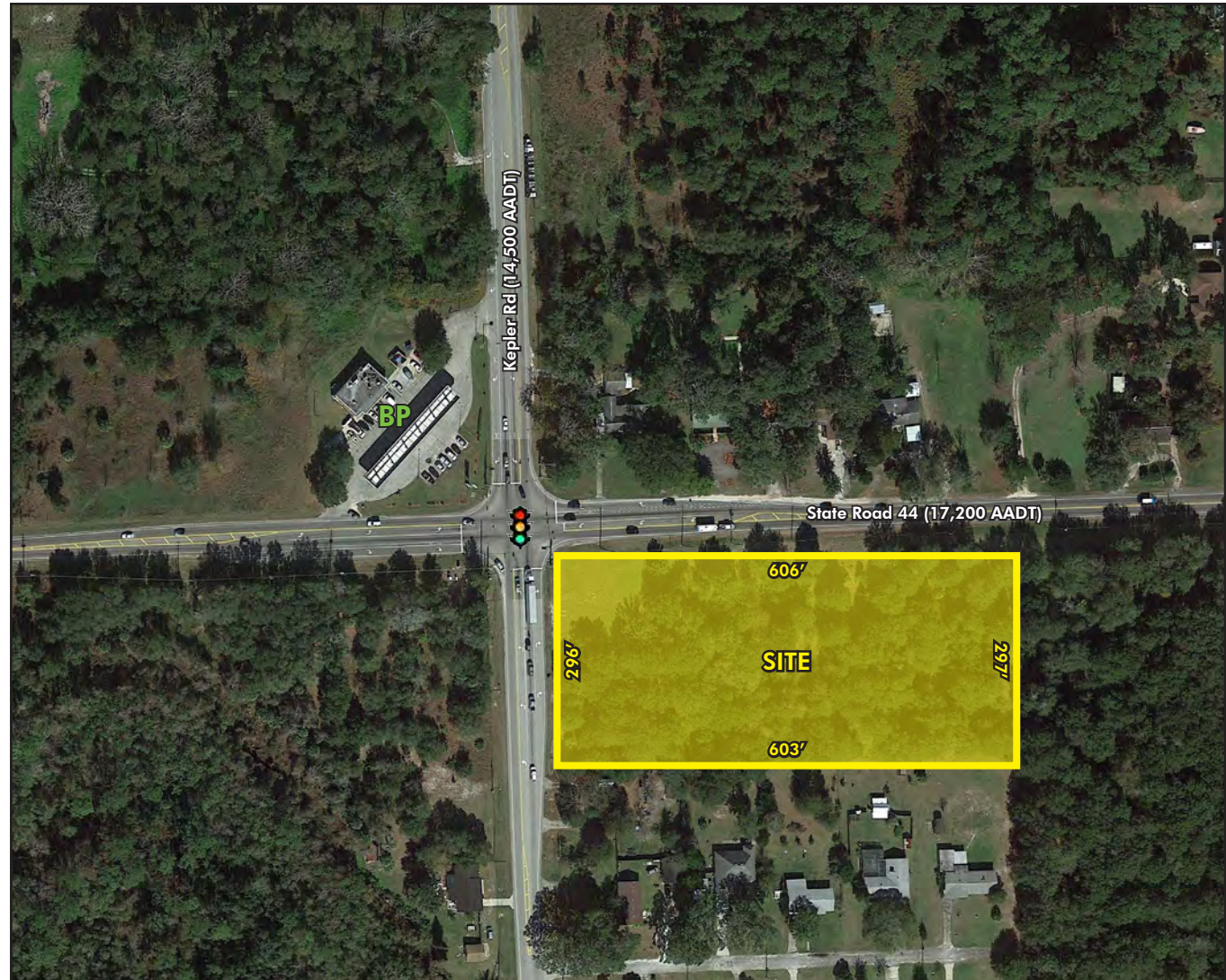# LAND
FOR SALE

SEC STATE ROAD 44 & KEPLER ROAD, DELAND, FLORIDA

Retail 24/7.

- Price: $795,000

- Property Size: 4.12± Acres

- Dimensions: 606' W x 297' D

- Zoning: BPUD (Business Planned Commercial)

- Hard Corner Signalized Intersection

- Traffic Counts:
  State Road 44:   17,200 AADT
  Kepler Rd: 14,500 AADT

- Far Corner of the Traffic Signal

- Main Thoroughfare in Deland for I-4 Access

Kepler Rd (14,500 AADT)

State Road 44 (17,200 AADT)

BP

606'
296'
SITE
297'
603'

FOR MORE INFORMATION PLEASE CONTACT

James Mitchell
Senior Vice President
+1 407 404 5024
james.mitchell@cbre.com
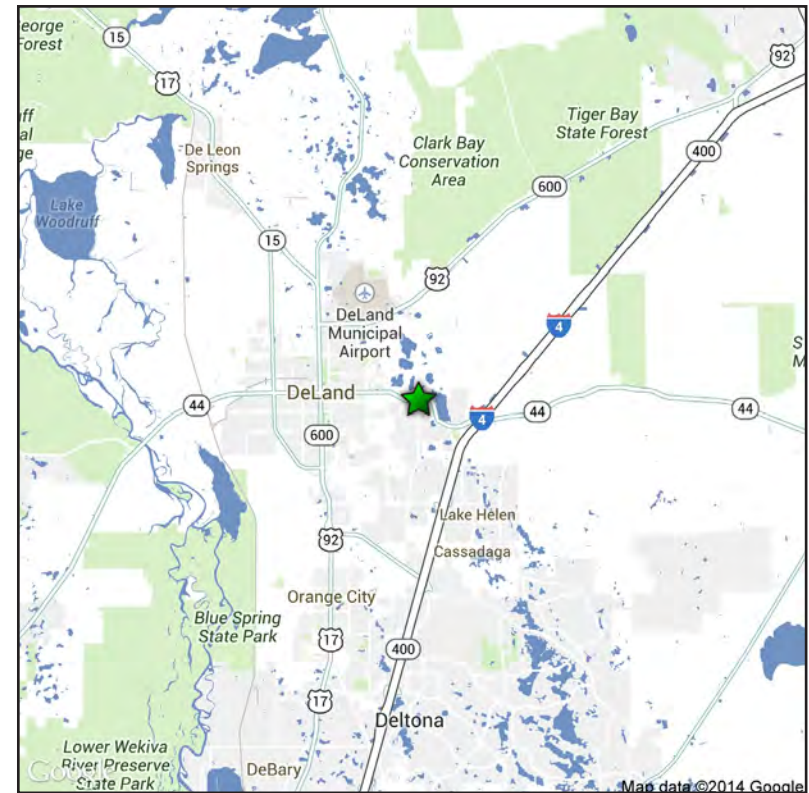
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NOW AVAILABLE

LAND
FOR SALE

SEC STATE ROAD 44 & KEPLER ROAD, DELAND, FLORIDA

2014 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	1,629	27,296	56,472
HOUSEHOLDS	696	10,619	22,155
2010-2014 GROWTH	3.43%	2.42%	2.52%
MEDIAN HOUSEHOLD INCOME	$42,521	$36,081	$38,180
AVERAGE HOUSEHOLD INCOME	$56,590	$49,008	$49,969

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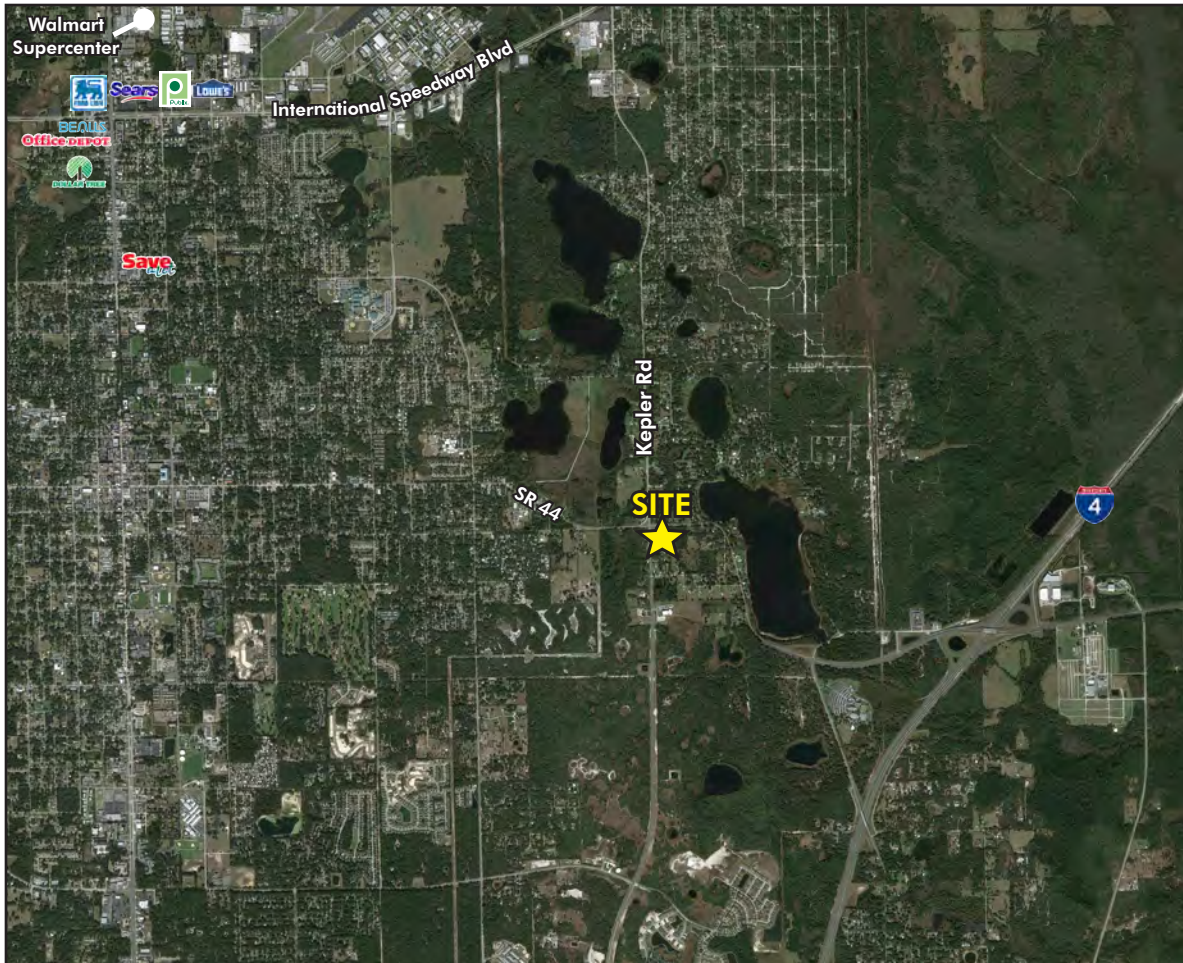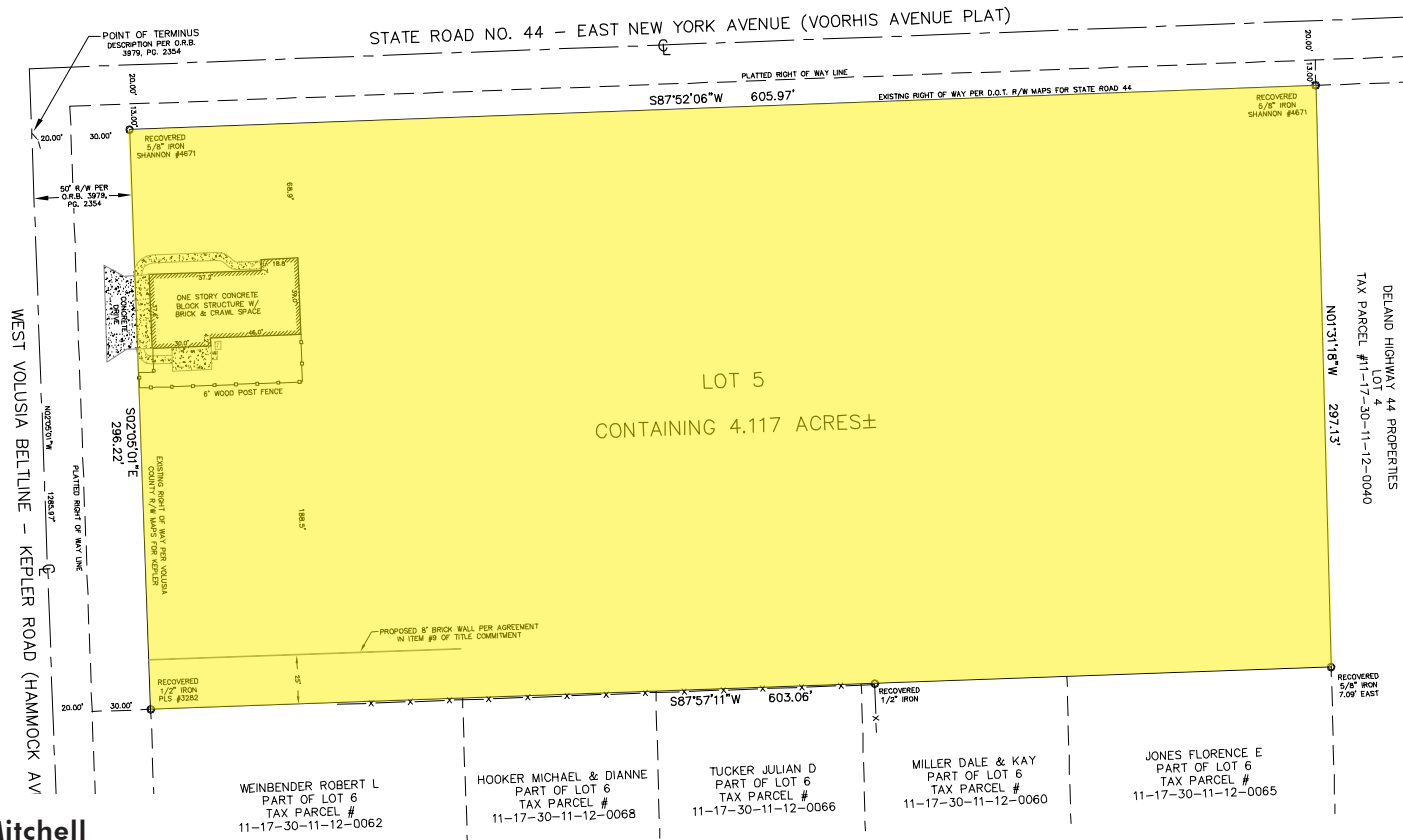
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STATE ROAD NO. 44 — EAST NEW YORK AVENUE (VOORHIS AVENUE PLAT)

POINT OF TERMINUS
DESCRIPTION PER O.R.B.
3979, PG. 2354

PLATTED RIGHT OF WAY LINE

S87°52'06"W   605.97'   EXISTING RIGHT OF WAY PER D.O.T. R/W MAPS FOR STATE ROAD 44

RECOVERED 5/8" IRON SHANNON #4671

50' R/W PER O.R.B. 3979, PG. 2354

ONE STORY CONCRETE BLOCK STRUCTURE W/ BRICK & CRAWL SPACE

6' WOOD POST FENCE

LOT 5

CONTAINING 4.117 ACRES±

WEST VOLUSIA BELTLINE — KEPLER ROAD (HAMMOCK AV

S02°05'01"E   296.22'

PLATTED RIGHT OF WAY LINE   1285.97'

EXISTING RIGHT OF WAY PER VOLUSIA COUNTY R/W MAPS FOR KEPLER

PROPOSED 8' BRICK WALL PER AGREEMENT IN ITEM #9 OF TITLE COMMITMENT

RECOVERED 1/2" IRON PLS #3282

S87°57'11"W   603.06'

RECOVERED 1/2" IRON

DELAND HIGHWAY 44 PROPERTIES
LOT 4
TAX PARCEL #11-17-30-11-12-0040

N01°31'18"W   297.13'

RECOVERED 5/8" IRON 7.09' EAST

WEINBENDER ROBERT L
PART OF LOT 6
TAX PARCEL #
11-17-30-11-12-0062

HOOKER MICHAEL & DIANNE
PART OF LOT 6
TAX PARCEL #
11-17-30-11-12-0068

TUCKER JULIAN D
PART OF LOT 6
TAX PARCEL #
11-17-30-11-12-0066

MILLER DALE & KAY
PART OF LOT 6
TAX PARCEL #
11-17-30-11-12-0060

JONES FLORENCE E
PART OF LOT 6
TAX PARCEL #
11-17-30-11-12-0065

FOR MORE INFORMATION PLEASE CONTACT

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Senior Vice President

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