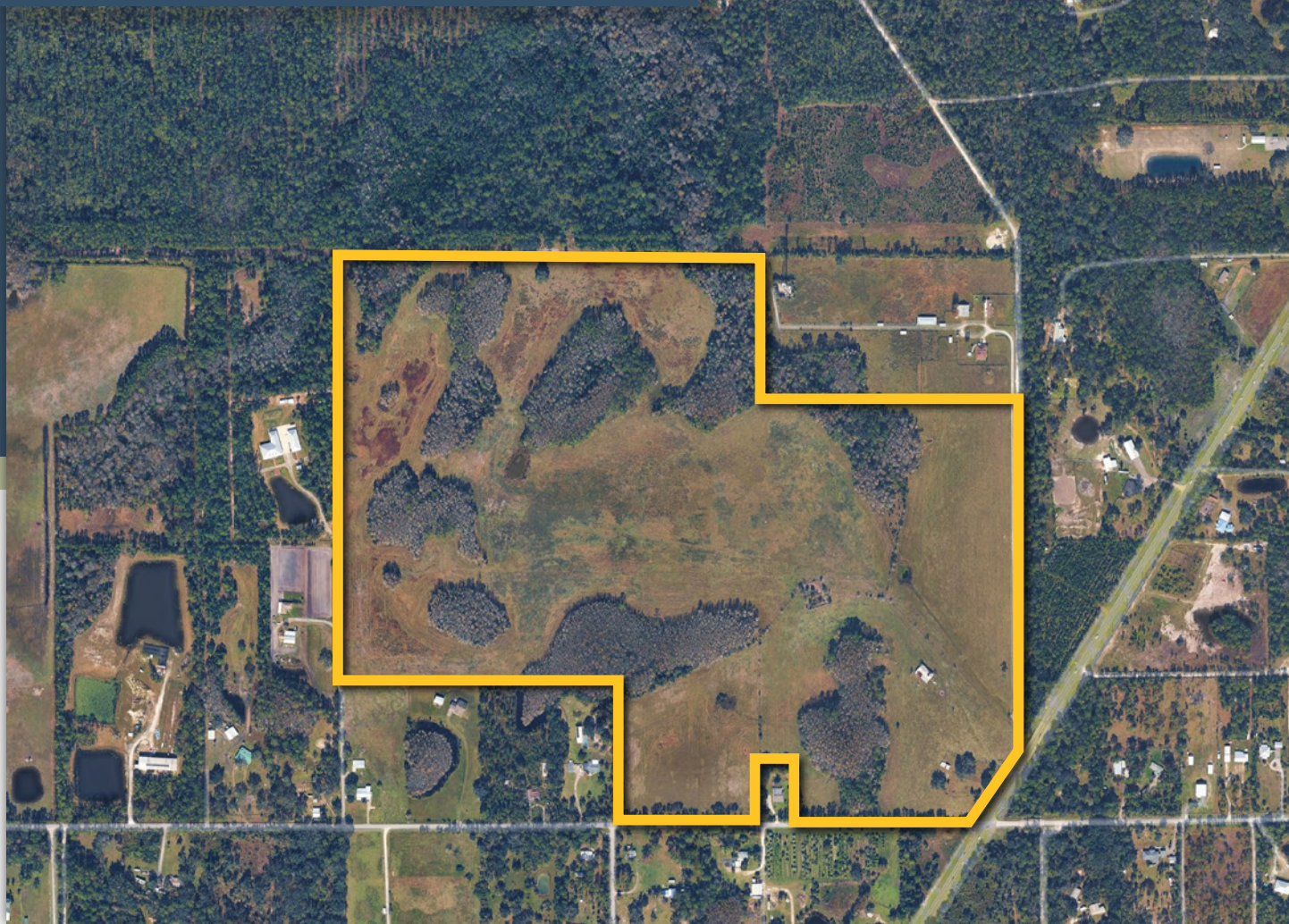




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



±151 AC RECREATION / 15 RURAL RESIDENTIAL NEW SMYRNA BEACH HOMESITES

1092 S STATE ROAD 415, New Smyrna Beach, FL 32168

PRICE: \$3,950,000

Jonathan Clayton

Vice President

407-670-9113

JClayton@maurycarter.com

Robby Doyle

Sales Associate

386-956-5640

RDoyle@maurycarter.com

PROPERTY DETAILS

Size:

Total: ± 155.43 ac

NWI: ± 115.8 ac

FEMA: ± 115.02 ac

Parcels:

821001020010

821001010002

821001020120

Entitlements:

FLU: AR (County)

Zoning: A-1 (County)

Minimum Lot Size: 10 ac

Total Lots: 15

Allowed Density: 1 DU/10 AC

Proposed Density: 15 DU

PROPERTY HIGHLIGHTS

A rare large-acreage opportunity in one of Central Florida's most active growth corridors. This ± 155.43 -acre assemblage fronts SR 415 in Volusia County, positioned near to the South Village New Smyrna Beach and Deering Park developments, two of the region's most notable residential projects. This site sits roughly 25 minutes from New Smyrna Beach and 45 minutes from Orlando, with direct SR 415 frontage ensuring strong accessibility and visibility. Surrounding conservation lands provide a natural buffer and lasting scenic character.

Volusia County continues to attract significant residential growth and this property checks all the buyers' boxes: coastal proximity, scenic neighborhoods, and convenient access to the Orlando metro. Call us today for more information!

CONCEPTUAL PLAN



CONCEPTUAL PLAN



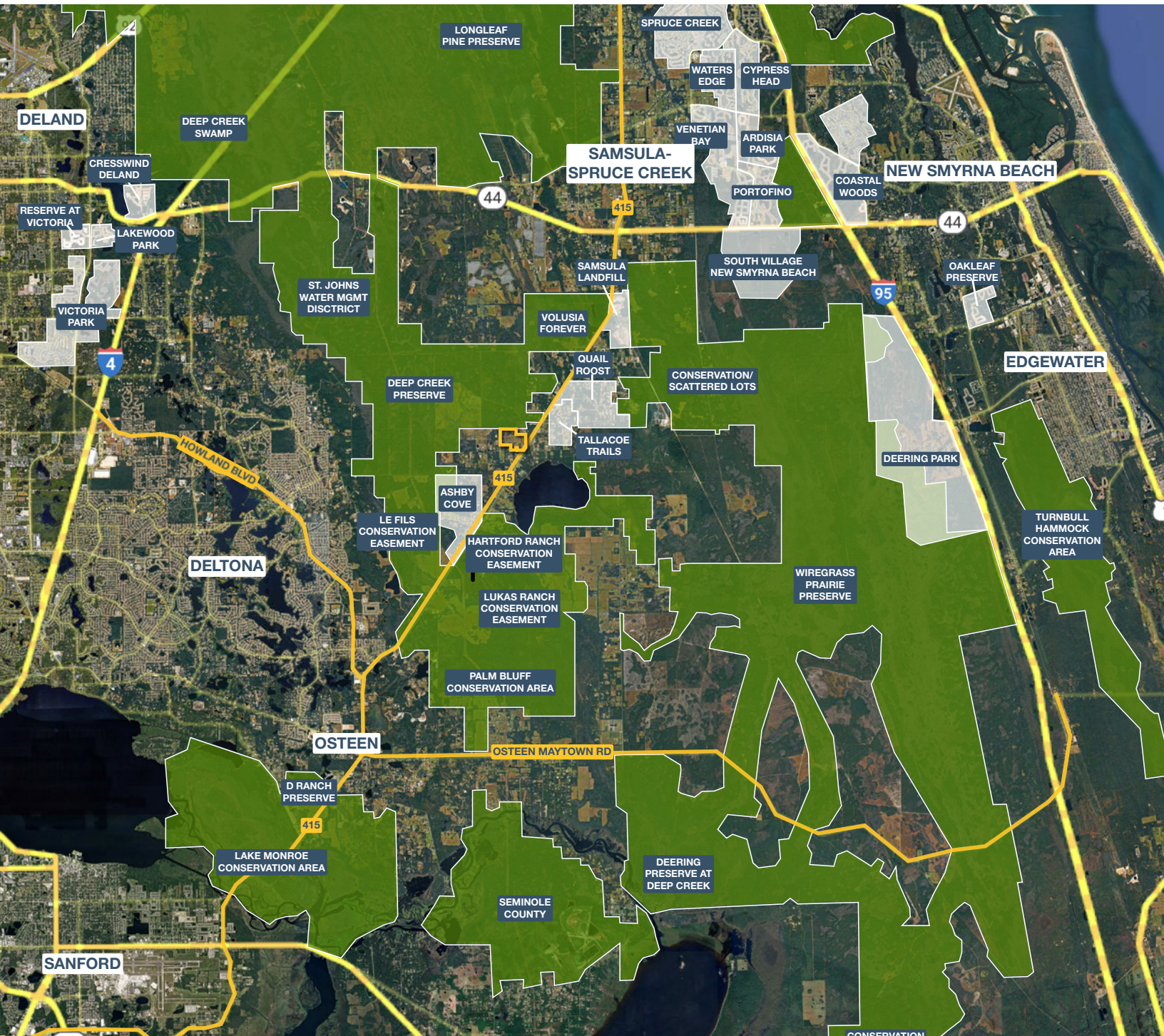
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

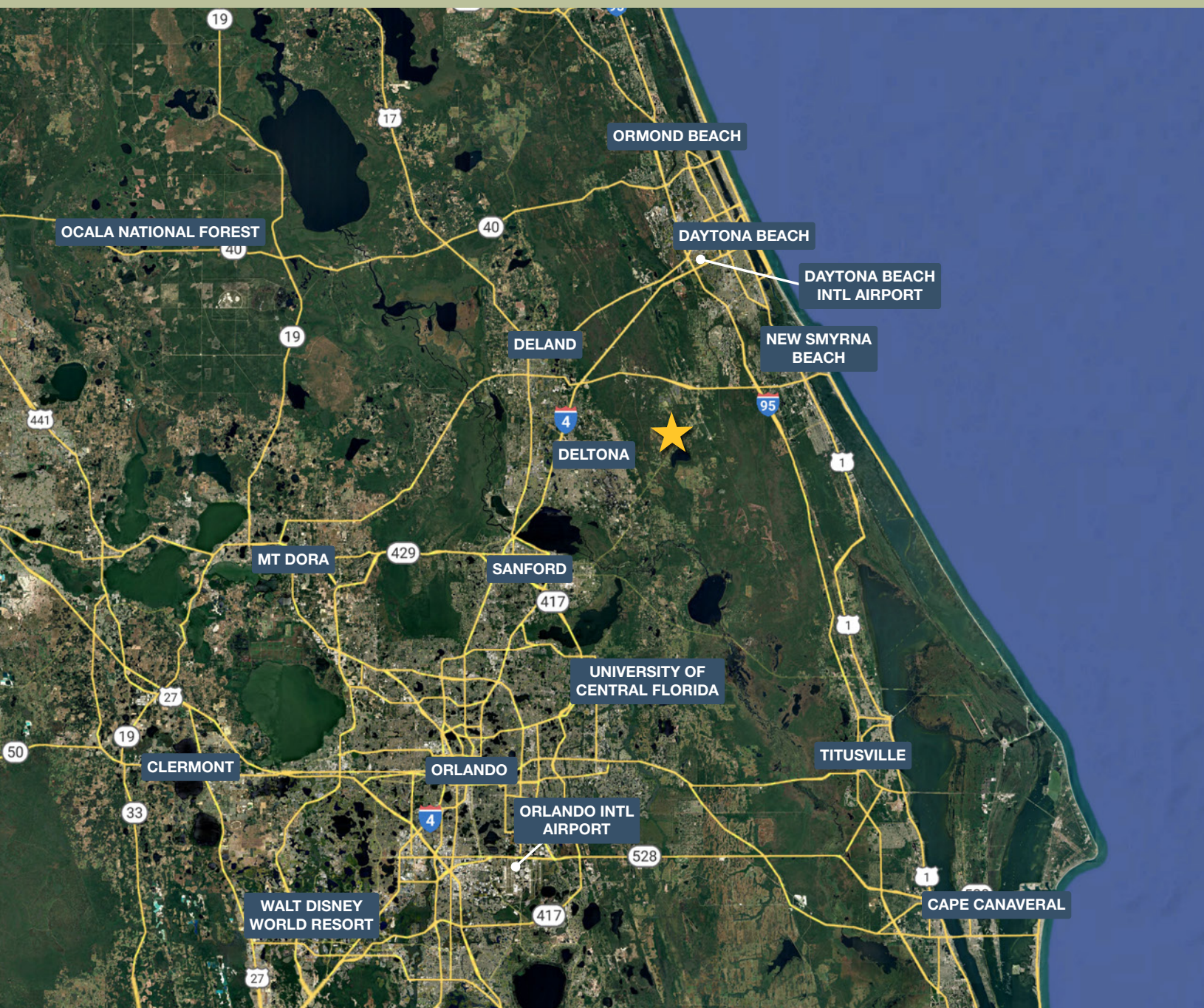
Total Population	31,212	579,622
Median HH Income	\$83,865	\$70,044
Median Home Value	\$395,000	\$313,000

New Smyrna, US Census

Volusia County, US Census



REGIONAL MAP



DRIVE TIMES

- New Smyrna Beach: 20 min
- Deltona: 25 min
- Sanford: 25 min
- Sanford International Airport: 25 min
- Daytona International Airport: 30 min
- Daytona Beach: 35 min
- Ormond Beach: 40 min
- Orlando: 45 min
- Walt Disney World Resort: 1 hr
- Cape Canaveral: 1 hr