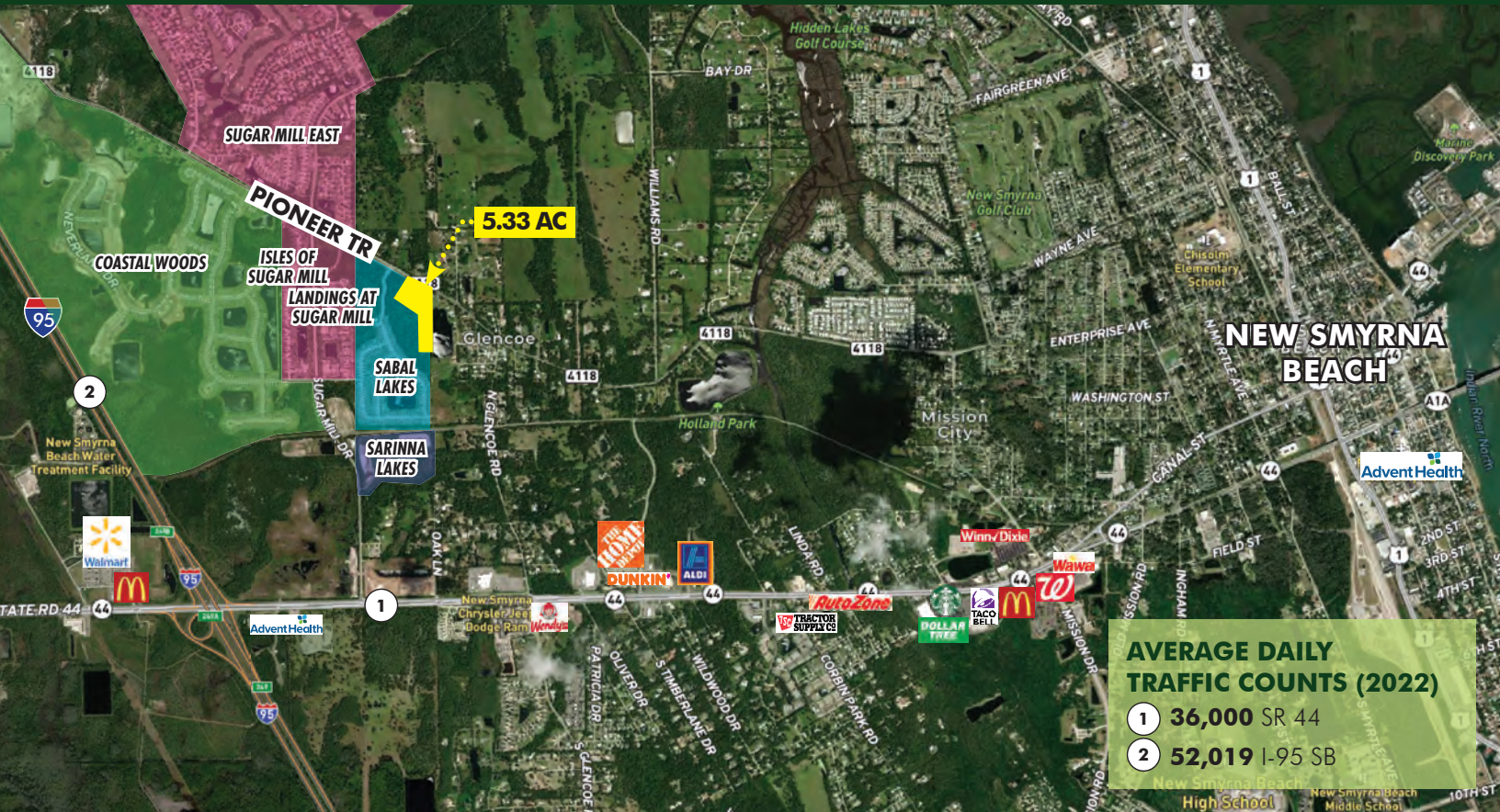


**FOR  
SALE**

# 5 ACRE OPPORTUNITY IN NEW SMYRNA BEACH

Pioneer Tr, New Smyrna Beach, FL 32168

**PRICE  
REDUCED**



## ABOUT THE PROPERTY

**SIZE** 5.33± acres

**PRICE** **Significant price reduction!**  
**Call for more information**

**ZONING** Vacant Residential

**FLU** Low Density Residential (5 units/acre)

**ROAD  
FRONTAGE** 330' on Pioneer Trail

**PARCEL ID** 7315-06-00-1960

## DESCRIPTION

**Reach the Beach in just 10 minutes!** If you are looking to build your dream home near the coast, this is the perfect opportunity for you! This amazing 5-acre property gives you the perfect blend of privacy and proximity to all the charming amenities of New Smyrna Beach. Just 5 miles from the Atlantic coast, you can be in your bed to in the sand in only 10 minutes. This is also a fantastic opportunity for vacation rental development.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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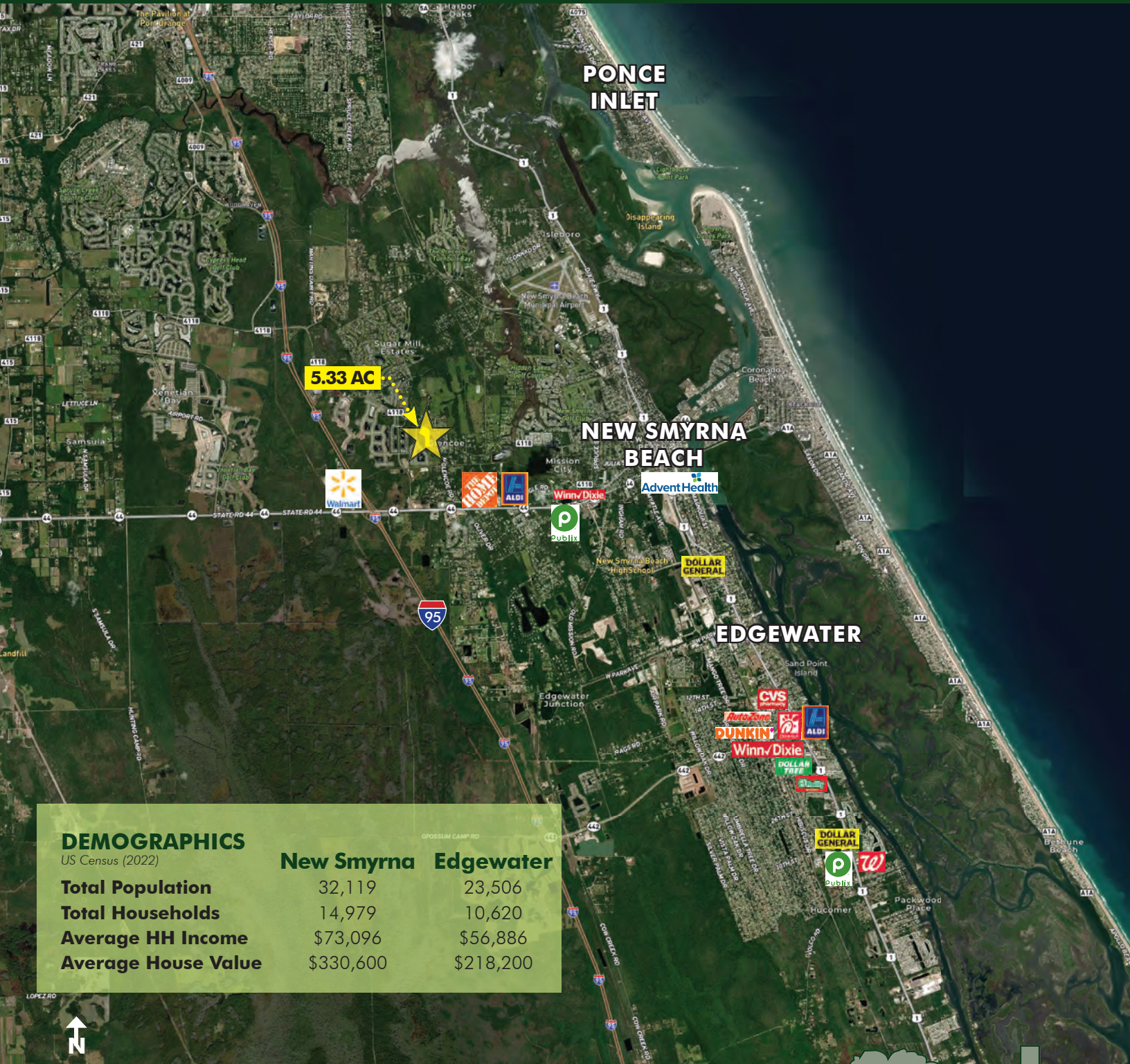




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## DEMOGRAPHICS

US Census (2022)

**Total Population**

**New Smyrna** 32,119

**Edgewater** 23,506

**Total Households**

14,979

10,620

**Average HH Income**

\$73,096

\$56,886

**Average House Value**

\$330,600

\$218,200



## REGIONAL MAP

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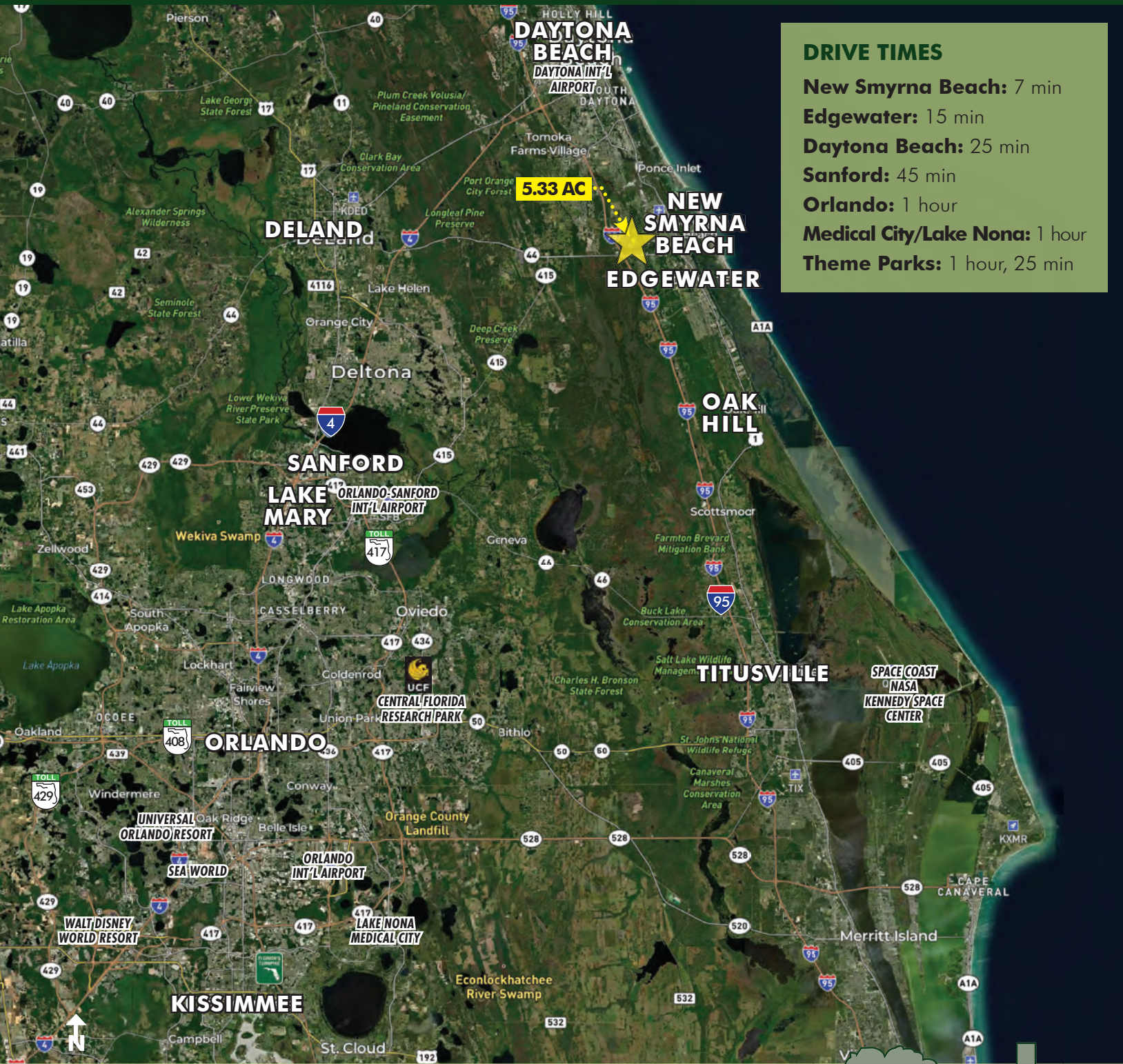




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## DRIVE TIMES

**New Smyrna Beach: 7 min**

**Edgewater: 15 min**

**Daytona Beach: 25 min**

**Sanford: 45 min**

**Orlando: 1 hour**

**Medical City/Lake Nona: 1 hour**

**Theme Parks: 1 hour, 25 min**

**LOCATION MAP**

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