

# OAK HILL

6.9± acres

Volusia County, FL

**PRICE  
REDUCED**

LAND FOR SALE



## LOCATION

Half mile south of the City of Oak Hill, Volusia County, Florida at the entrance to the Merritt Island National Wildlife Refuge – U.S. 1 and Kennedy Pkwy.

## SIZE

6.9± acres (per property appraiser)

## PRICE

**NOW REDUCED TO \$150,000**  
(WAS \$200,000, THEN \$175,000)

## ZONING

BPUD - Full Rezoning Ordinance Available

## ROAD FRONTAGE

600'± on HWY 3/Kennedy Pkwy  
810'± on US HWY 1

## DESCRIPTION

This is your opportunity to own 6.9± acres at the entrance of the Merritt Island National Wildlife Refuge. Property is currently zoned BPUD with allowable uses that include retail store, general office use, cabin rentals (up to 9), canoe/kayak/tube rentals, one single family residence for managers. This property has potential to become an income producing property.

Tens of thousands use Merritt Island National Wildlife Refuge for hunting, fishing, boating, kayaking and other outdoor recreational opportunities. Access to beaches, Mosquito Lagoon, the intercoastal, fish camps, and boat ramps within minutes.

Offering subject to errors, omission, prior sale or withdrawal without notice.



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

**Maury L. Carter & Associates, Inc.**  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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PROPERTY MAP

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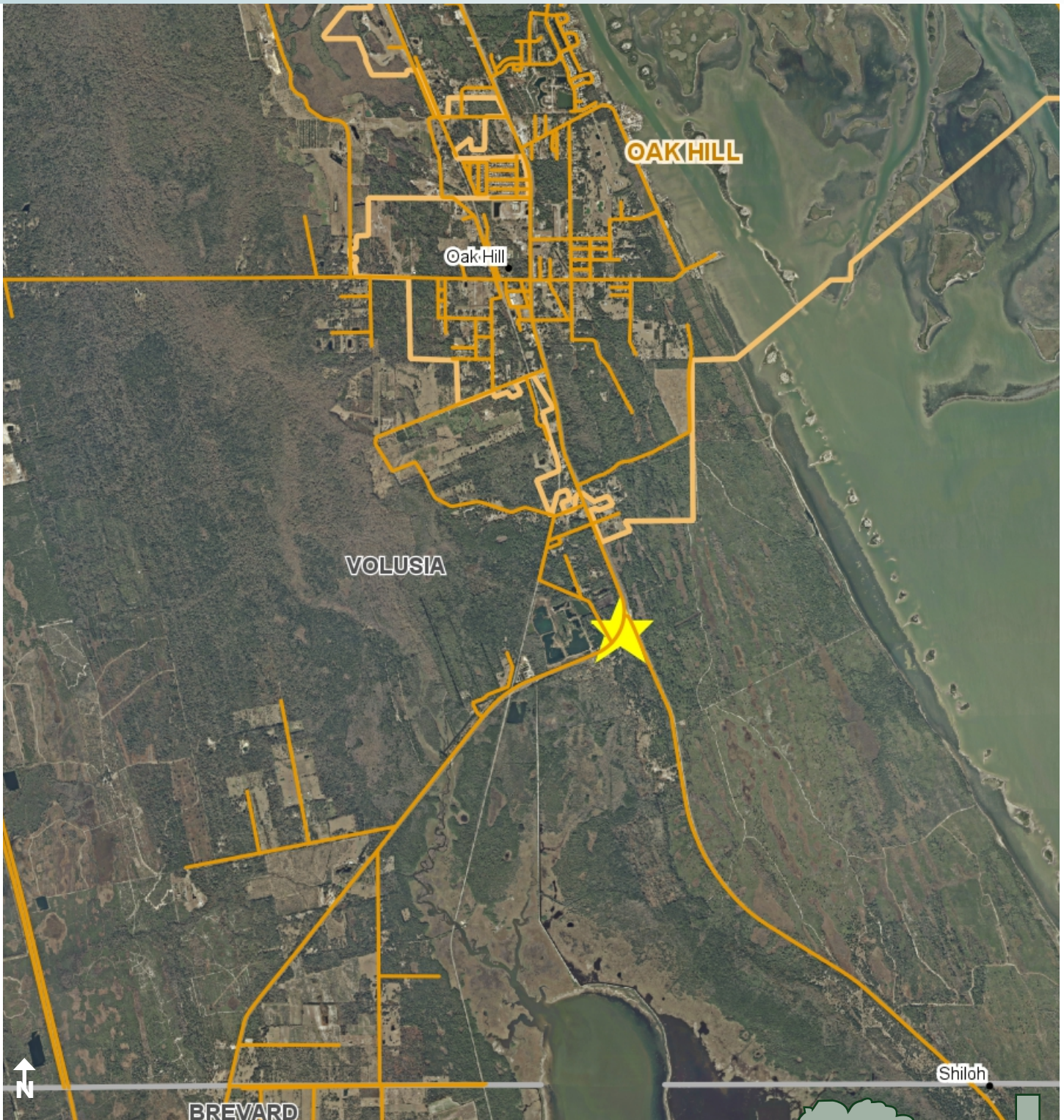


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