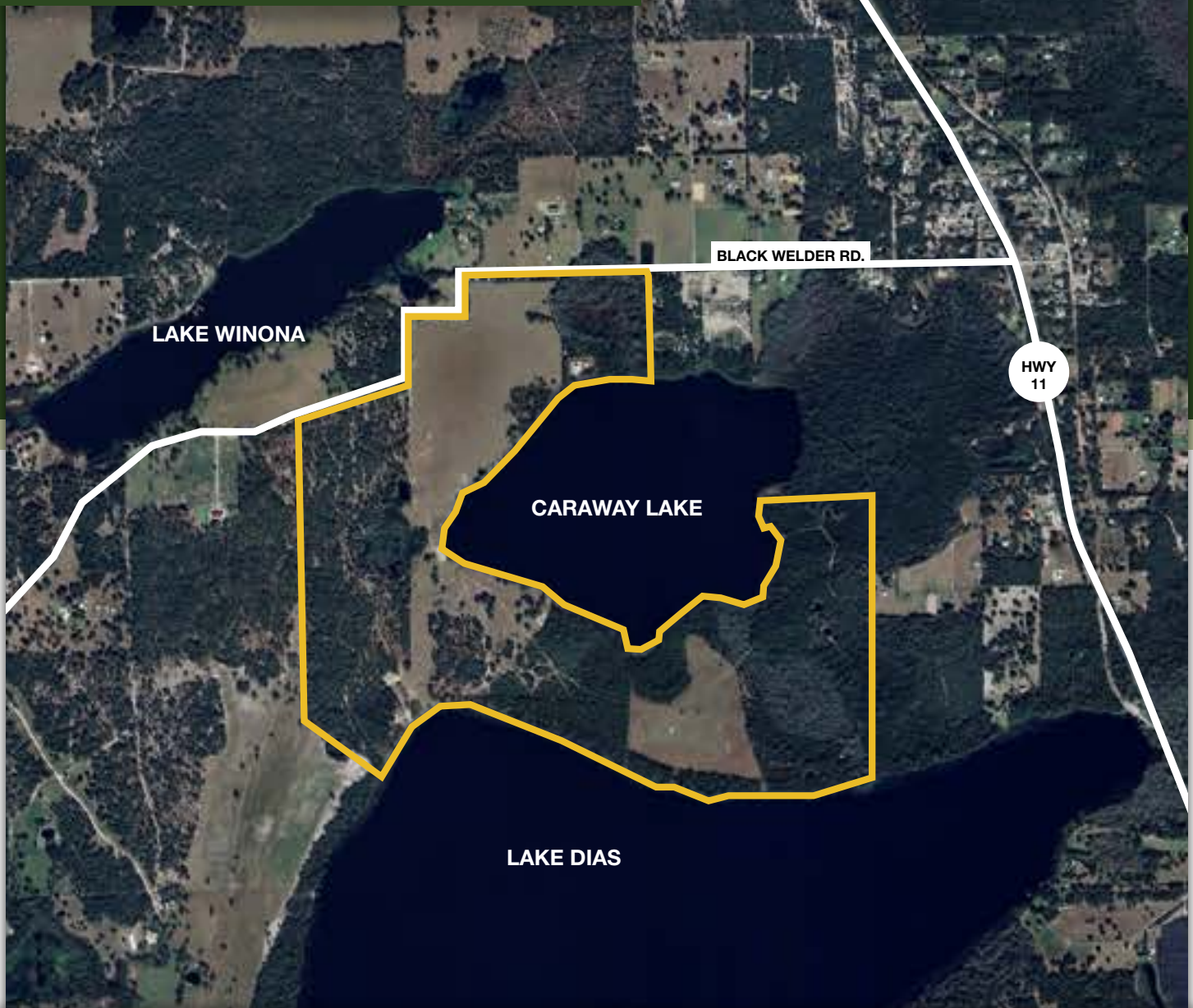




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



“The Pearl of Volusia”

**490 ± AC DOUBLE LAKEFRONT RANCH OPPORTUNITY
LAKE DIAS & LAKE CARAWAY IN VOLUSIA COUNTY**

PROPERTY DETAILS

- Size: 490 ± acres
- Location: 1290 Blackwelder Rd. DeLeon Springs, FL 32130
- Zoning: A-1
- Utilities: Electric available, Well & Septic required
- Frontage: 5,100 ± ft on Blackwelder Rd.
- Price: Please call for more information

The Pearl of Volusia — 490± Acres of Historic Florida Waterfront

Welcome to one of the most breathtaking and significant properties in Volusia County, fondly known as “The Pearl of Volusia.” This 490± acre estate features an extraordinary 2.7+ miles of lake frontage on two renowned bodies of water: Lake Caraway and Lake Dias.

With frontage on both lakes, this is a rare double-lake property ideal for luxury development, conservation, or private recreation. Lake Dias, known for incredible bass fishing and water skiing, brings generations of outdoor tradition, while Lake Caraway adds serenity and exclusivity.

The land is rich with diversity: from rolling pastures and longleaf pine sandhills to high elevations offering expansive lake views. A walk through the property often reveals White-Tailed Deer, Osceola Turkeys, and Fox Squirrels, thanks to its current use as a wildlife sanctuary — no hunting has been allowed under the current owner’s stewardship.



Conservation Land Map

DE LEON SPRINGS
STATE PARK



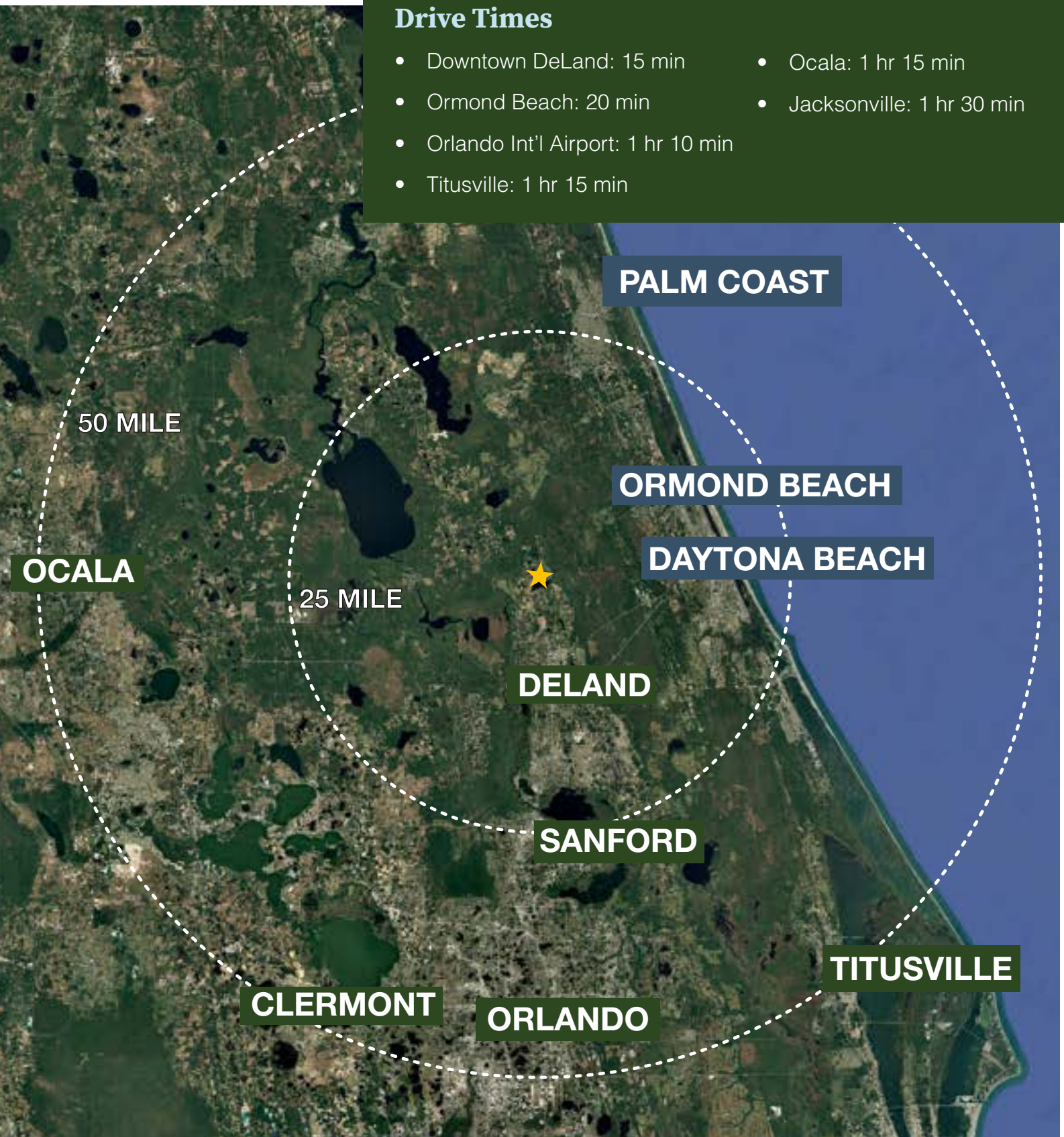
Ideal for Equestrian or Conservation Uses

Given the equestrian history of DeLeon Springs, this property is a perfect candidate for a luxury horse community. Alternatively, its location within the Florida Forever Longleaf Preserve makes it an excellent candidate for a conservation easement or an outright fee-simple sale to a conservation group.

REGIONAL MAP

Drive Times

- Downtown DeLand: 15 min
- Ormond Beach: 20 min
- Orlando Int'l Airport: 1 hr 10 min
- Titusville: 1 hr 15 min
- Ocala: 1 hr 15 min
- Jacksonville: 1 hr 30 min



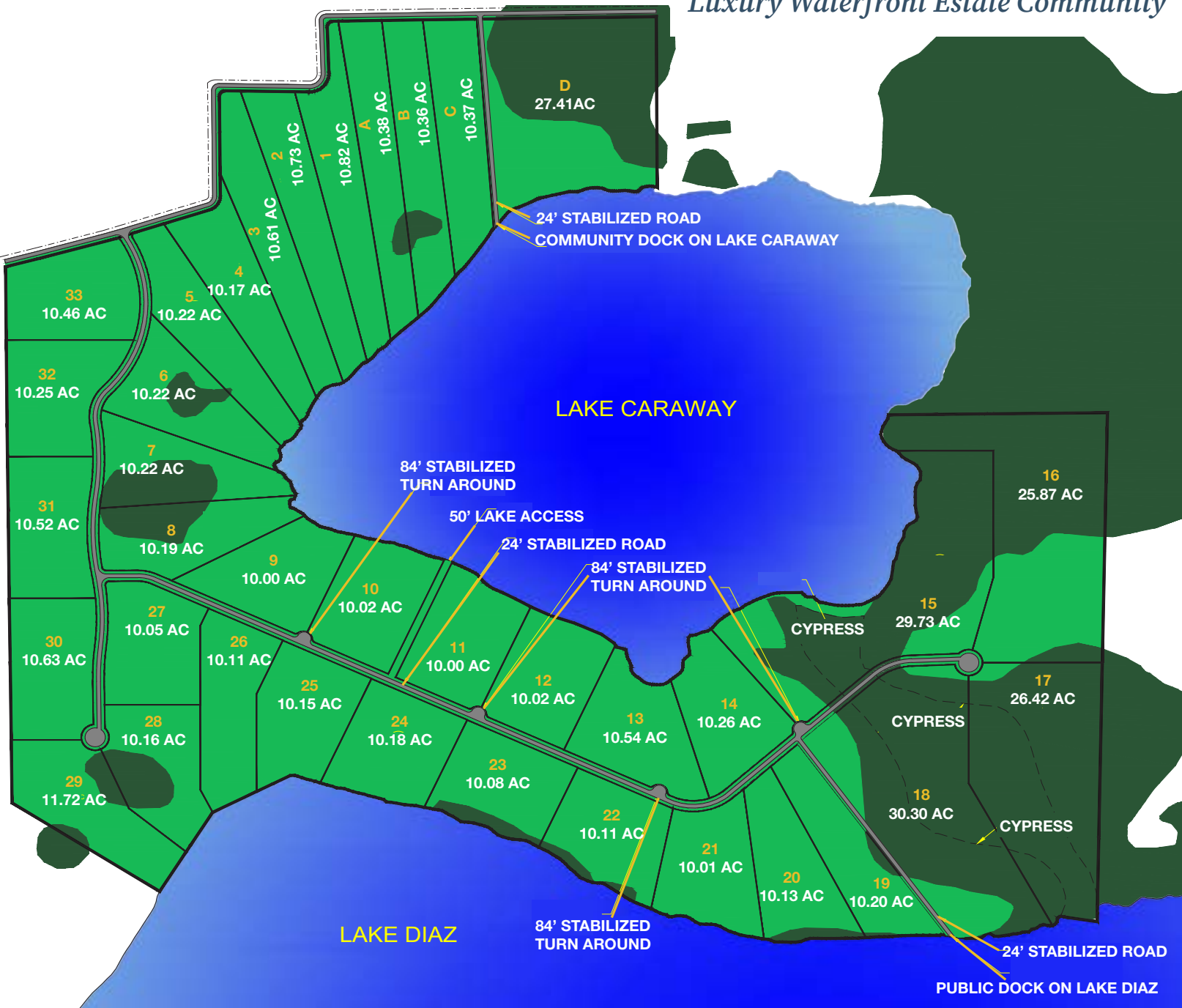
UNIQUE DEVELOPMENT POTENTIAL

With over **5,100 feet of frontage on Blackwelder Road**, this site boasts exceptional access and visibility in one of Florida's fastest-growing real estate markets. Located just **15 minutes from DeLand**, and with water and sewer available from 5+/- miles public infrastructure, this site is primed for luxury development.

A **preliminary site plan** has been completed in full compliance with local land development codes, envisioning a luxury waterfront estate lot community. There is growing demand for **10-acre+ homesites**, especially on the water, and this property meets that demand with natural elegance.

37 lots

Luxury Waterfront Estate Community



Premier Improvements

A centerpiece of the property is a newly renovated **15,000± sq. ft. multi-use facility**, originally a barn and citrus packing house. It now includes:

- **Massive insulated garage** suitable for storing RVs, boats, trailers, and off-road vehicles
- **Entertainment room** with a full-service bar, catering area, and panoramic views of Lake Dias
- **Luxury Living Spaces** with shared access to a balcony overlooking the lake
- Tele-entry gate system securing the property



No expense was spared in this renovation — a true entertainer's retreat designed for both comfort and functionality.



