

\$24M in 60-Day Land Deals Close

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By *Alex Finkelstein* (GLOBE ST)

ORLANDO-Daryl M. Carter, president of locally based Maury L. Carter & Associates, has closed eight transactions totaling 3,360 acres valued at \$23.7 million in five surrounding counties. The deals were done over a 60-day period.

Despite a reported shortage of land in Central Florida for various real estate categories, Carter tells *GlobeSt.com*, "The deals are still out there but you've got to look hard for them." The eight transactions were all-cash deals.

In the largest transaction, Carter, acting as trustee of the Carter-Maytown Road Land Trust, bought 2,967 acres in Volusia County from Lynda R. Schroeder and Mark Stenstrom for \$11.69 million or about \$3,940 per acre (nine cents per sf). The property is on the north side of Maytown Road, about three miles east of Highway 215 and 12 miles west of Interstate 95. Beth Hathaway from Century 21 AA Carnes represented the seller. Patrick Chisholm and Preston Hage with Maury L. Carter & Associates negotiated for the buyer.

Carter, as trustee of the Carter-Marco Polo Land Trust, sold 12.56 acres in Flagler County to Thomas N. Cooke of the Lighthouse Development Group Inc. and Old Dixie Partners LLC. for \$1.5 million. The tract is on the northwest corner of I-95 and Dixie Highway. Carter and Chisholm represented the seller. Dave Douglas with Remax Oceanside negotiated for the buyer.

Carter and Scott Crossman, president, Crossman & Co., sold a 14,000-sf retail center situated on 1.29 acres in Orange County for \$2.73 million to PLF Investments LLC. The property is on the north side of Curry Ford Road, just west of Conway Road. Drew Forness with Crossman & Co. represented the seller. Billy Bishop, president, Bishop Realty and Development Co., negotiated for the buyer.

Carter, as trustee of the Carter-Highway 48/Turnpike Land Trust, sold 245 acres in Lake County to Drew Pastures LLC for \$3.67 million. The land is on the north side of the Florida Turnpike with road frontage on Highway 48, Highway 33 and the Turnpike. Carter and Chisholm represented the seller.

Carter completed two other Lake County deals. Acting as trustee for the Carter-Highway 33/Turnpike Land Trust, the broker sold 134 acres to Agua Marina LLC for \$2.8 million. The dirt is located on State Road 33 and the Florida Turnpike. Carter and Chisholm represented the seller. Louis Melara of Keyes Co. Realtors negotiated for the buyer.

The Carter-Highway 33/Turnpike Land Trust also sold 12.49 acres to NAP Lake 27 LLC for \$1.04 million. The property is on the northwest corner of US 27 and the Florida Turnpike. Chisholm represented the seller.

Acting as trustee of Carter-OCC Land Trust, Carter bought 1.8 acres in two parcels from Harold W. Carver, Betty Jean Carver and Carl L. Thompson Jr. for \$425,000. The land is in the northeast quadrant at the intersection of Goldenrod Road Extension and Narcoossee Road in south Orange County. The tract is adjacent to Carter's 409-acre Orlando Corporate Center development of regional impact. Chisholm and Hage represented the buyer.

In Brevard County, Carter, acting as trustee of the Carter-Titusville Land Trust, purchased .47 acres from Laverne and Betty Cooper and Constance McAbee for \$320,000. The property is on the north side of Garden Street and west of I-95 in Titusville. Chisholm and Hage negotiated for the buyer.