

AIRPORT ROAD - 12+/- ACRES

750 Charles Street
New Smyrna Beach, FL 32168

Property Summary

Property: 750 Charles Street

Parcel No: 7201-00-00-0031

Status: For Sale

Size: 12+/- Acres
Approximately 775' x 675'

Price: **\$595,000**

Zoning: Volusia County - A1 'Prime Agriculture'

Population (est.):	<u>1 MILE</u> 4,747	<u>3 MILES</u> 15,893	<u>5 MILES</u> 45,058
Average HHI (est.):	<u>1 MILE</u> \$96,638	<u>3 MILES</u> \$90,179	<u>5 MILES</u> \$72,180

Traffic Count: 5,230 vehicles per day - Airport Road



- Property Highlights:
- In the heart of residential growth of Spruce Creek Fly-In, Waters Edge, and Venetian Bay
 - Corner wooded site
 - Approximately 4.4 miles to Taylor Road, 0.6 miles to Pioneer Trail, and 4.1 miles to SR 44

Rock Solid in Commercial Real Estate

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SURVEY



LEGAL DESCRIPTION AS FURNISHED:
 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.

*** THIS SURVEY IS BASED ON EXISTING FOUND MONUMENTATION AND OCCUPATION LINES (FENCING, PAVEMENT, ETC.) ***
 NO INFORMATION PROVIDED AS TO RIGHT OF WAYS, EASEMENTS FOR CHARLES STREET & AIRPORT ROAD. EXISTING ASPHALT ROADWAYS USED BY THE PUBLIC.



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