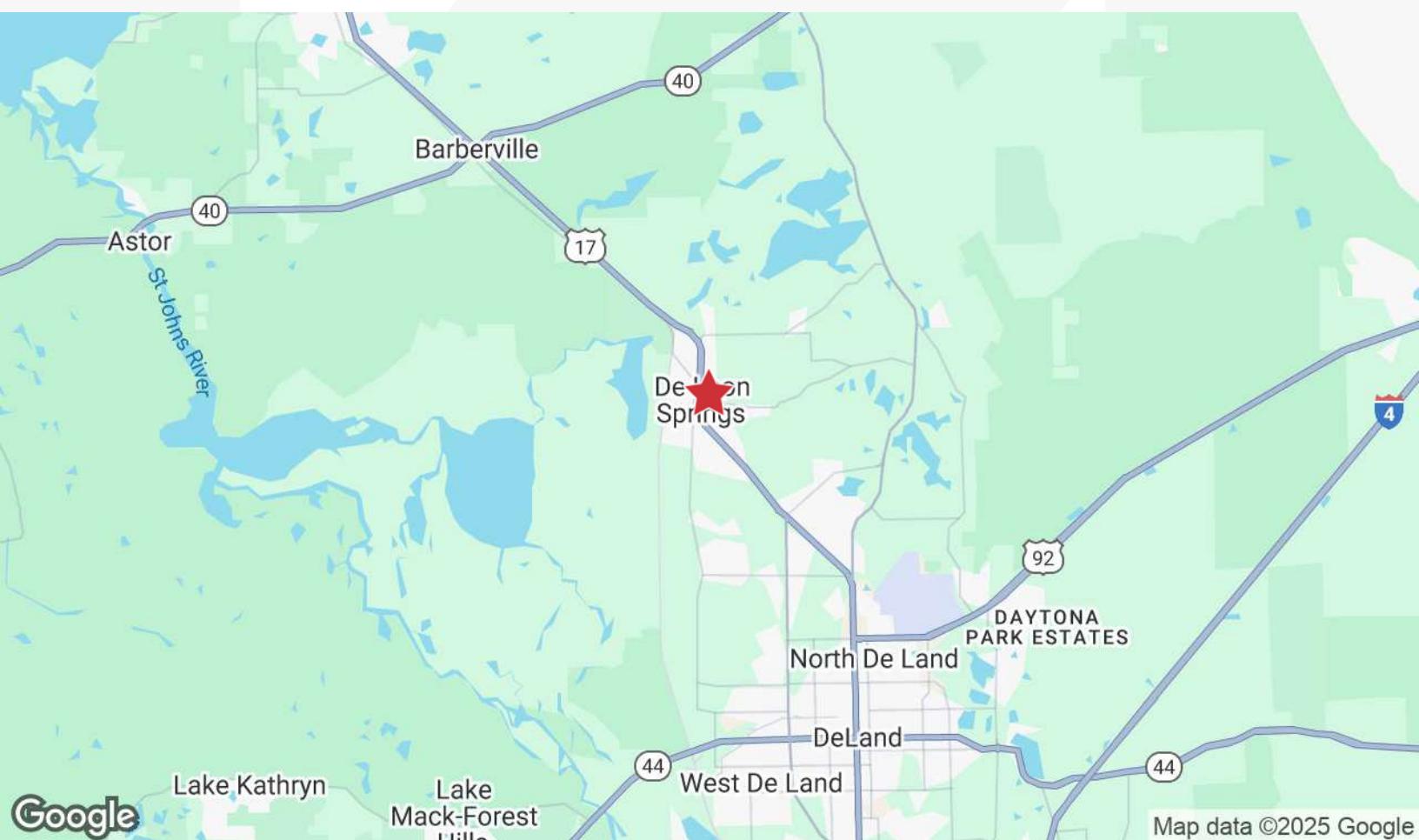
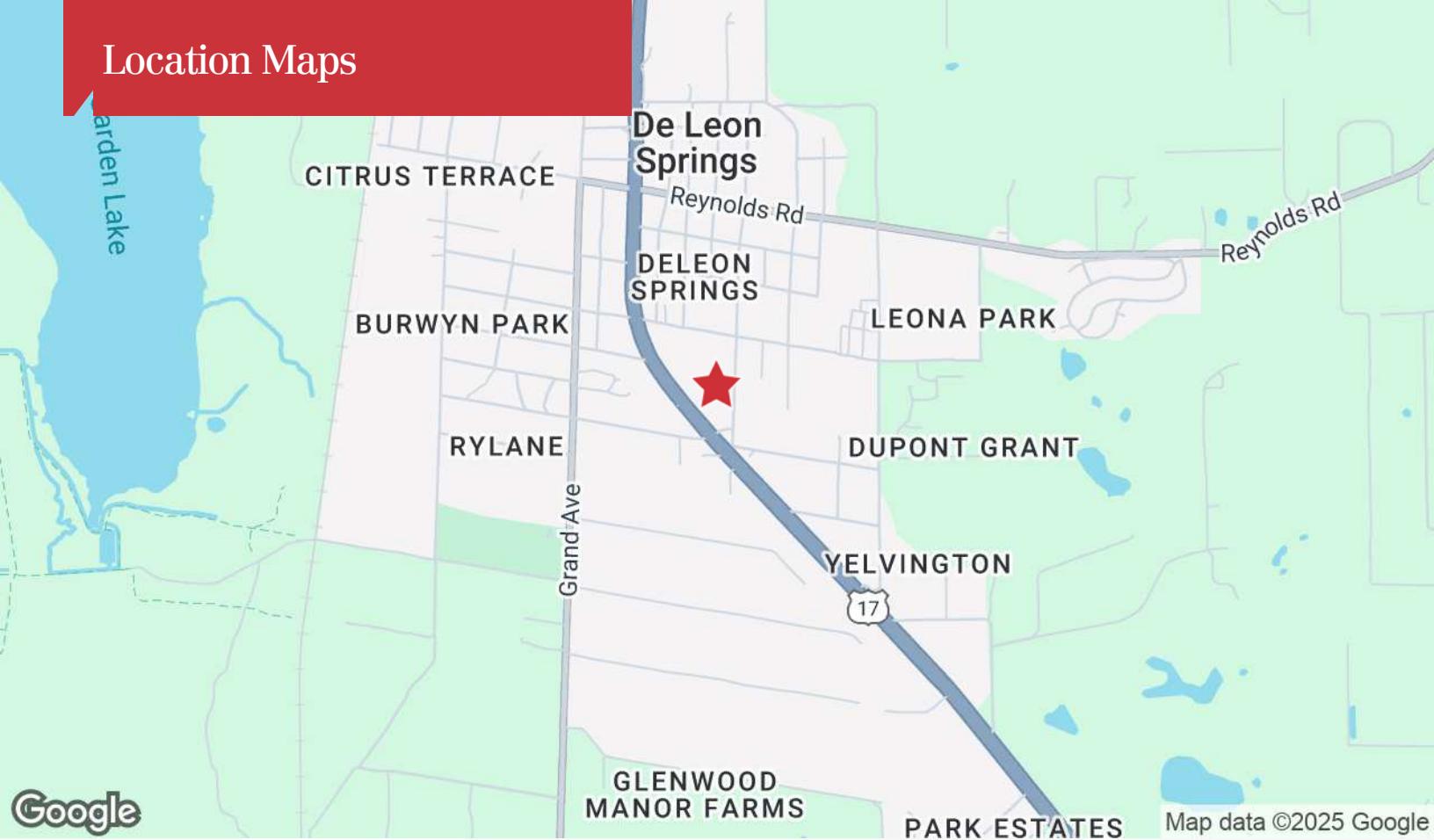
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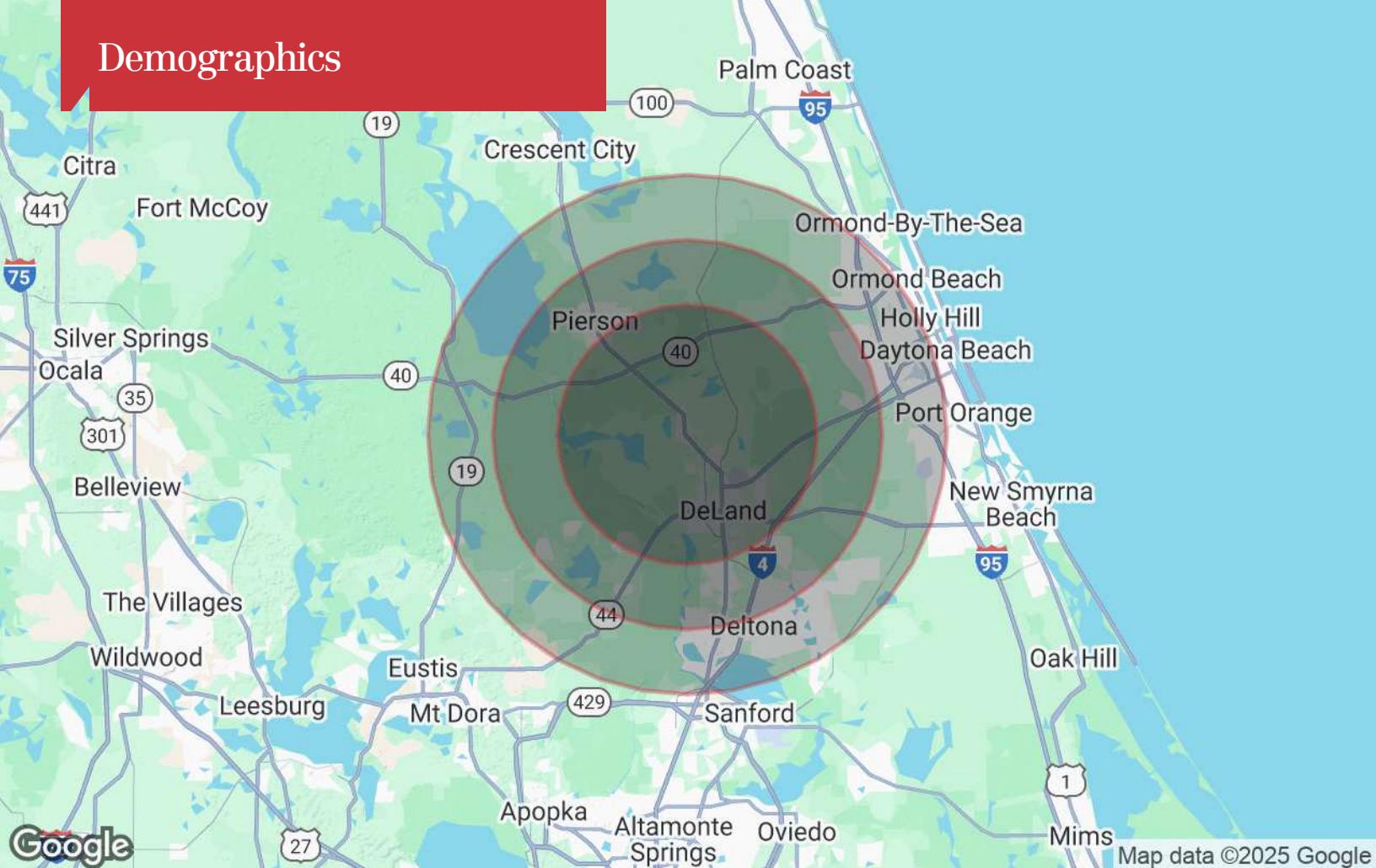
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

Location Maps



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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

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