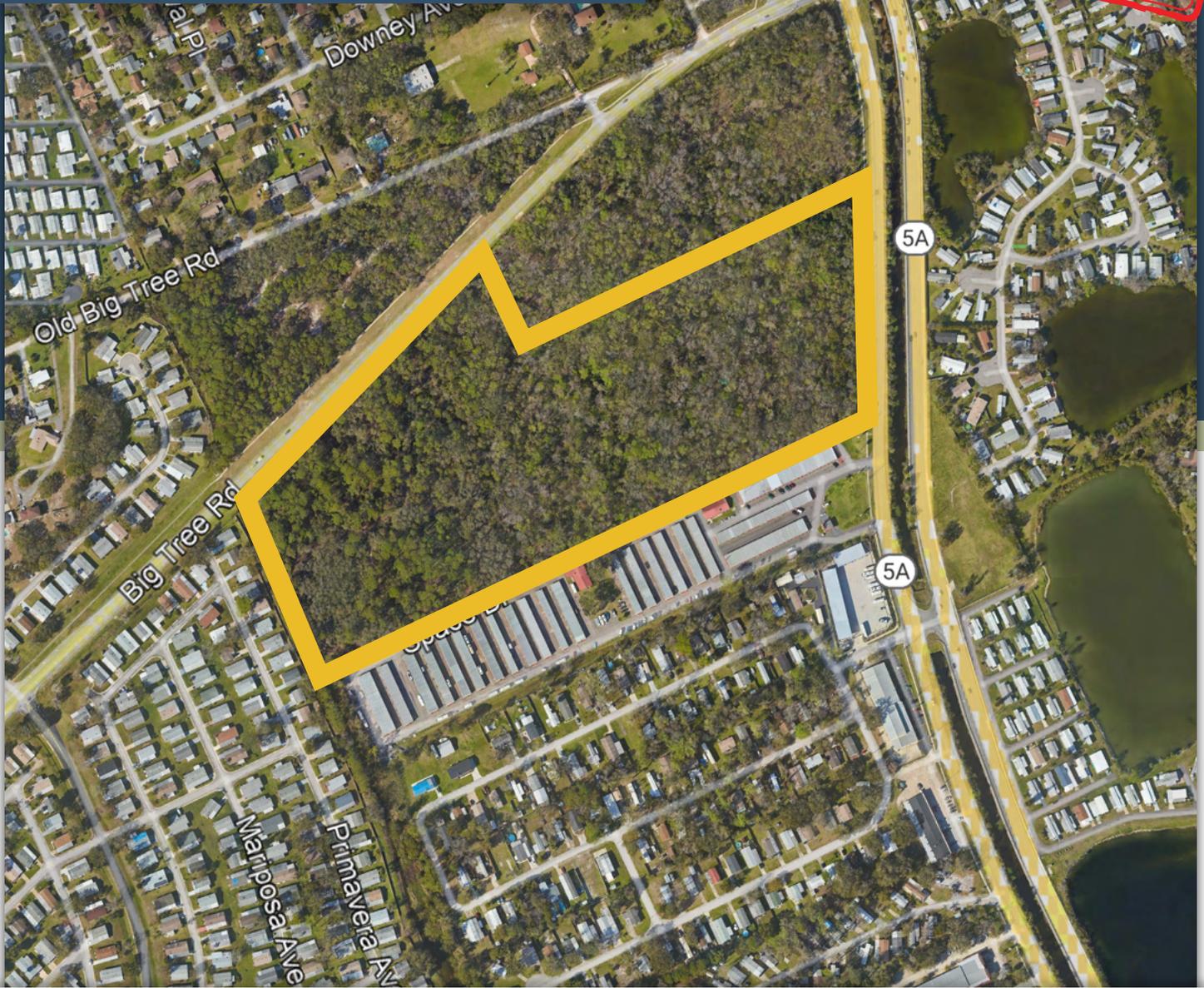




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER

**PRICE REDUCED**



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

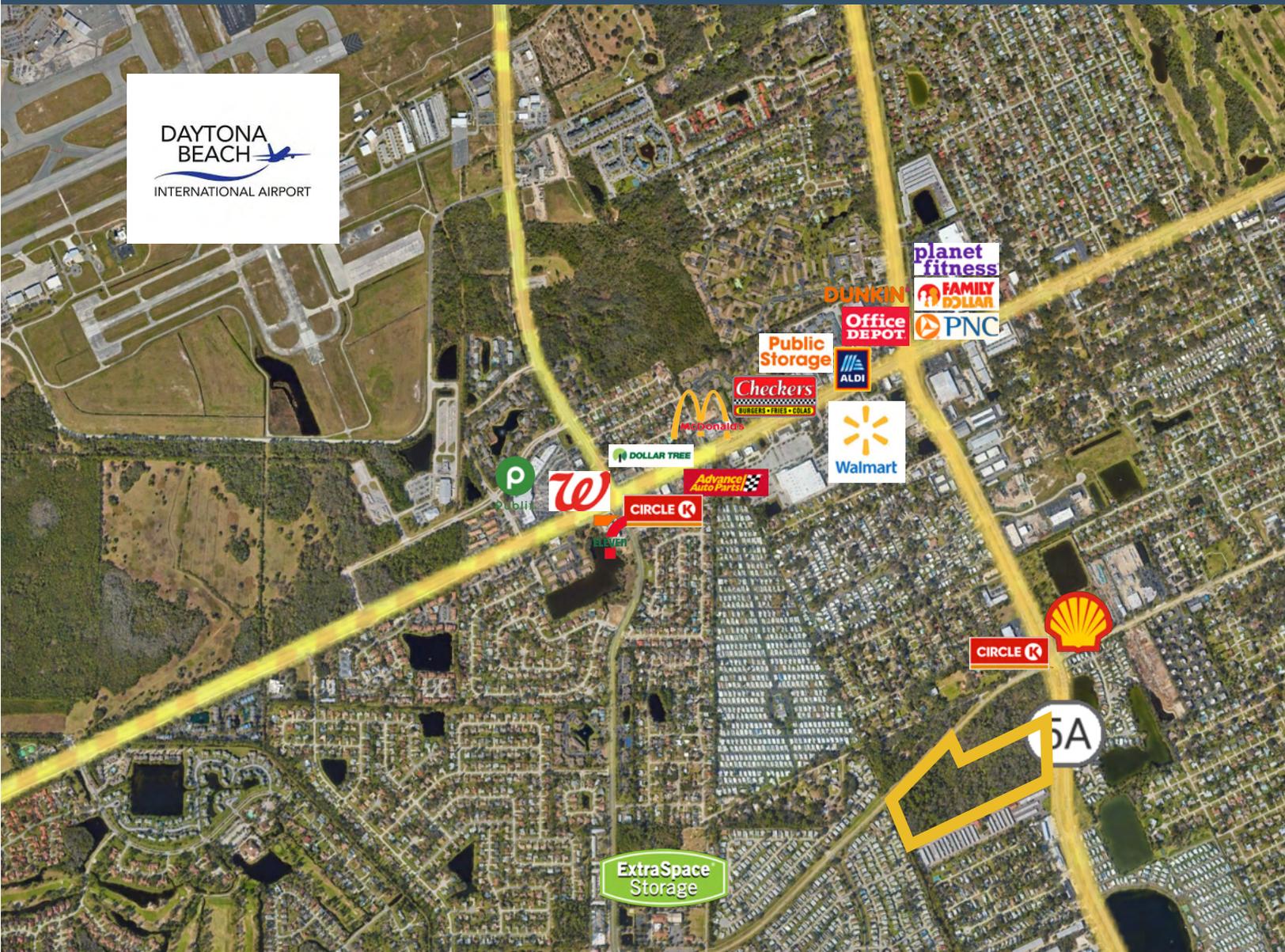
**NOW \$3,000,000**

# 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: ±690' on Nova Rd. and ±1,000' on Big Tree Rd.
- Price: \$ 3,000,000

## Property Highlights

28.81± 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

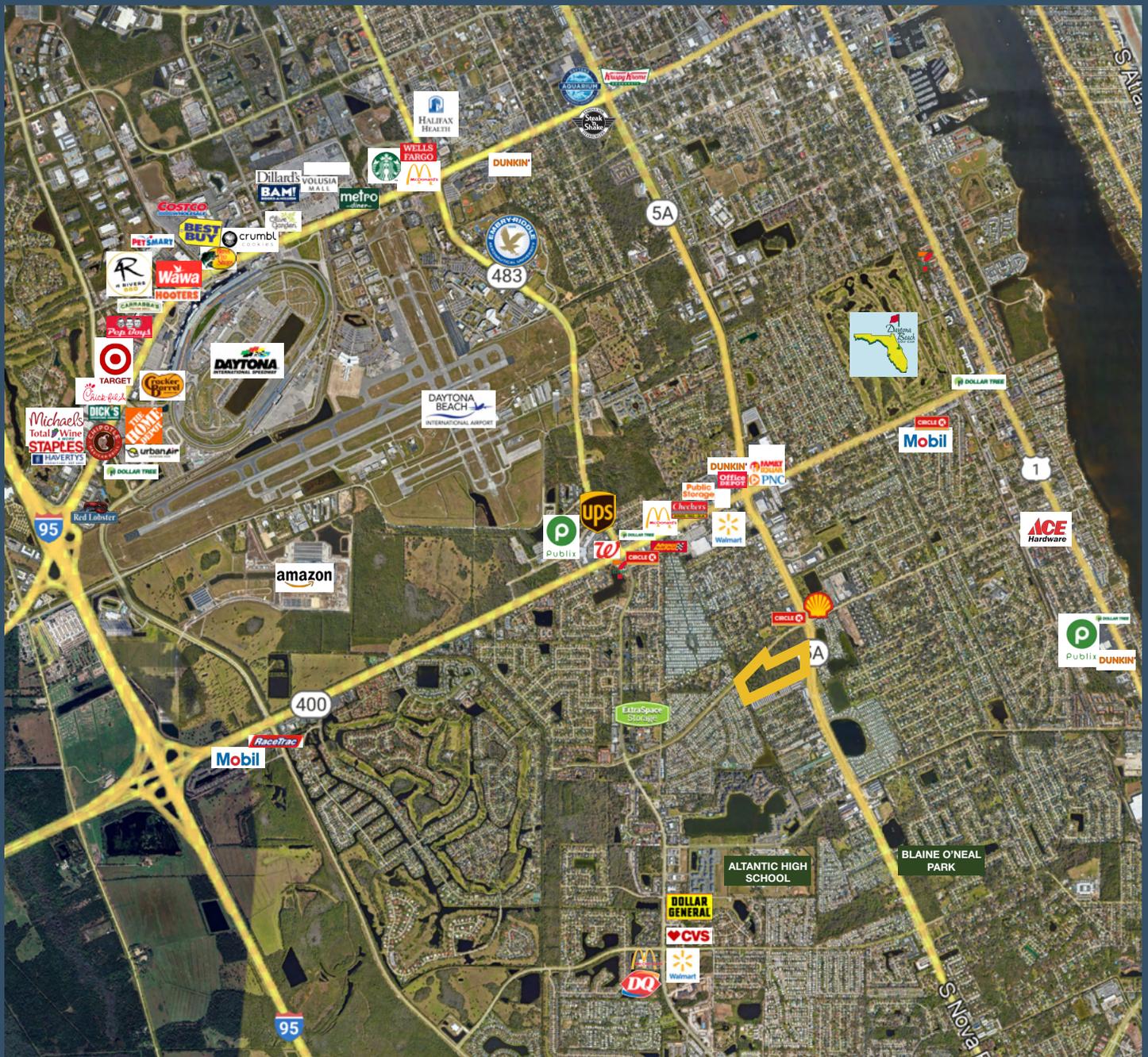
## County Demographics

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

Volusia County, 2023 US Census

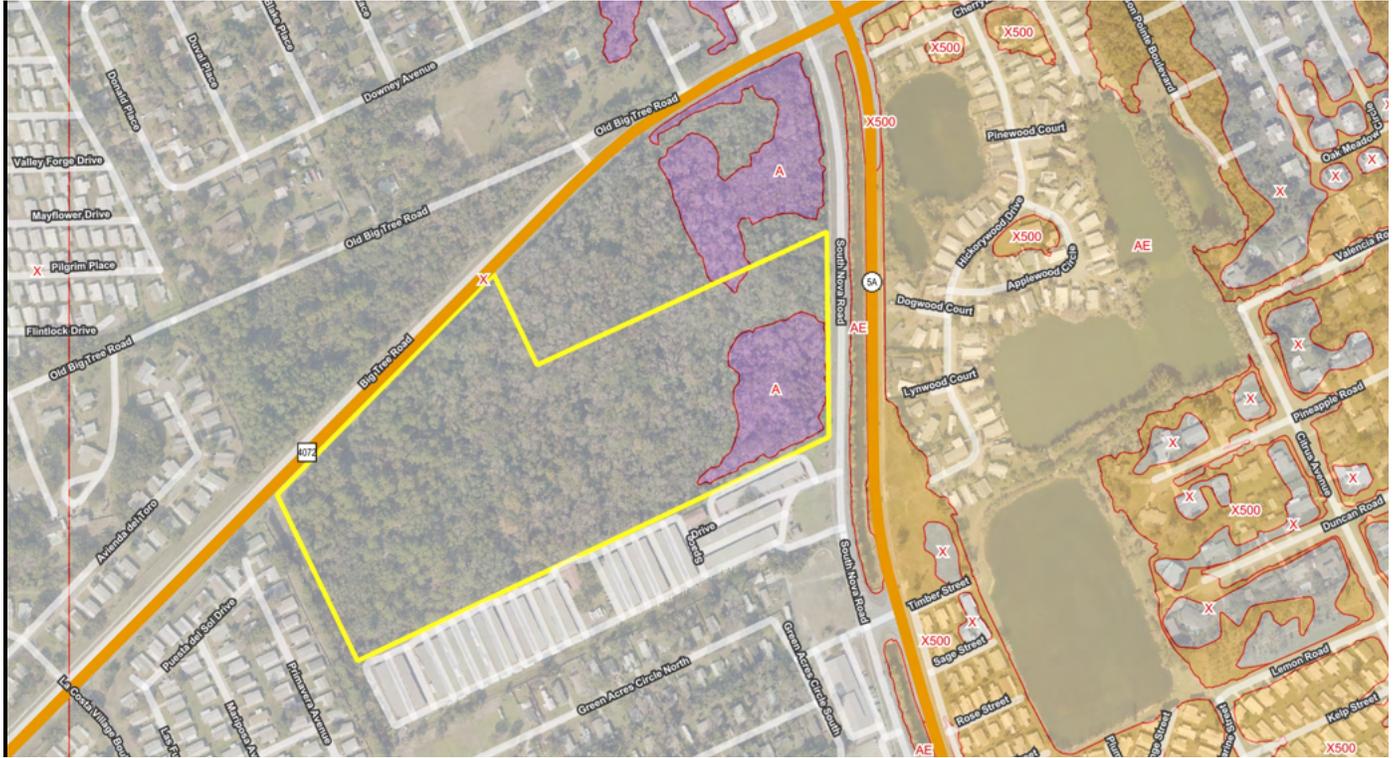
## Daily Traffic Counts

- 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

