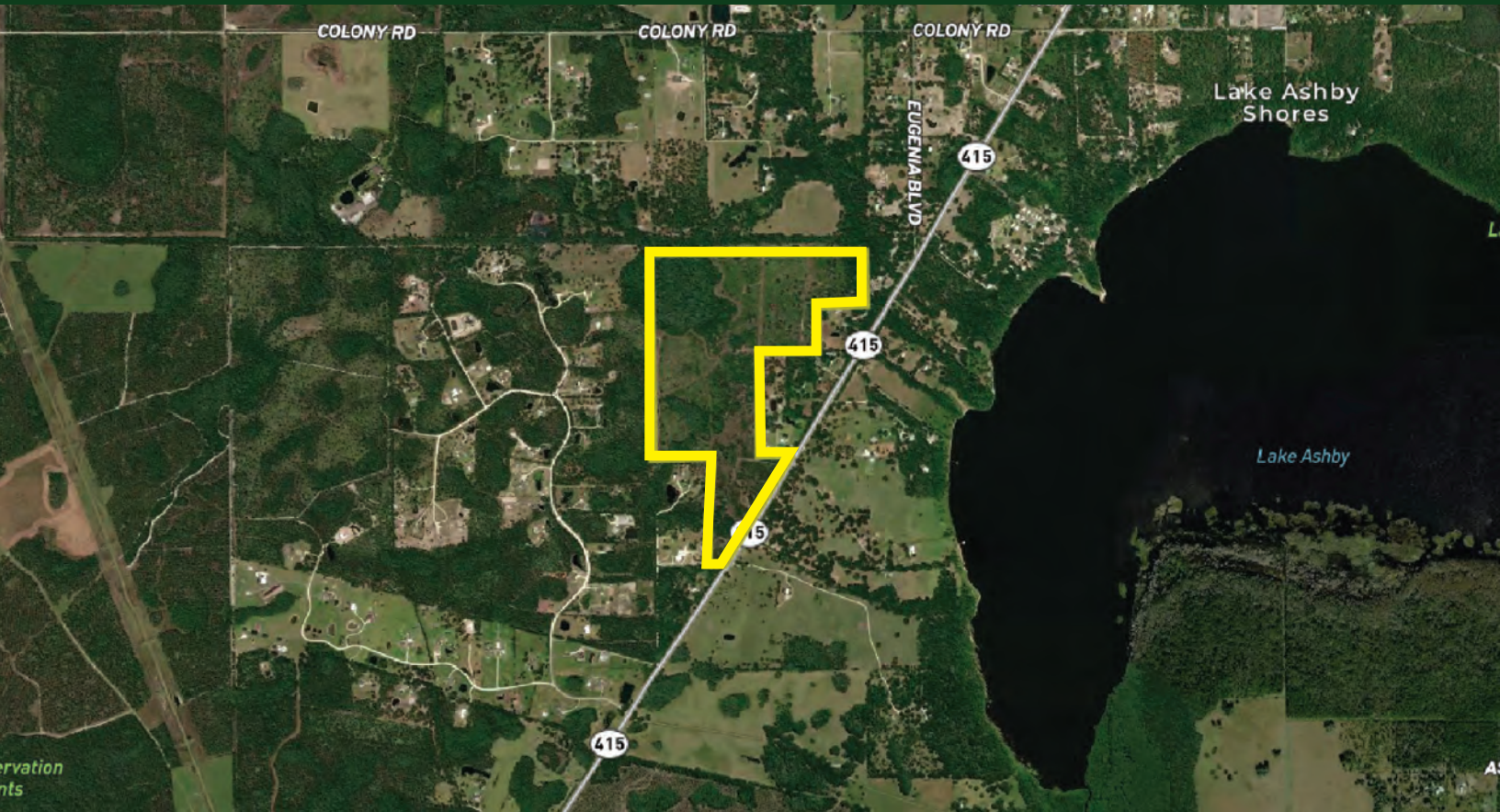


**FOR
SALE**

ORLANDO TO NEW SMYRNA BEACH GATEWAY PROPERTY

S SR 415, New Smyrna Beach, FL 32168

**UNDER
CONTRACT**



ABOUT THE PROPERTY

SIZE 126.5± acres

PRICE \$13,000/acre or \$1,644,500

ZONING A-1 (Prime Ag), FR (Forestry Resource),
RC (Resource Corridor)

FLU Rural, Forestry Resource, Environmental
Systems Corridor

UTILITIES Electric to site

**ROAD
FRONTAGE** 1,600'± on SR 415

PARCEL ID 821501020020

DESCRIPTION

Old Florida at its finest! This 126± acre ranch is located on the west side of State Road 415, the gateway to New Smyrna Beach from Orange and Seminole Counties. This property boasts a great mixture of pasture land and woods, with an assortment of wildlife on the property including deer, turkey and wild hogs. This property is only 45 minutes from downtown Orlando and just miles away from New Smyrna Beach. There is a public boat ramp just miles down the road providing access to the picturesque lake Ashby. This is one of the few large acreage properties within this corridor remaining that is not under conservation easements or protected by governmental agencies.

CALL TODAY for this rare opportunity to own a piece of unencumbered property along State Road 415 in Volusia County!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.

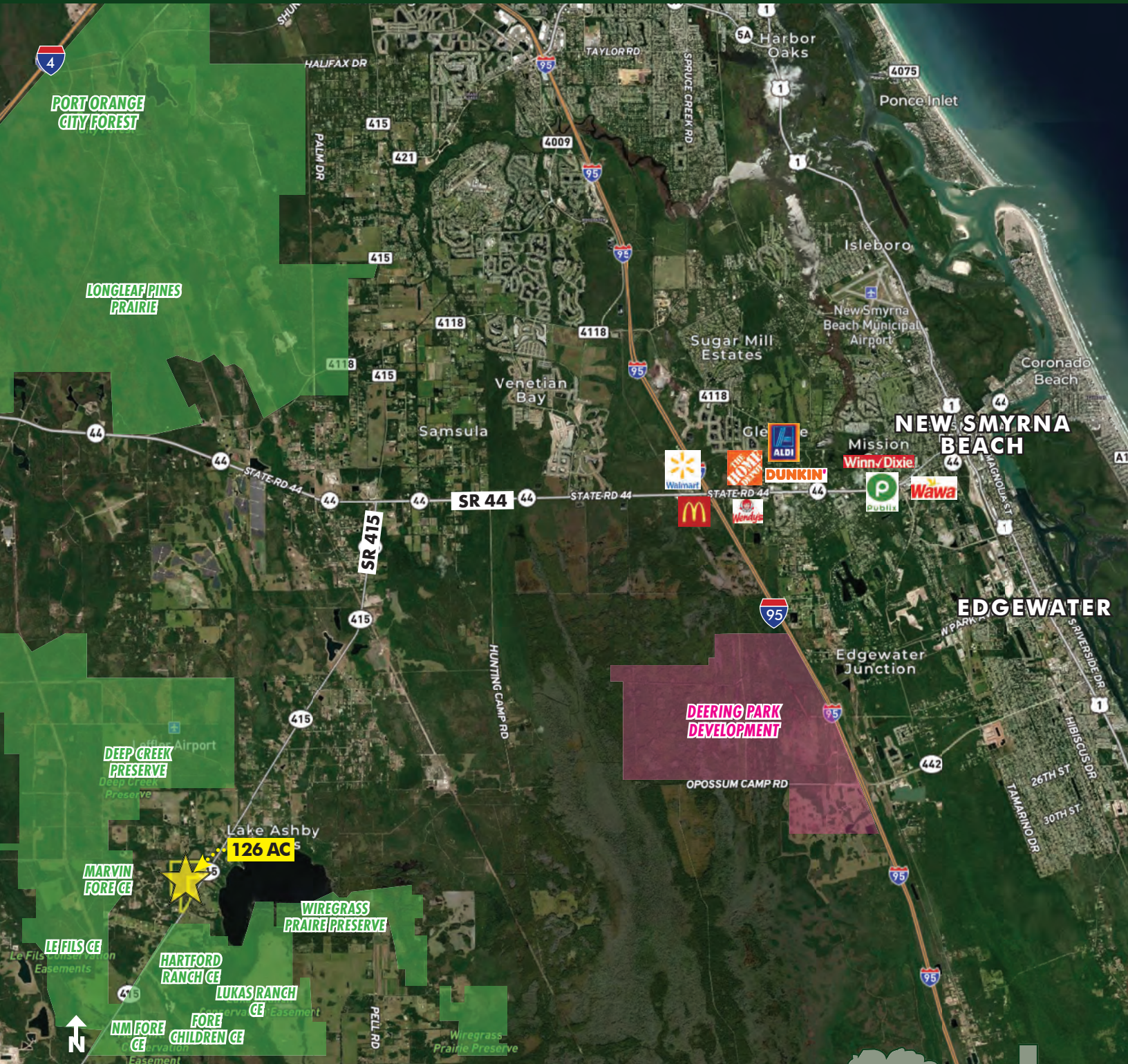


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REGIONAL MAP

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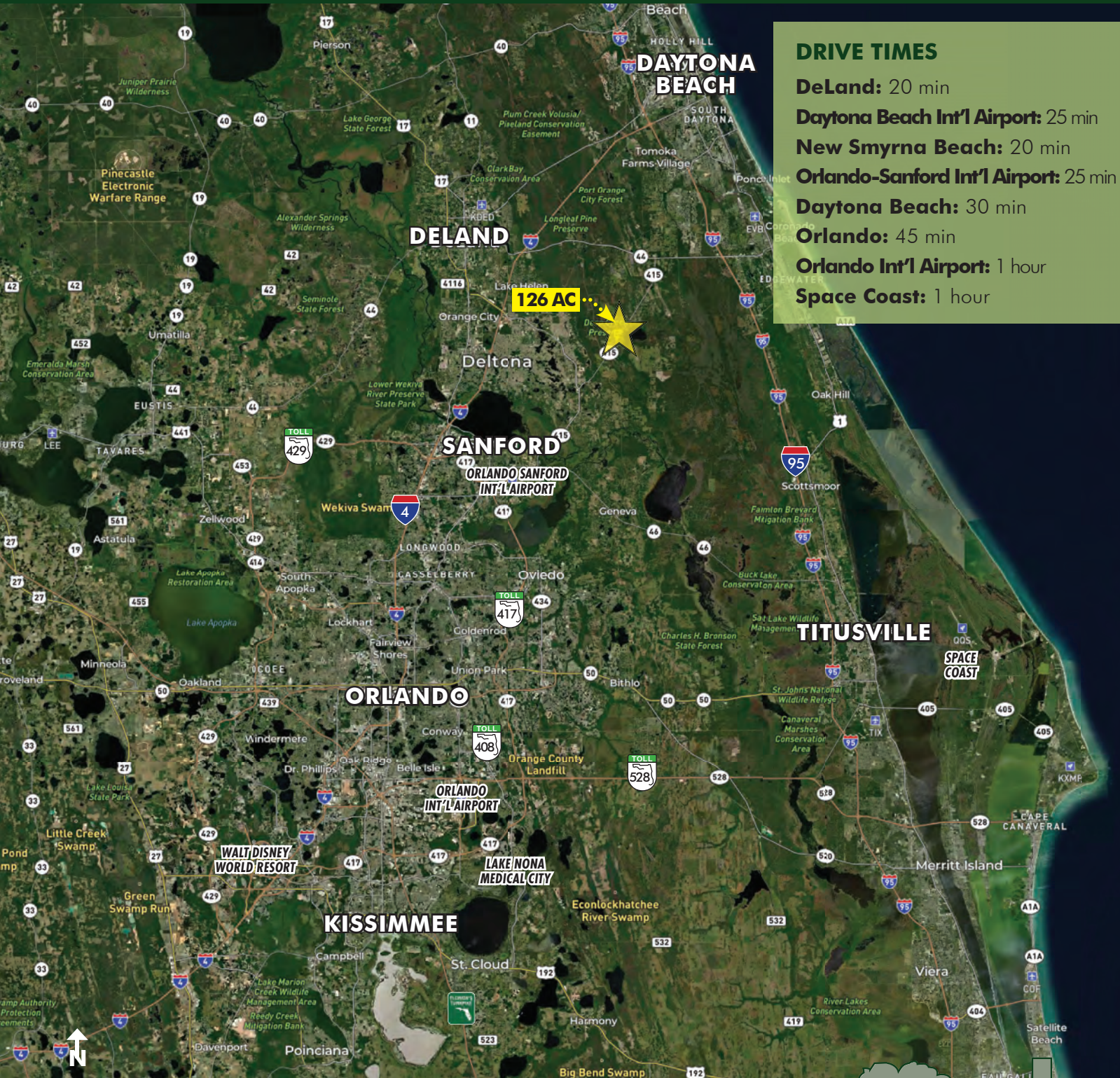
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DRIVE TIMES

DeLand: 20 min

Daytona Beach Int'l Airport: 25 min

New Smyrna Beach: 20 min

Orlando-Sanford Int'l Airport: 25 min

Daytona Beach: 30 min

Orlando: 45 min

Orlando Int'l Airport: 1 hour

Space Coast: 1 hour

LOCATION MAP

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