

New Smyrna Beach Land

Jungle Rd. New Smyrna Beach, FL 32168



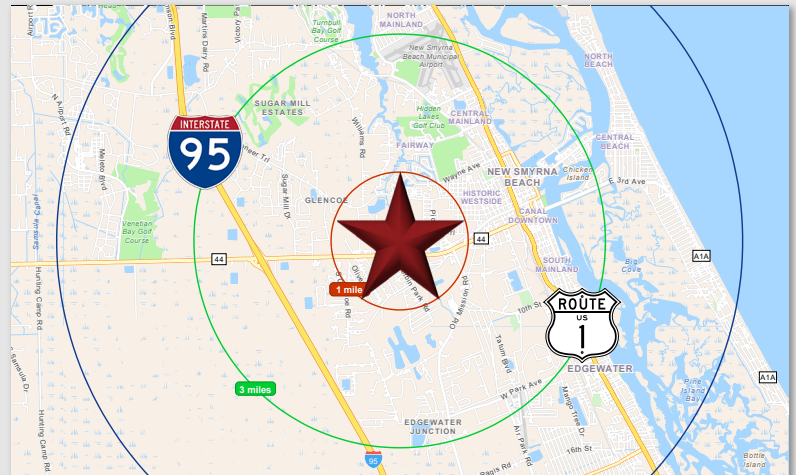
Sale Price: \$200,000

LOCATION HIGHLIGHTS

Located on Jungle Road just off SR 44, with direct connectivity between I-95 and US-1, two major regional corridors. The site benefits from strong surrounding commercial activity, with ALDI, Publix, Home Depot, and Sporty's Car Wash located within one mile. Within three miles, additional amenities include Walmart Supercenter, AdventHealth, and national dining options such as Chiptole, McDonald's, Culver's, and Panera Bread. Less than 5 miles from the New Smyrna Beach coastline.

LISTING HIGHLIGHTS

- **±1.65 Acres** of vacant land
- +240' frontage on Jungle Road
- Zoned R-4 (Multi-Family Residential) with the city of New Smyrna Beach
- LDR (Low Density Residential) FLU
- City water available



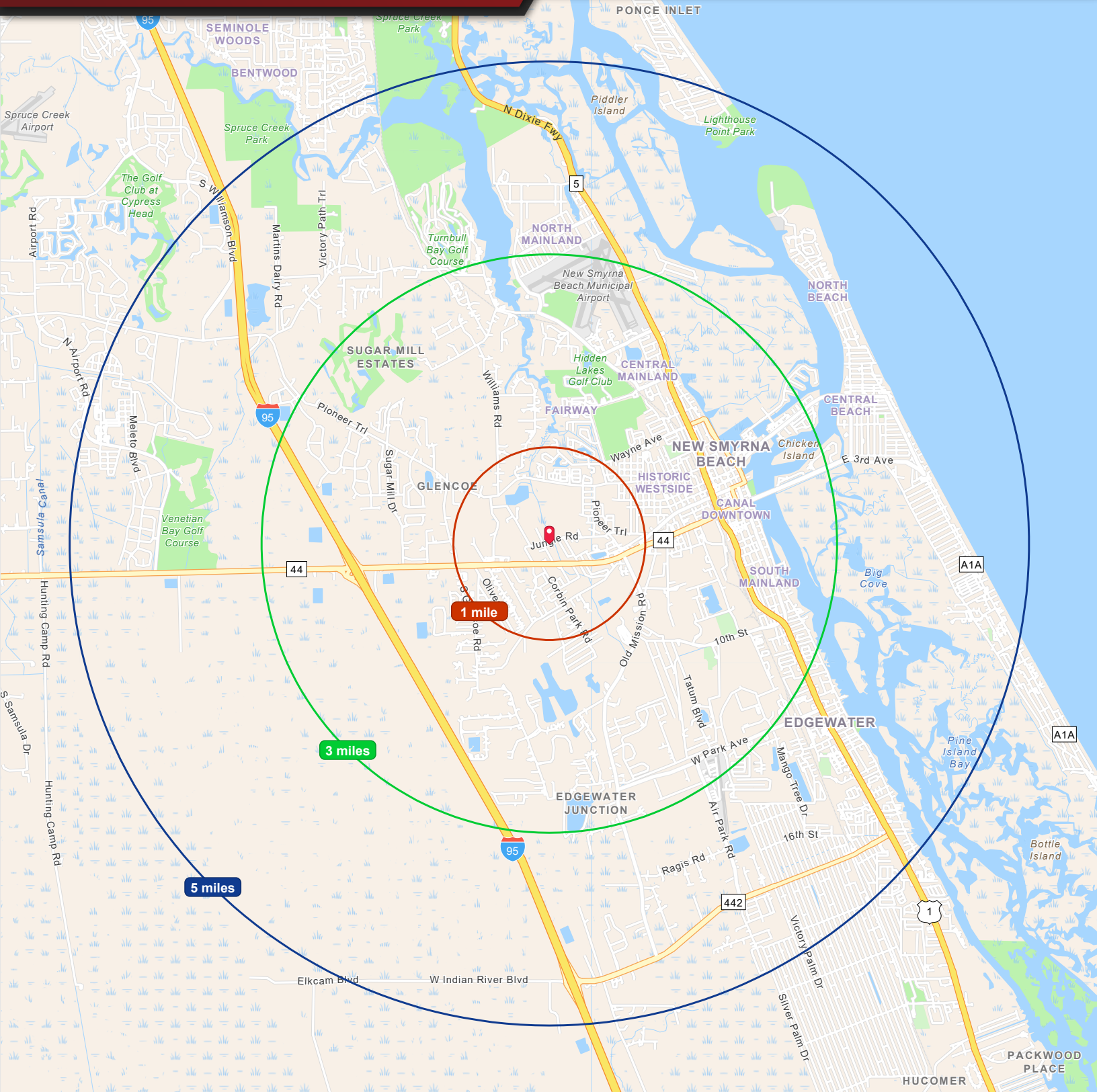
2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	4,308	25,294	51,230
Median HH Income	\$71,331	\$71,342	\$75,108
Average HH Income	\$89,647	\$94,816	\$103,966

CONTACT FOR MORE INFORMATION

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