



OAK HAMMOCK RESERVE

BERESFORD RD
DELAND, FL 32720

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Beresford Rd

Spring Garden Av

Property Overview



Sale Price **\$5,243,000**

PROPERTY OVERVIEW

Oak Hammock Reserve is a residential development that is fully approved, permitted, and shovel-ready. Construction can start immediately. The site is located in a pleasant residential area on the southwest side and within the city limits of Deland. Everything is ready to go for the development of 107 single-family home lots. Utilities are available at the site.

OFFERING SUMMARY

Permitted Lots:	107
Lot Size:	50-60 FT W x 115 FT L
Acres:	38.22
Price / Lot:	\$49,000
City:	DeLand
County:	Volusia
Property Type:	Residential Development

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	100% Uplands <ul style="list-style-type: none">• Astatula Fine Sand• Tavares Fine Sand• Apopka Fine Sand
Soil Types:	
Taxes & Tax Year:	\$6,437 for 2021
Zoning / FLU:	FLU - Urban Low Density
Water Source & Utilities:	Water and sewer are at the property and there is a brand new lift station
Road Frontage:	2600 FT on West Beresford Road and 640 FT on Spring Garden Avenue South
Nearest Point of Interest:	Lake Beresford, Lake Beresford State Park, Blue Spring State Park and Hontoon Island State Park
Planning and / or Permits:	Site plan has been approved
Permitted Lots:	107
Average Lot Size:	50 and 60 feet wide and 115 feet deep
Plats or Engineering Information:	This site is fully approved with permits, site plan and development order.



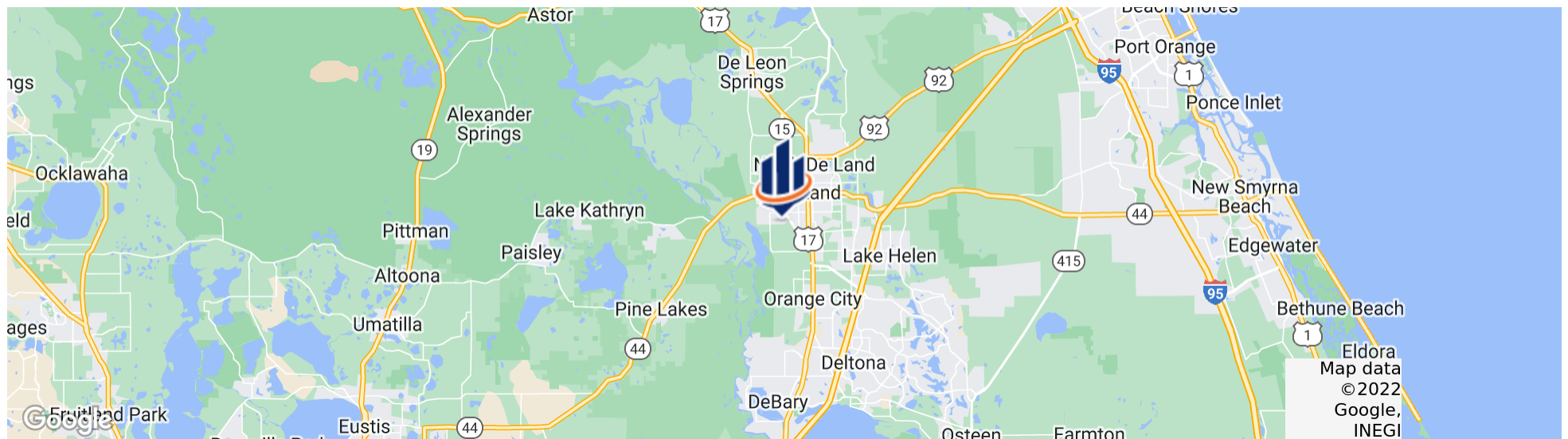
LOCATION & DRIVING DIRECTIONS

Parcel: 30171900000150

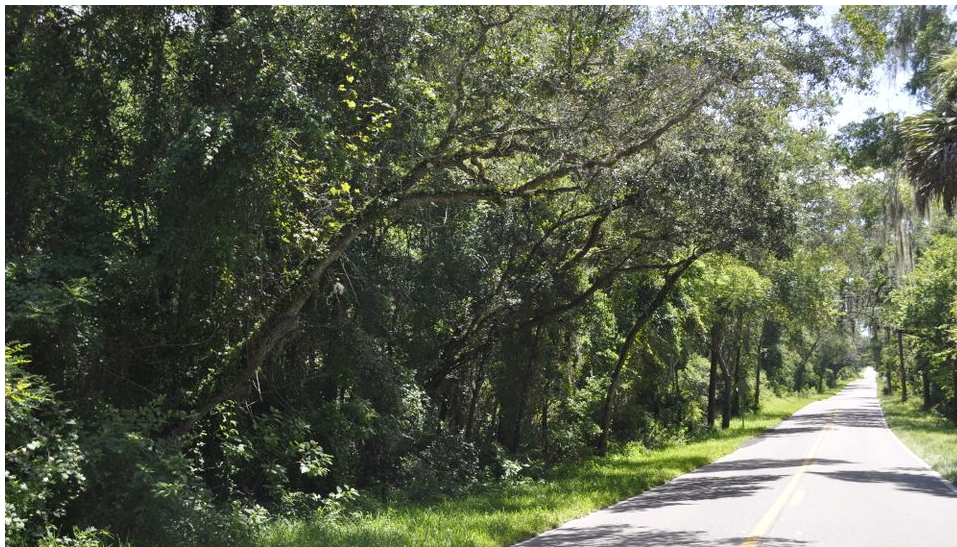
GPS: 29.0043681, -81.3235694

Driving Directions: From I-4 take exit 114 onto SR 472 to Deland for 3 ± miles; Keep right onto US-17 N toward Deland; In 2 ± miles turn left onto SR-15A; In 1 ± mile turn left onto W Beresford Rd; Property will be on your right in 1/2 ± mile

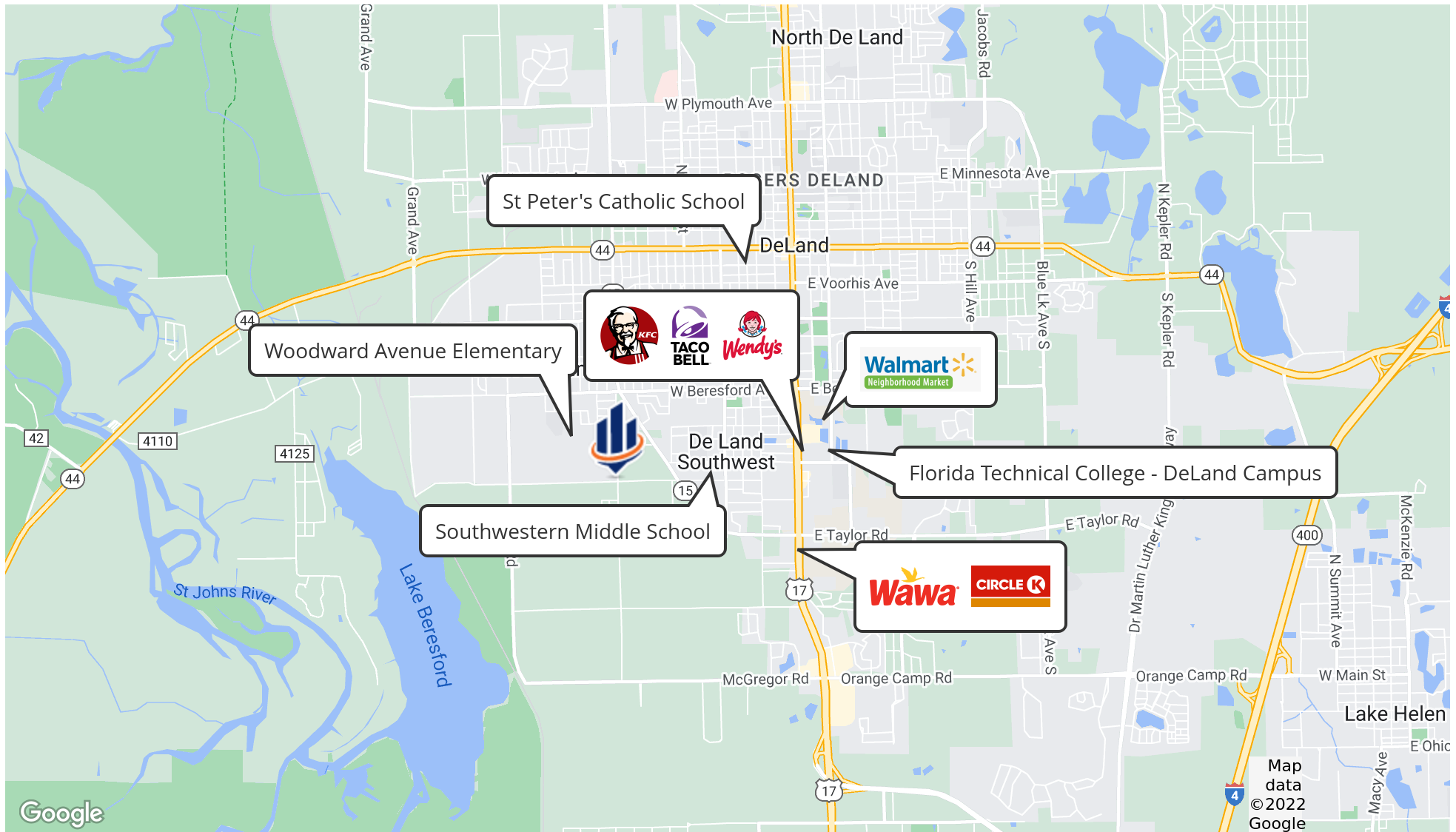
Showing Instructions: Contact Listing Agents

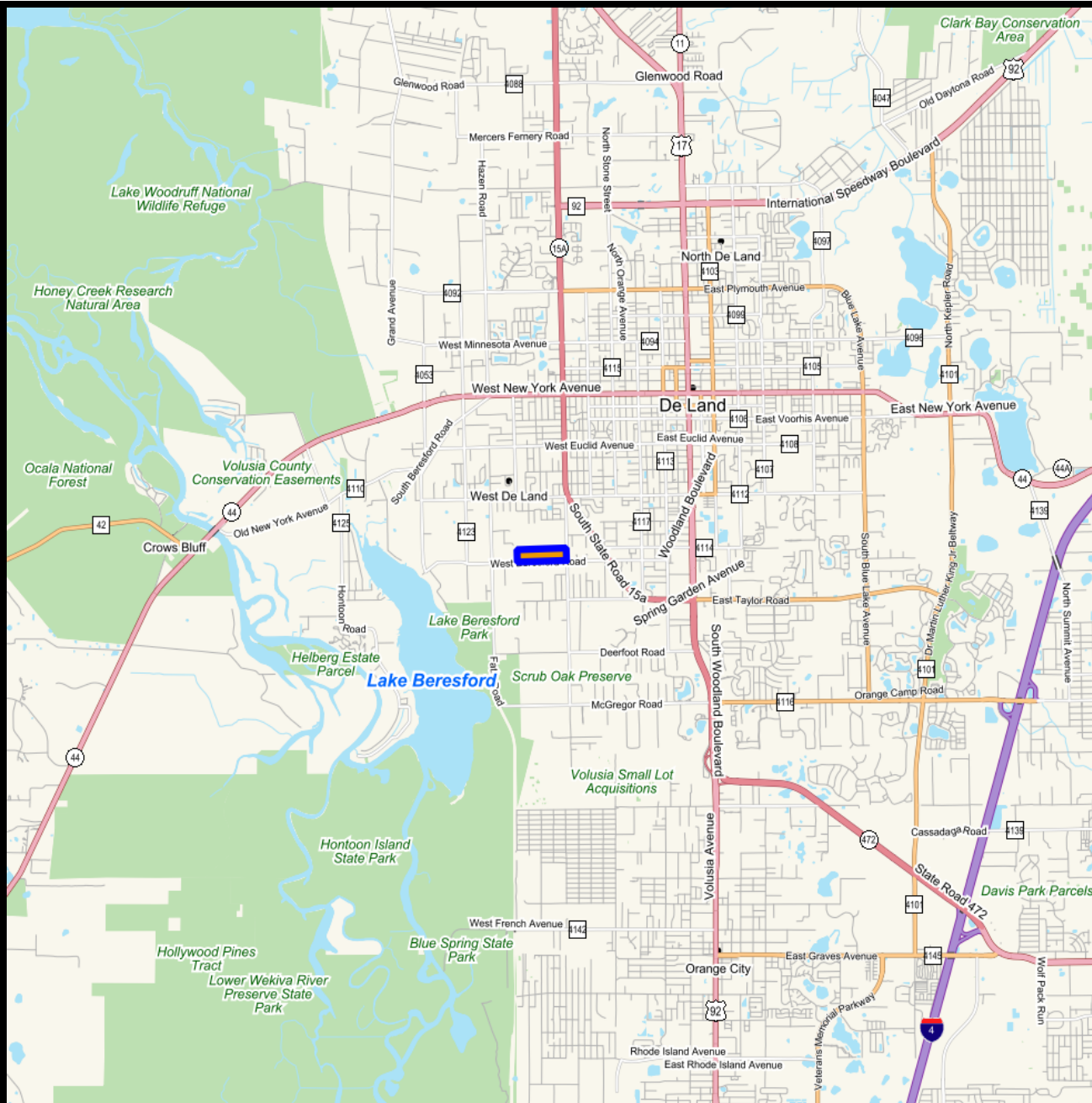


Additional Photos



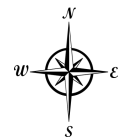
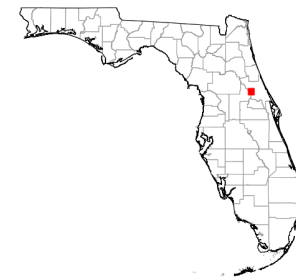
Retailer Map





Vicinity

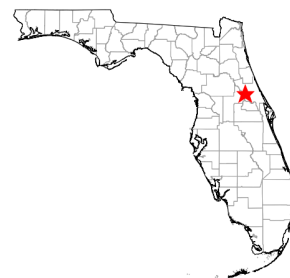
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water Labels
- Water Labels
- Water Labels



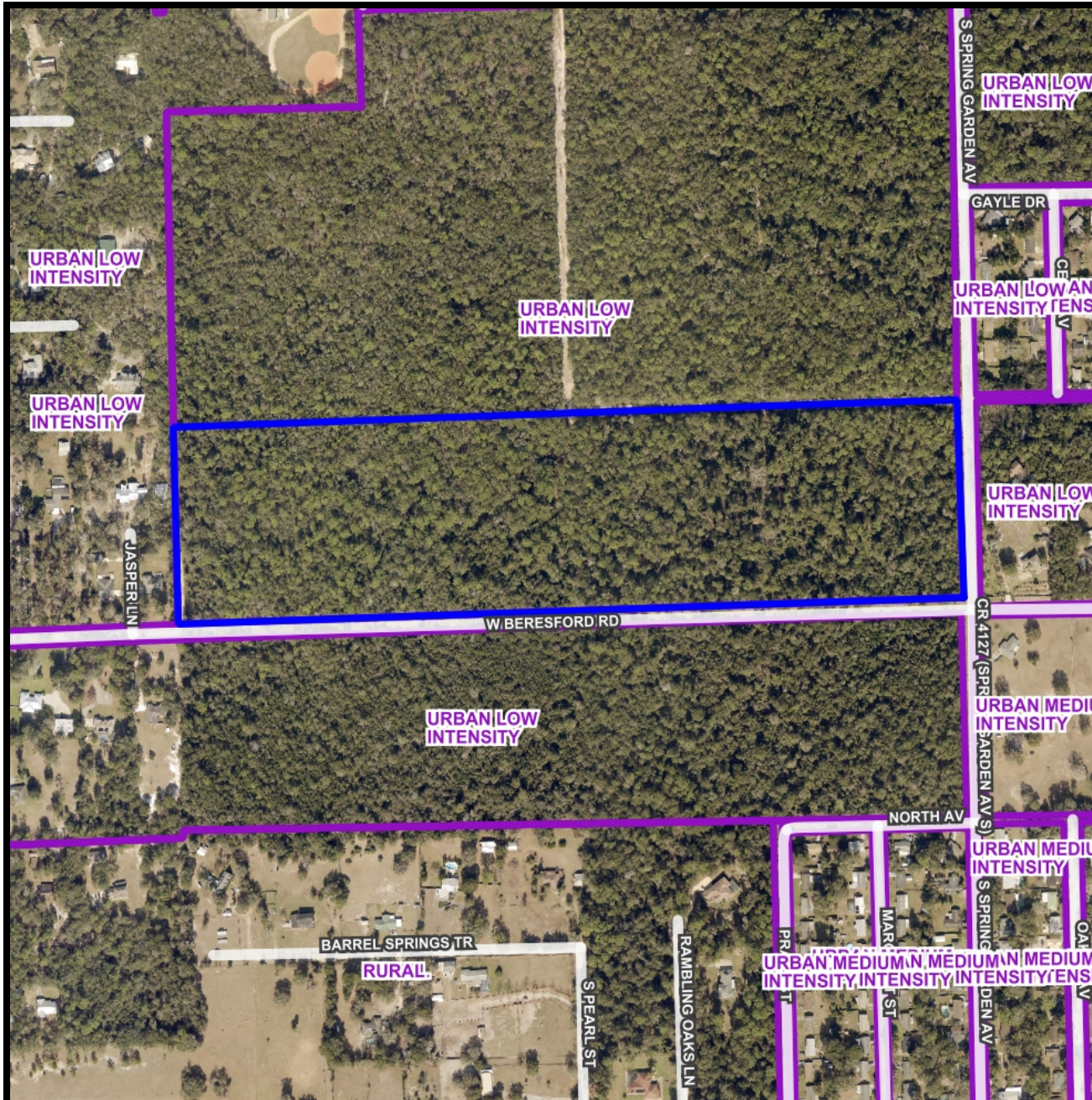
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Aerial

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- 🗺 Streets MapWise

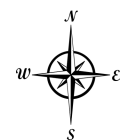
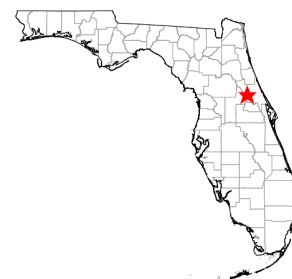


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Future Land Use

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines
- Water Labels
- Water Labels
- Water Labels



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**OAK HAMMOCK
RESERVE**

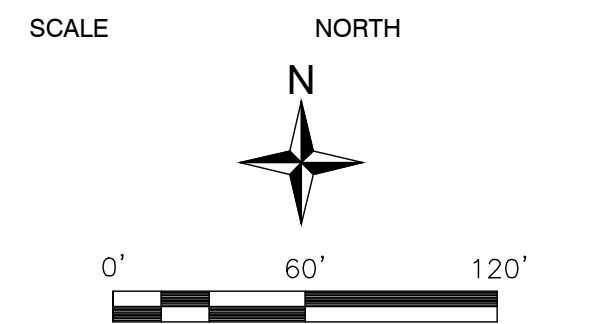
SPRING GARDEN AVE. S. (CR 4127)
 & W. BERESFORD RD.
 DELAND, FLORIDA 32738

SEAL

Reinaldo Malave
 FL PE # 31588
 Feb. 08. 2023

KEY PLAN

SCALE



NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

GEOMETRY PLAN

PROJECT NO. 50143466

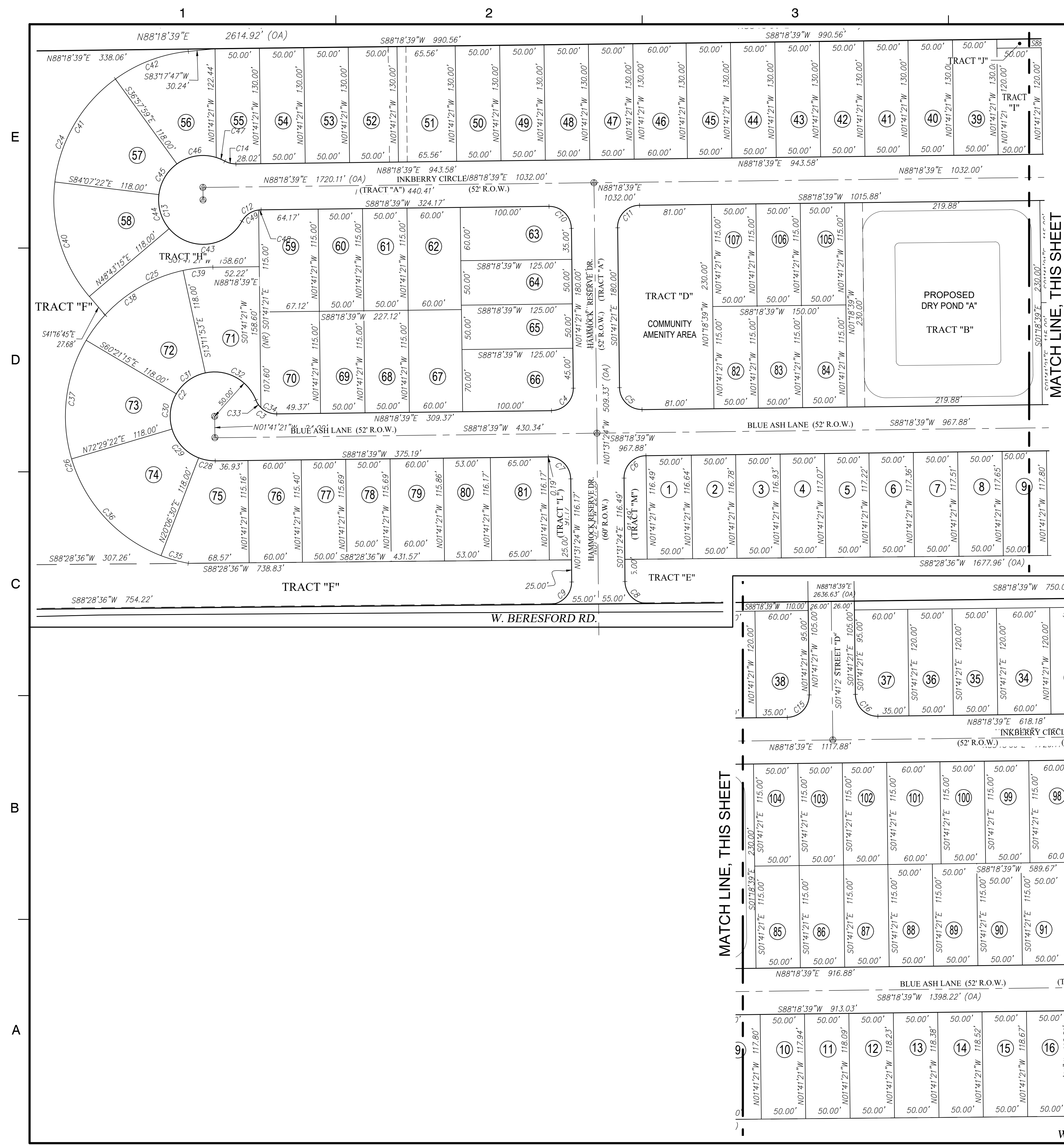
C07A

SHEET NO.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	235.62'	150.00'	90°00'00"	212.13'	N43°18'39"E
C2	217.21'	50.00'	248°53'59"	82.46'	S32°45'38"W
C3	30.06'	25.00'	68°53'59"	28.28'	S57°14'22"E
C4	39.27'	25.00'	90°00'00"	35.36'	N43°18'39"E
C5	39.27'	25.00'	90°00'00"	35.36'	S46°41'21"E
C6	39.20'	25.00'	89°50'02"	35.30'	S43°23'38"W
C7	39.34'	25.00'	90°09'58"	35.41'	N46°36'22"W
C8	39.27'	25.00'	90°00'00"	35.36'	S46°31'24"E
C9	39.27'	25.00'	90°00'00"	35.36'	N43°28'36"E
C10	39.27'	25.00'	90°00'00"	35.36'	N46°41'21"W
C11	39.27'	25.00'	90°00'00"	35.36'	S43°18'39"W
C12	26.37'	25.00'	60°26'24"	25.17'	S58°05'26"W
C13	235.94'	50.00'	270°21'59"	70.48'	S16°56'46"E
C14	13.06'	25.00'	29°55'35"	12.91'	S76°43'34"E
C15	39.27'	25.00'	90°00'00"	35.36'	N43°18'39"E
C16	39.27'	25.00'	90°00'00"	35.36'	S46°41'21"E
C17	6.00'	50.00'	05°52'22"	5.99'	N84°52'28"E
C18	5.51'	50.00'	06°18'51"	5.51'	N78°16'51"E
C19	127.95'	50.00'	146°36'59"	95.79'	S31°34'05"E
C20	34.41'	50.00'	39°26'09"	33.74'	S85°09'30"E
C21	276.46'	176.00'	90°00'00"	248.90'	N43°18'39"E
C22	194.78'	124.00'	90°00'00"	175.36'	N43°18'39"E
C23	39.27'	25.00'	90°00'00"	35.36'	N46°41'21"W
C24	365.27'	168.00'	124°34'32"	297.46'	S21°00'31"W
C25	136.40'	168.00'	46°31'03"	132.68'	S85°03'08"W
C26	359.56'	168.00'	122°37'34"	294.76'	S19°31'11"E
C27	275.38'	294.00'	53°40'03"	265.42'	N37°29'28"E
C28	19.02'	50.00'	21°47'51"	18.91'	S80°47'26"E
C29	45.71'	50.00'	52°22'52"	44.14'	S43°42'04"E
C30	41.15'	50.00'	47°09'23"	40.00'	S06°40'03"W
C31	41.15'	50.00'	47°09'23"	40.00'	S53°32'26"W
C32	70.17'	50.00'	80°24'30"	64.55'	N62°59'37"W
C33	10.32'	25.00'	23°39'30"	10.25'	S34°37'07"E
C34	19.74'	25.00'	45°14'29"	19.23'	S69°04'07"E
C35	32.08'	168.00'	105°27'27"	32.03'	S75°21'44"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C36	153.59'	168.00'	52°22'52"	148.30'	S43°42'04"E
C37	138.27'	168.00'	47°09'23"	134.40'	S06°40'03"W
C38	138.27'	168.00'	47°09'23"	134.40'	S53°32'26"W
C39	33.75'	168.00'	11°30'31"	33.69'	S82°33'23"W
C40	138.27'	168.00'	47°09'23"	134.40'	S17°42'04"E
C41	138.27'	168.00'	47°09'23"	134.40'	S29°27'19"W
C42	88.74'	168.00'	30°15'47"	87.71'	S68°09'54"W
C43	96.74'	50.00'	110°51'01"	82.34'	N83°17'45"E
C44	41.15'	50.00'	47°09'23"	40.00'	S17°42'04"E
C45	41.15'	50.00'	47°09'23"	40.00'	S29°27'19"W
C46	46.48'	50.00'	53°15'45"	44.82'	S79°39'53"W
C47	10.42'	50.00'	11°56'28"	10.40'	N67°44'00"W
C48	2.93'	25.00'	06°43'24"	2.93'	S46°56'56"W
C49	23.44'	25.00'	53°43'00"	22.59'	S54°43'44"W
C50	25.27'	50.00'	28°57'18"	25.00'	S50°54'46"E
C51	25.27'	50.00'	28°57'18"	25.00'	S22°00'28"E
C52	43.00'	50.00'	49°16'14"	41.68'	S17°06'18"W
C53	36.68'	166.00'	12°39'40"	36.61'	S04°38'28"W
C54	32.93'	176.00'	10°43'07"	32.88'	N03°40'12"E
C55	64.39'	176.00'	20°57'36"	64.03'	N19°30'35"E
C56	52.73'	176.00'	17°10'03"	52.54'	N38°34'25"E
C57	52.73'	176.00'	17°10'03"	52.54'	N55°44'28"E
C58	14.53'	176.00'	04°43'50"	14.53'	N66°41'24"E
C59	59.15'	176.00'	19°15'19"	58.87'	N78°40'59"E
C60	9.01'	124.00'	04°09'44"	9.01'	N00°23'31"E
C61	181.77'	124.00'	83°59'25"	165.93'	N44°28'05"E
C62	4.00'	124.00'	01°50'51"	4.00'	N87°23'13"E
C63	88.09'	294.00'	17°10'03"	87.76'	N55°44'28"E
C64	88.09'	294.00'	17°10'03"	87.76'	N38°34'25"E
C65	99.20'	294.00'	19°19'58"	98.73'	N20°19'25"E
C66	25.16'	168.00'	08°41'06"	25.14'	S15°18'51"W

NOTE:
 THIS PLAN IS FOR LOT DIMENSION INFORMATION ONLY.
 FOR ESTABLISHING ANY SURVEY CONTROL FOR THE
 LOTS AND RIGHT-OF-WAYS, USE THE RECORDED PLAT
 FOR THIS SUBDIVISION ONLY.



MATCH LINE, THIS SHEET

MATCH LINE, THIS SHEET

W. BERESFORD RD.

TRACT "E"



CLAY TAYLOR, ALC

Senior Advisor

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Direct: 863.774.3532 | Cell: 863.224.0835

PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors®), the NAR (National Association of Realtors®), the LAR (Lakeland Association of Realtors®) and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

AWARDS

- 2020 SVN® Achiever Award
- 2020 SVN Elite Sales Advisor
- 2016 CBC Circle of Distinction – BRONZE
- 2015 CBC Circle of Distinction – SILVER
- 2015 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]
- 2014 CBC Circle of Distinction - BRONZE
- 2013 CBC Top 2% Sales Professional
- 2013 National Commercial Award by National Association of Realtors®
- 2013 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]



DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida [UF] on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties

AWARDS

- 2021 SVN® Partner Award
- 2020 – SVN® Achiever Award
- 2015, 2010 - CBC Circle of Distinction - SILVER
- 2013 - RLI "Peer to Peer" Award
- 2012 - CBC Circle of Distinction - BRONZE



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