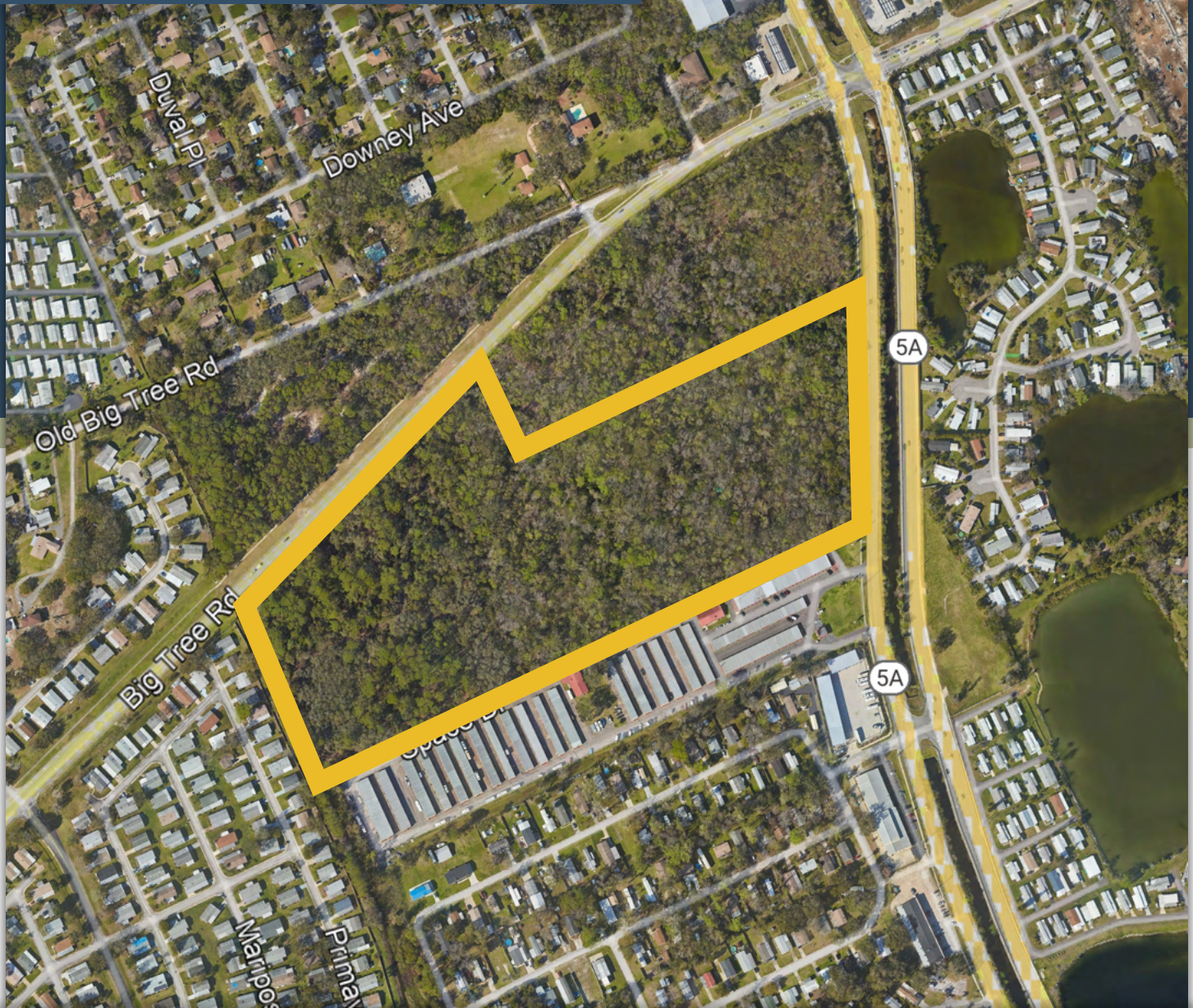




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



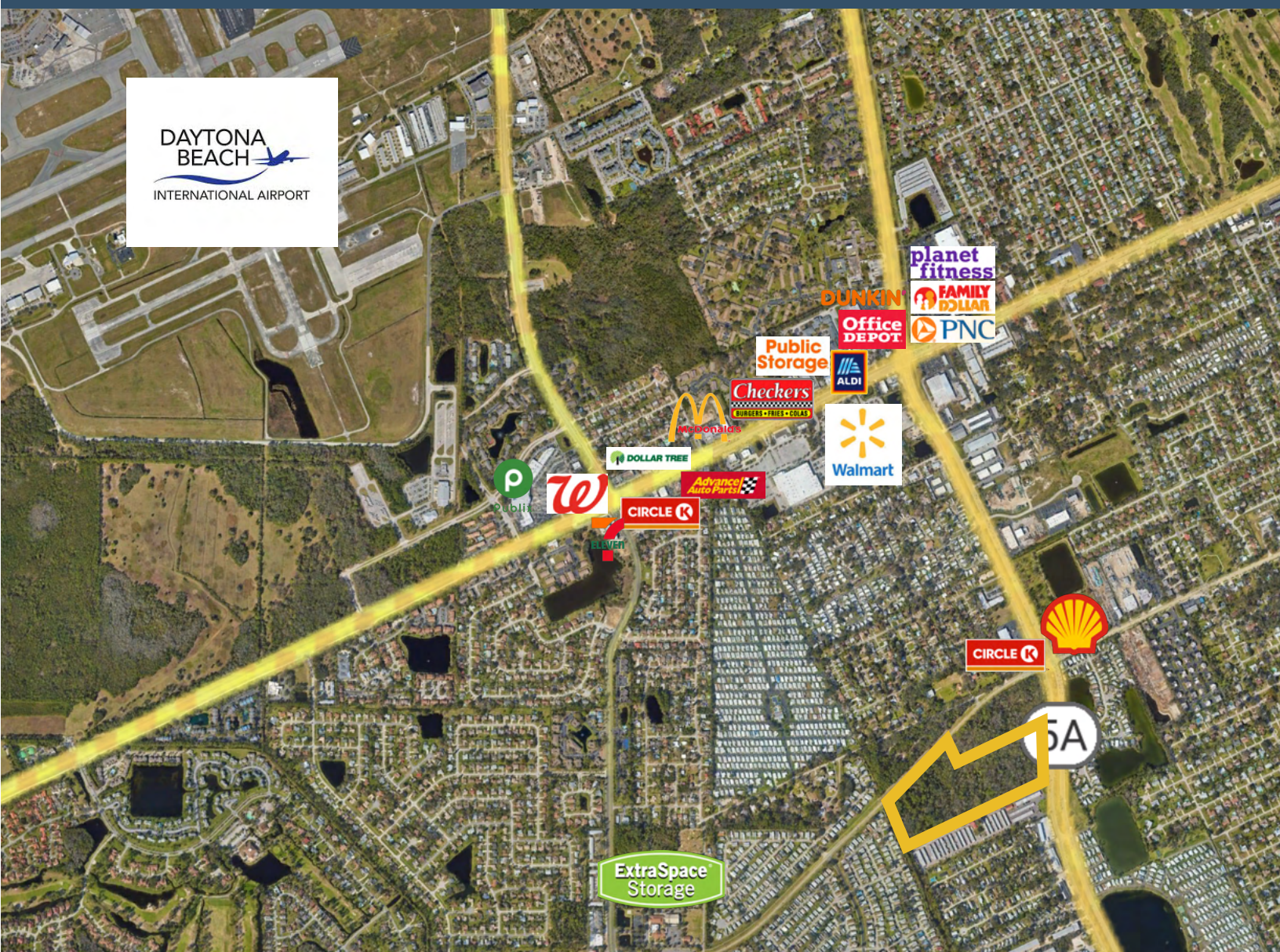
**28.81± ACRE PRIME RESIDENTIAL
DEVELOPMENT SITE FOR SALE!
1998 S. Nova Rd. South Daytona, FL 32119**

PROPERTY DETAILS

- Size: 28.81 acres
- Location: 1998 S. Nova Rd.
South Daytona, FL 32119
- Zoning: MFR-12/Res
- FLU: Lvl 1 Res
- Utilities: Available
- Frontage: $\pm 690'$ on Nova Rd.
and $\pm 1,000'$ on Big Tree Rd.
- Price: \$4,200,000

Property Highlights

28.81 \pm acre prime residential development site located at the intersection of South Nova Road and Big Tree Road. This development site has zoning in place for 12 du/acre with close proximity to retail, industrial and medical uses. Just 4 miles from I-4 and I-95 this site offers easy access to all major thoroughfares. This site is located in South Daytona with contiguous boundaries to both Daytona Beach and Port Orange.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 13,322
- Median HH Income: \$54,931
- Median Home Value: \$210,500

South Daytona, 2023 US Census

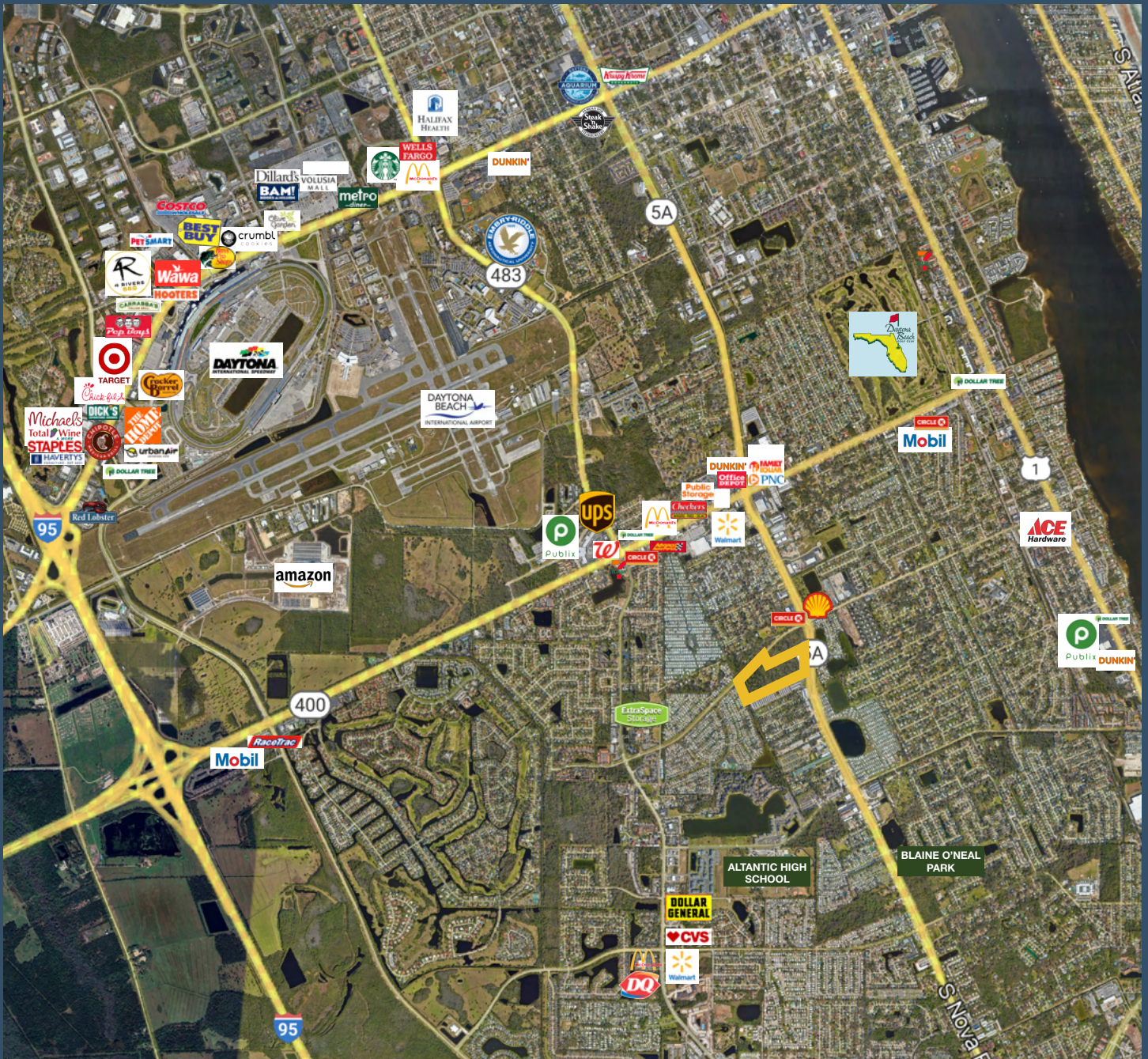
County Demographics

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

Volusia County, 2023 US Census

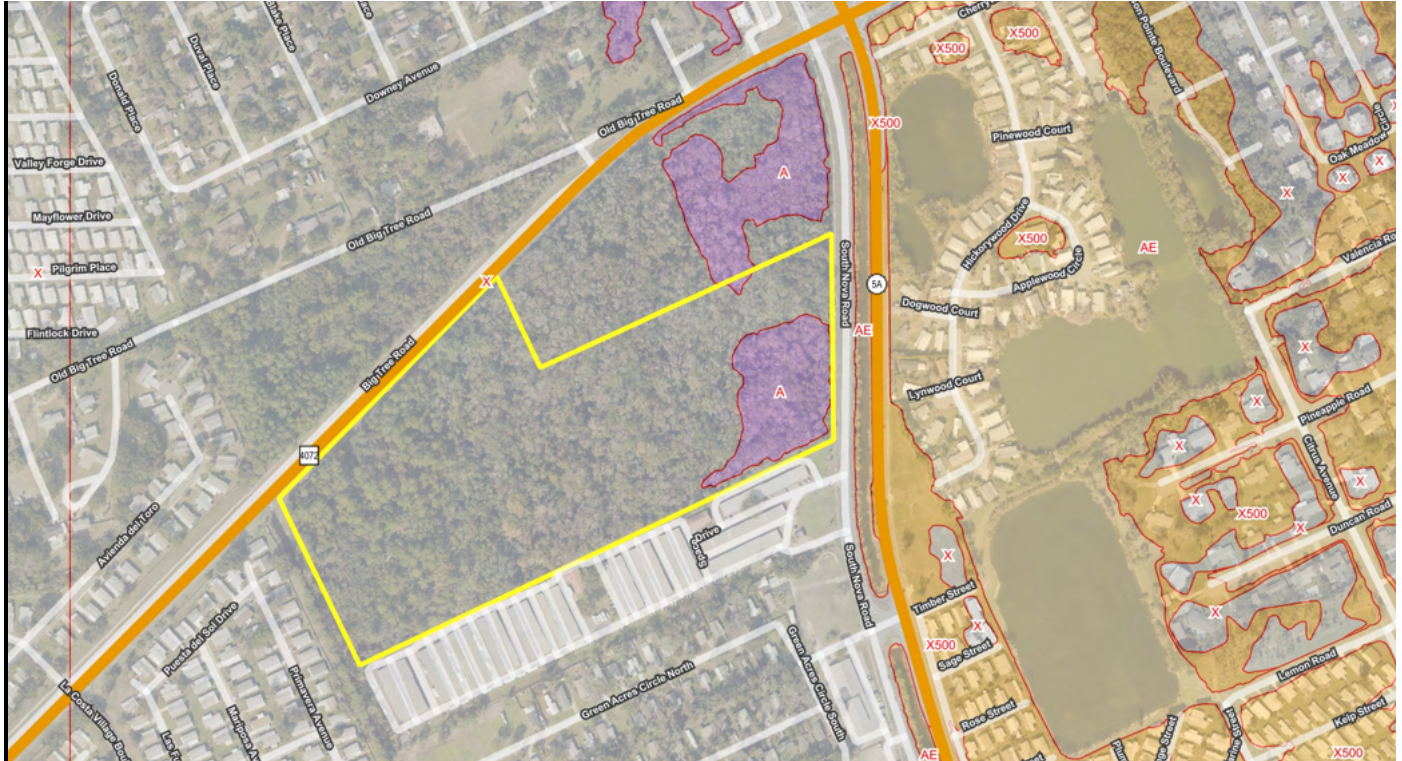
Daily Traffic Counts

- S. Nova Rd: 26,500
- Big Tree Rd: 7,700
- Belville Rd: 31,000
- S. Clyde Morris Blvd: 25,000



PARCEL MAPS

Floodplain Map



Wetland Map



REGIONAL MAP

Drive Times

- Daytona Beach: 10 min
- New Smyrna Beach: 20 min
- DeLand: 30 min
- Palm Coast: 40 min
- Sanford Intern'l Airport: 45 min
- Titusville: 45 min
- Orlando: 55 min
- Clermont: 1 hr 30 min

