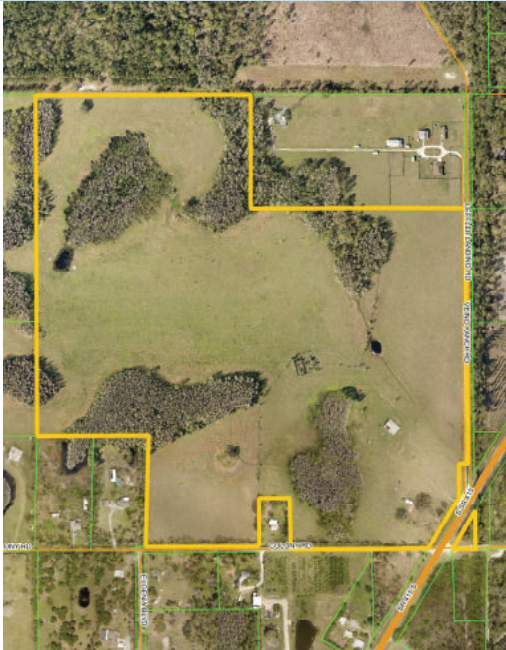


# HIGHWAY 415 & COLONY RD

151 ± acres

New Smyrna Beach, Volusia County, FL

LAND FOR SALE



## LOCATION

Highway 415 and Colony Road in New Smyrna Beach, FL.

Parcel ID: 32181001010020

## SIZE

151 ± acres

## PRICE

\$1,600,000

## ZONING

Agricultural; Future Land Use - one unit per 10 acres.

## ROAD FRONTAGE

350' ± on highway 415. 1400' ± on Colony Road.

## UTILITIES

Well, septic, power and 4-strand barbed wire.

## DESCRIPTION

Experience old Florida charm within an hour from downtown Orlando. This beautiful cattle ranch, located in north Osteen and only 15 minutes from the heart of New Smyrna Beach, has prime frontage on highway 415 placed conveniently between State Road 44 and Howland Boulevard. This property has both ranching and recreational uses with plenty of deer and turkeys on the property. Build your perfect estate on this beautiful working ranch or develop the property into a ranchette subdivision with the current zoning allowing one unit per 10 acres.

Own a piece of old Florida today, while enjoying the city's local amenities.

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)

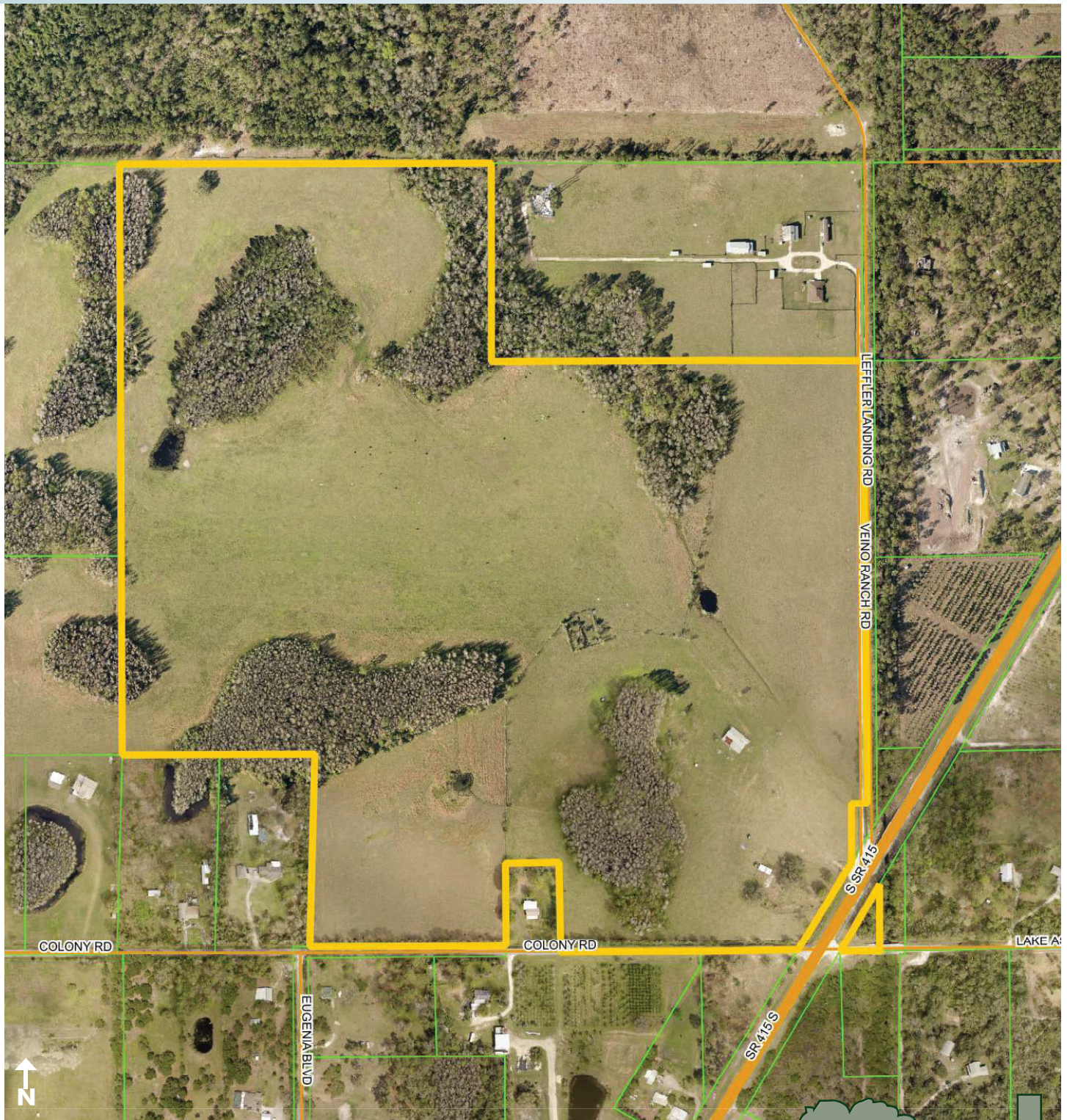




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PROPERTY MAP

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REGIONAL MAP

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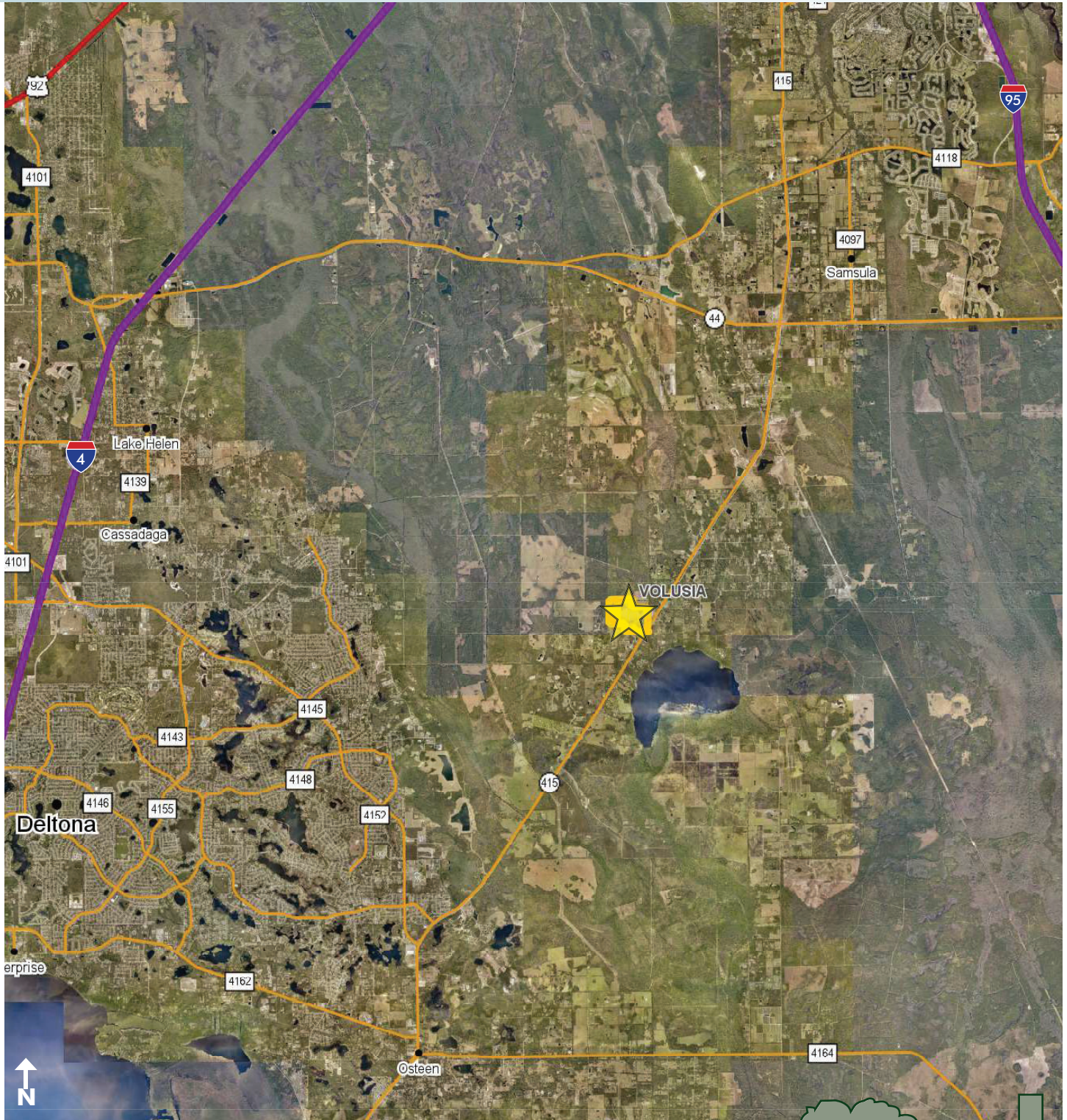




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LOCATION MAP

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PROPERTY PHOTOS

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