



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



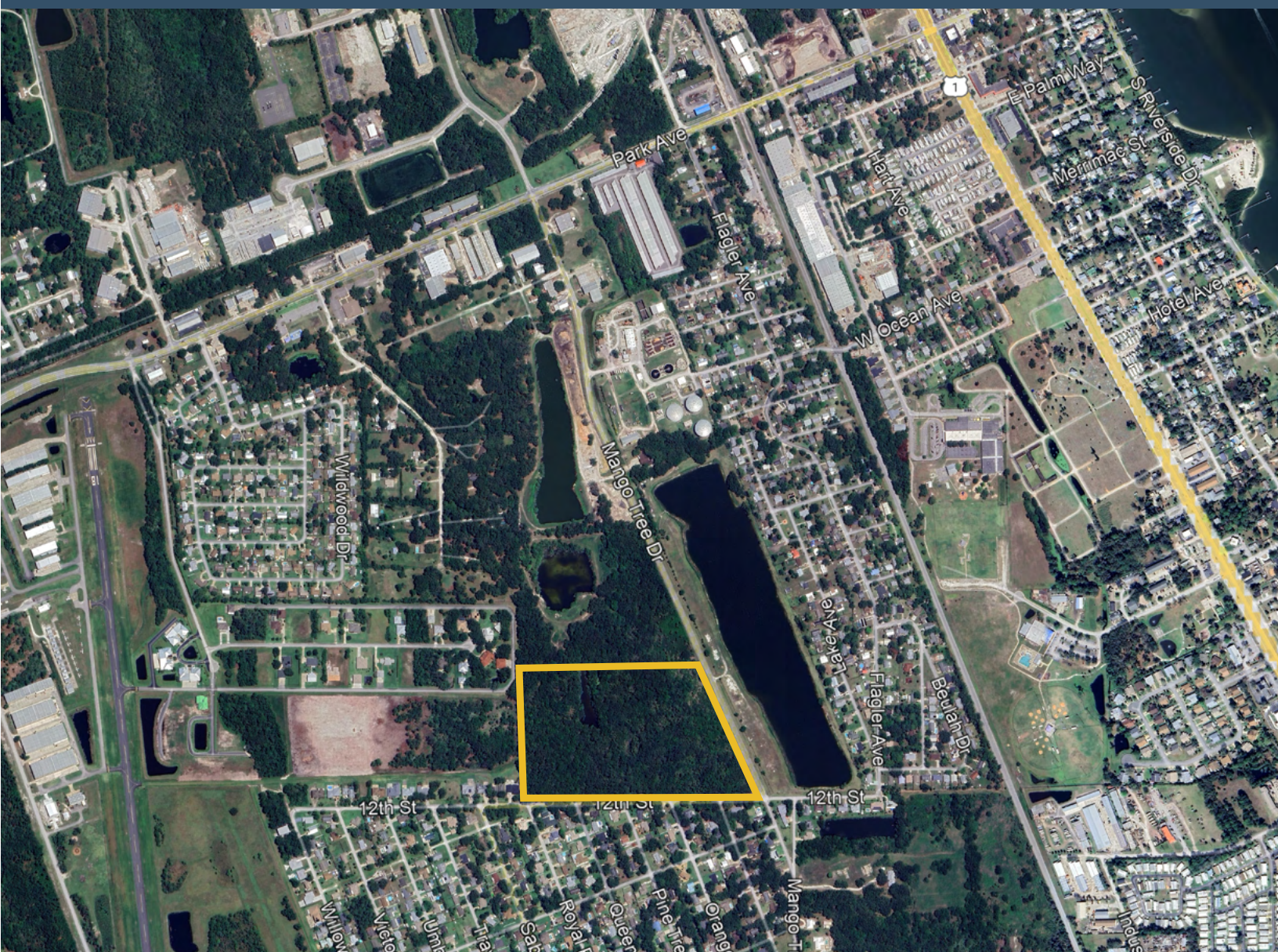
**28.93± ACRE RESIDENTIAL INFILL
DEVELOPMENT SITE FOR SALE!
1100 Mango Tree Dr, Edgewater, FL 32132**

PROPERTY DETAILS

- Size: 28.93± acres gross, 27.63± net
- Location: 1100 Mango Tree Dr, Edgewater, FL 32132
- Zoning: AGR
- FLU: Med Density Res 8du/acre
- Utilities: Water & Sewer Availability
- Frontage: 960' on Mango Tree Dr.
- **Price: \$2,700,000**

Property Highlights

A prime 27.63 acre infill residential development site located between US1 and I-95 within the city of Edgewater. This property is 1.2 miles south of New Smyrna Beach and is currently zoned Agriculture but has a future land use of medium density residential. The property has water and sewer availability to the site. This site is surrounded by development with easy access to retail, industrial, recreation and medical providers.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 23,314
- Median HH Income: \$58,805
- Median Home Value: \$238,700

Edgewater, 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

- Normandy Blvd: 10,000
- Elkeem Blvd: 7,700
- Saxon Blvd: 26,000
- I-4 (between SR 472 and Saxon Blvd): 108,500



REGIONAL MAP

Drive Times

- New Smyrna Beach: 10 min
- Sanford: 45 min
- Orlando Intn'l Airport: 1 hr
- Daytona Beach: 30 min
- Ormond-By-The-Sea: 50 min
- Clermont: 1 hr 30 min
- Titusville: 30 min
- Cape Canaveral: 55 min
- Orlando: 1 hr

