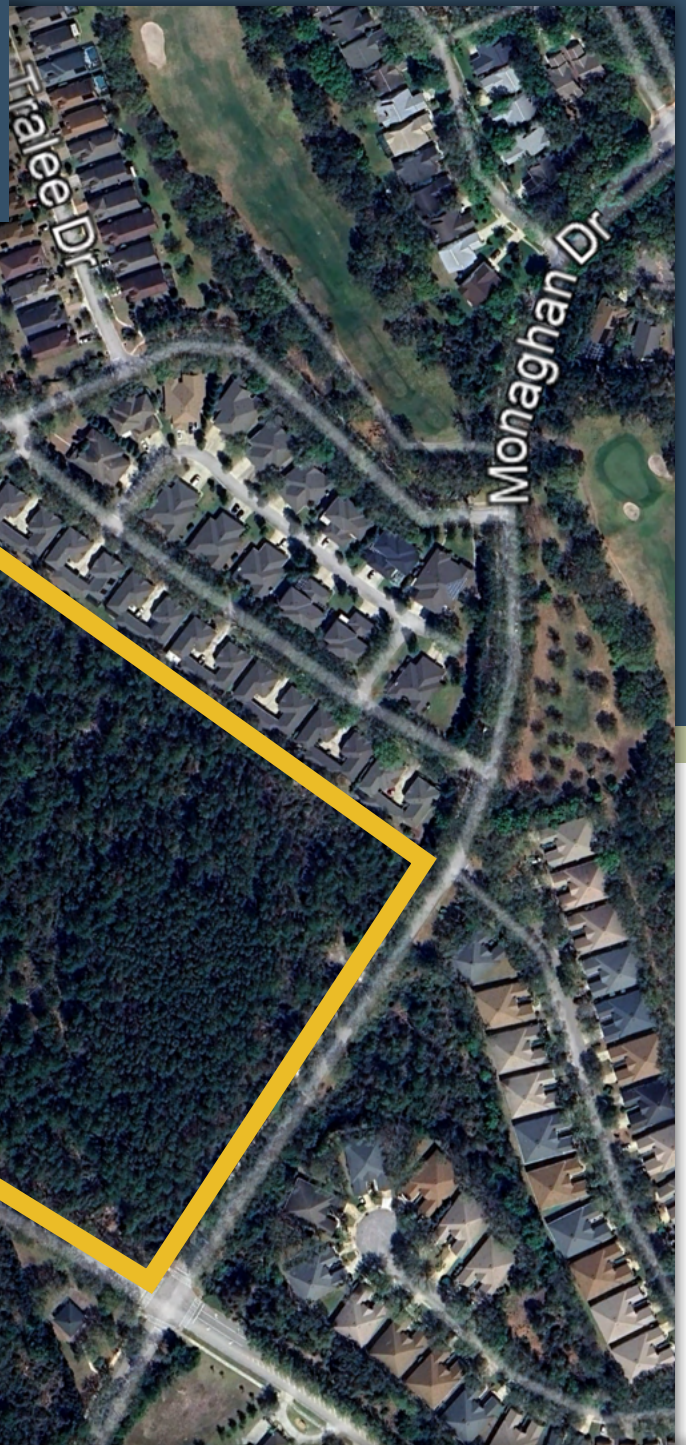




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



17.98± AC RESIDENTIAL DEVELOPMENT SITE FOR SALE!

Monaghan Dr. Ormond Beach, FL 32174

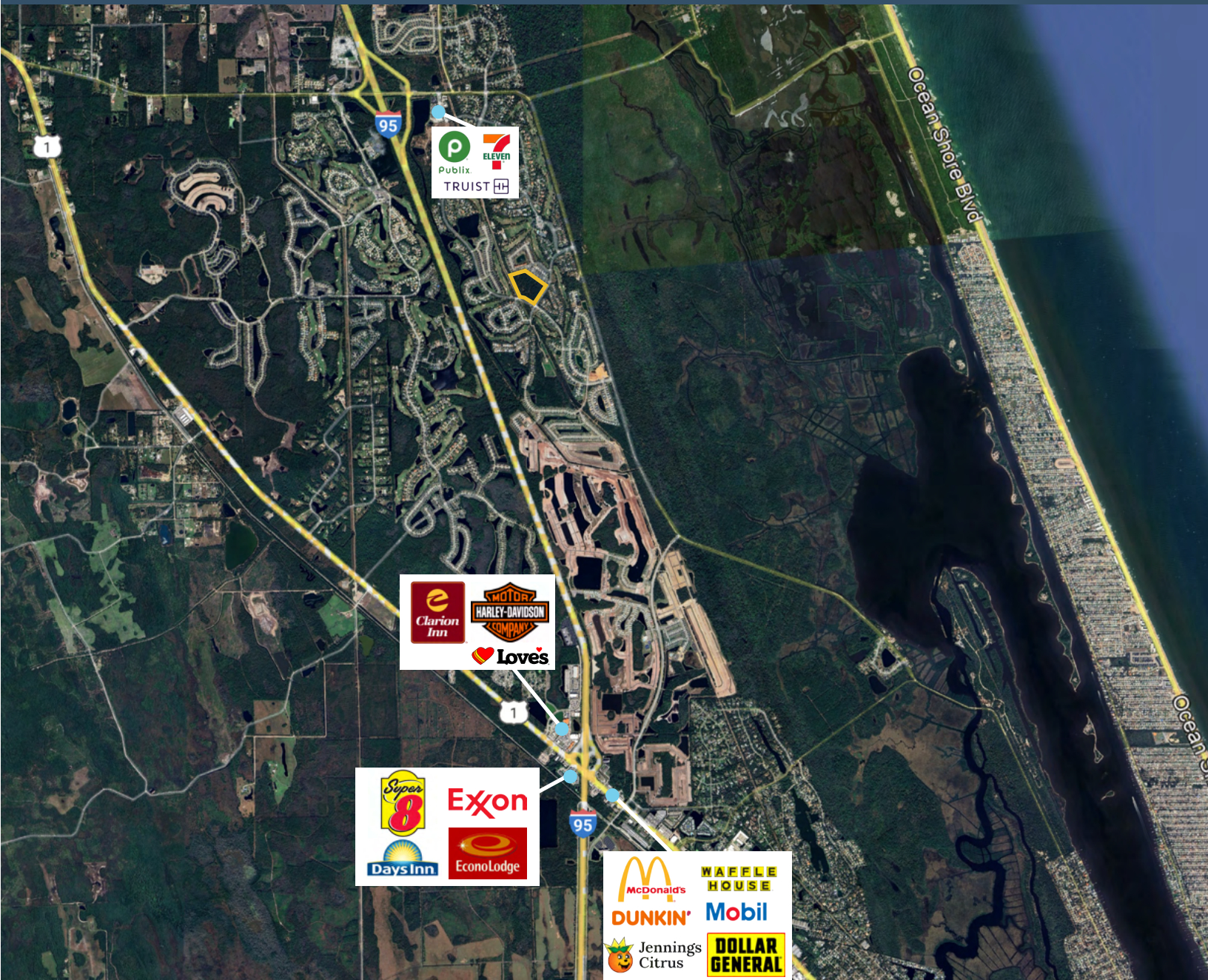
PROPERTY DETAILS

- Size: 17.98 acres
- Location: Monaghan Dr.
Ormond Beach, FL 32174
- Parcel ID: 313701010020
- Zoning: RPUD
- FLU: Urban Low Density
- Utilities: Water & Sewer
Available
- Price:\$1,400,000

Property Highlights

17.98 acres located within the Halifax Plantation masterplan! Be a part of this incredible community.

This site is located between both Old Dixie Highway and US1 interchanges along I-95.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 43,514
- Median HH Income: \$67,482
- Median Home Value: \$320,300

Ormond Beach, 2023 US Census

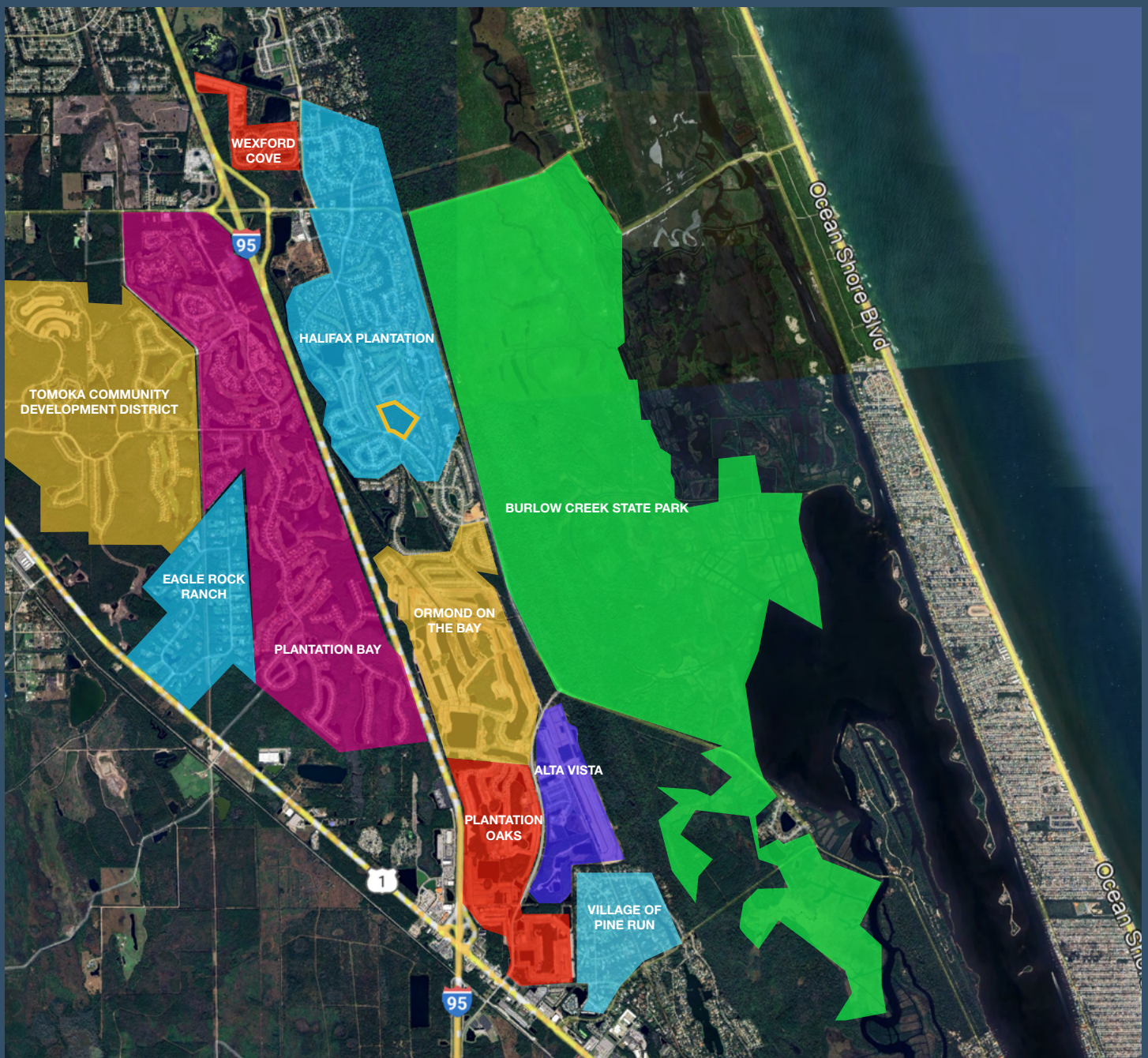
County Demographics

- Total Population: 568,229
- Median HH Income: \$66,581
- Median Home Value: \$278,000

Volusia County, 2023 US Census

Daily Traffic Counts

- I-95: 80,000
- Old Dixie Hwy: 3,900
- US 1: 14,300
- Plantation Oak Blvd: 3,000



REGIONAL MAP

Drive Times

- Flagler beach 15 min
- Daytona Beach: 30 min
- DeLand: 40 min
- St. Augustine: 50 min
- Sanford: 55 min
- Orlando: 1 hr 5 min
- Jacksonville: 1 hr 15 min
- Gainesville: 1 hr 45 min
- Tampa 2 hr 30 min

