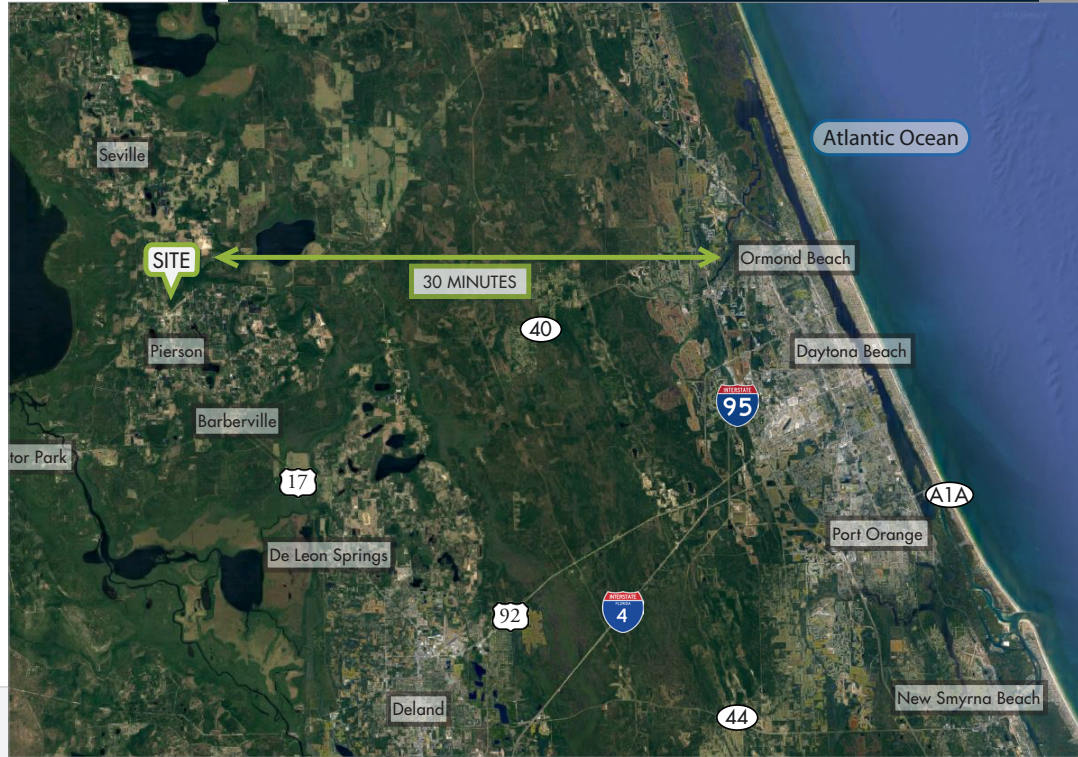




Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

North US Highway 17  
Pierson, Florida 32180

## 20 AC DEVELOPMENT OPPORTUNITY



## For Sale

- + Sale Price: \$500,000
- + Land Size: 20 Acres
- + Zoning: Commercial
- + County: Volusia
- + Ideal Use: Commercial

## Highlights

- Located in the town of Pierson, with zoning permits for commercial space
- Sits along the main thoroughfare of Pierson, providing investors an opportunity in this developing market
- Conveniently located 30 miles from the beach and 28 miles from Interstate 95
- Excellent frontage and visibility along Highway 17 (2,600')

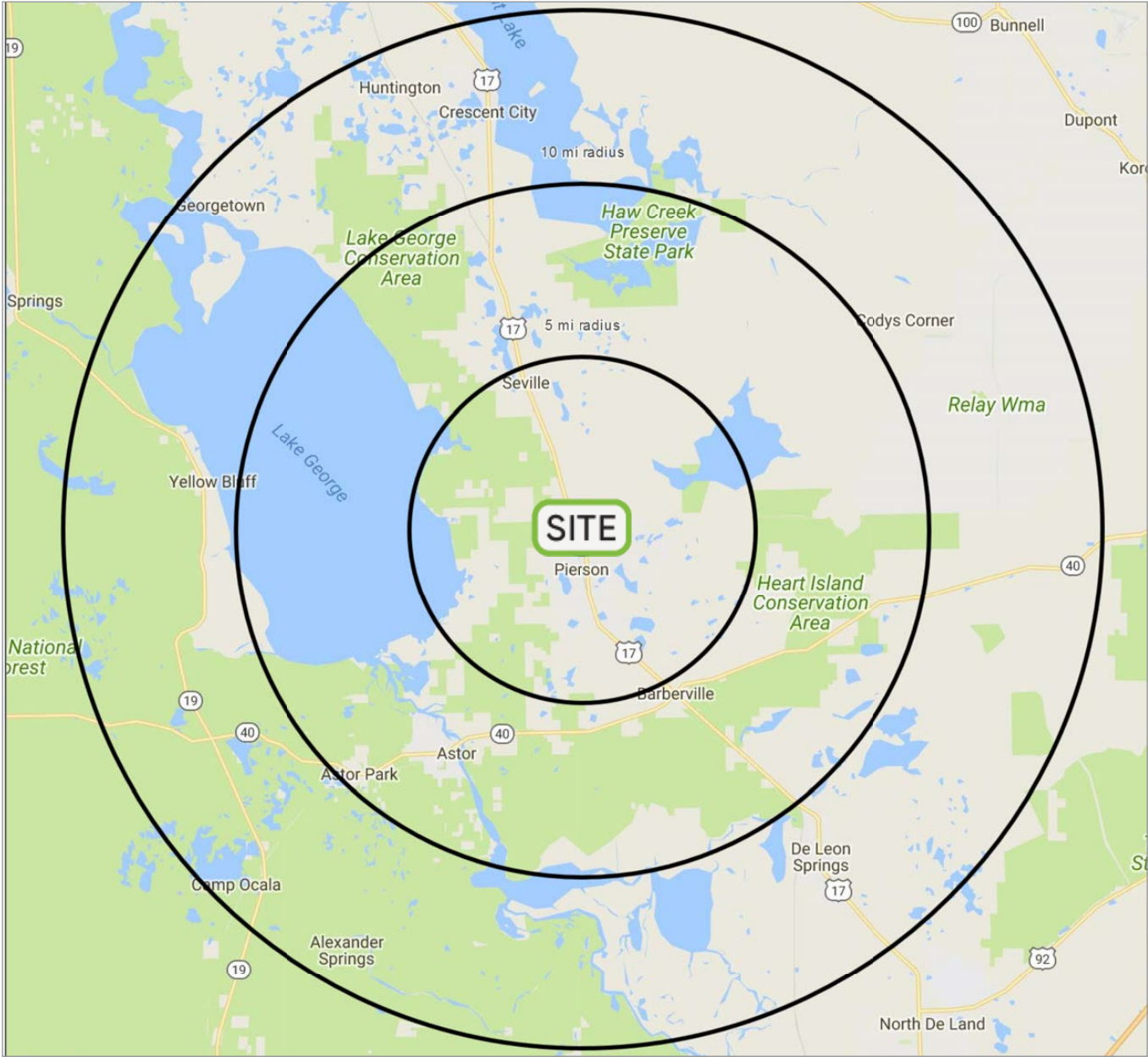
**JAY STRATES**  
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



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# Demographics



Radius	Population	Households	Median Age	HH Income	Businesses	Employees
5-Mile	4,316	1,501	38.9	\$55,070	149	1,524
10-Mile	9,918	3,665	41.6	\$50,125	259	2,080
15-Mile	32,426	12,307	43.8	\$55,780	775	5,863

