

SR 44 CORRIDOR INVESTMENT OPPORTUNITY

227± acres

Volusia County, FL

**PRICE
REDUCED**

LAND FOR SALE



LOCATION/DESCRIPTION

Great land investment opportunity within 45 minutes of Orlando! This 227± acre property is zoned for Resource Corridor and Agricultural uses and is located in a strategic location along the State Road 44 corridor in Volusia County, just 30 minutes from Daytona Beach and New Smyrna Beach. In its current state, this property boasts phenomenal recreational potential with deer, turkey, and hog hunting opportunities. With the current growth in the area and the rural commercial zoning, the opportunities are plentiful for further development.

SIZE

227± acres

PRICE

NOW \$7,995/acre or \$1,814,865
WAS \$8,995/acre or \$2,041,865

ZONING/FLU

Zoning: RC, A-1; FLU: Agricultural Resource, Environmental Systems Corridor

ROAD FRONTAGE

1,325' on SR 44 (north side)
1,375' on SR 44 (south side)

WETLANDS

89± acres

UTILITIES

Power available from SR 44. No water or sewer

PARCEL IDs

32172100000010; 32172800000010

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



SR 44 CORRIDOR INVESTMENT OPPORTUNITY

227± acres

Volusia County, FL

**PRICE
REDUCED**



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

Maury L. Carter & Associates, Inc.

407-422-3144 | www.maurycarter.com

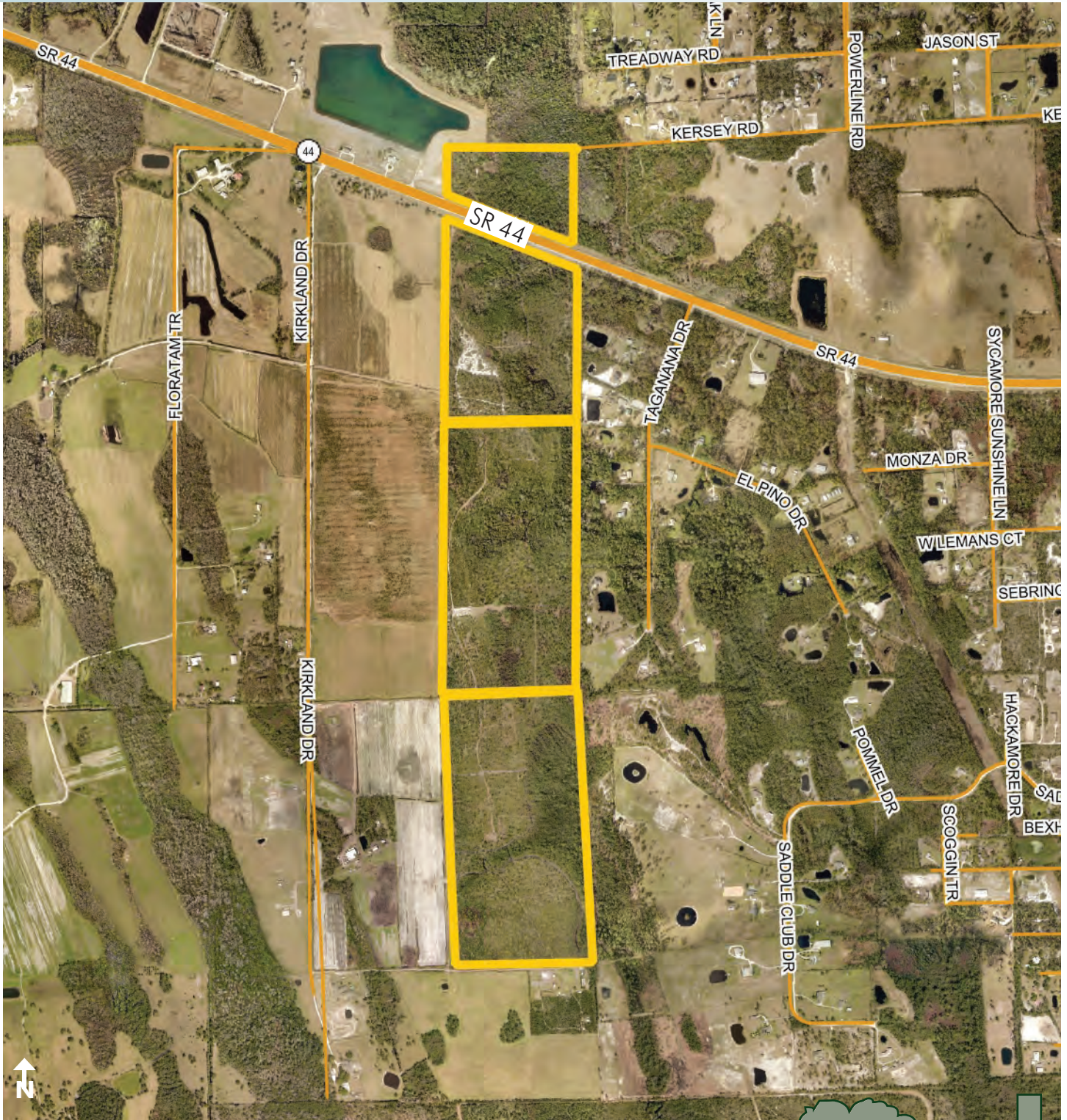


SR 44 CORRIDOR INVESTMENT OPPORTUNITY

227± acres

Volusia County, FL

**PRICE
REDUCED**



PROPERTY MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



SR 44 CORRIDOR INVESTMENT OPPORTUNITY

227 ± acres

Volusia County, FL

**PRICE
REDUCED**



REGIONAL MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



SR 44 CORRIDOR INVESTMENT OPPORTUNITY

227± acres

Volusia County, FL

**PRICE
REDUCED**



LOCATION MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

