

# SR 44 CORRIDOR INVESTMENT OPPORTUNITY

227± acres

Volusia County, FL



## LOCATION/DESCRIPTION

**Great land investment opportunity within 45 minutes of Orlando!** This 227± acre property is zoned for Resource Corridor and Agricultural uses and is located in a strategic location along the State Road 44 corridor in Volusia County, just 30 minutes from Daytona Beach and New Smyrna Beach. In its current state, this property boasts phenomenal recreational potential with deer, turkey, and hog hunting opportunities. With the current growth in the area and the rural commercial zoning, the opportunities are plentiful for further development.

## SIZE

227± acres

## PRICE

\$8,995/acre or \$2,041,865

## ZONING/FLU

Zoning: RC, A-1; FLU: Agricultural Resource, Environmental Systems Corridor

## ROAD FRONTAGE

1,325' on SR 44 (north side)

1,375' on SR 44 (south side)

## WETLANDS

89± acres

## UTILITIES

Power available from SR 44. No water or sewer

## PARCEL IDs

32172100000010; 32172800000010

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

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.

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



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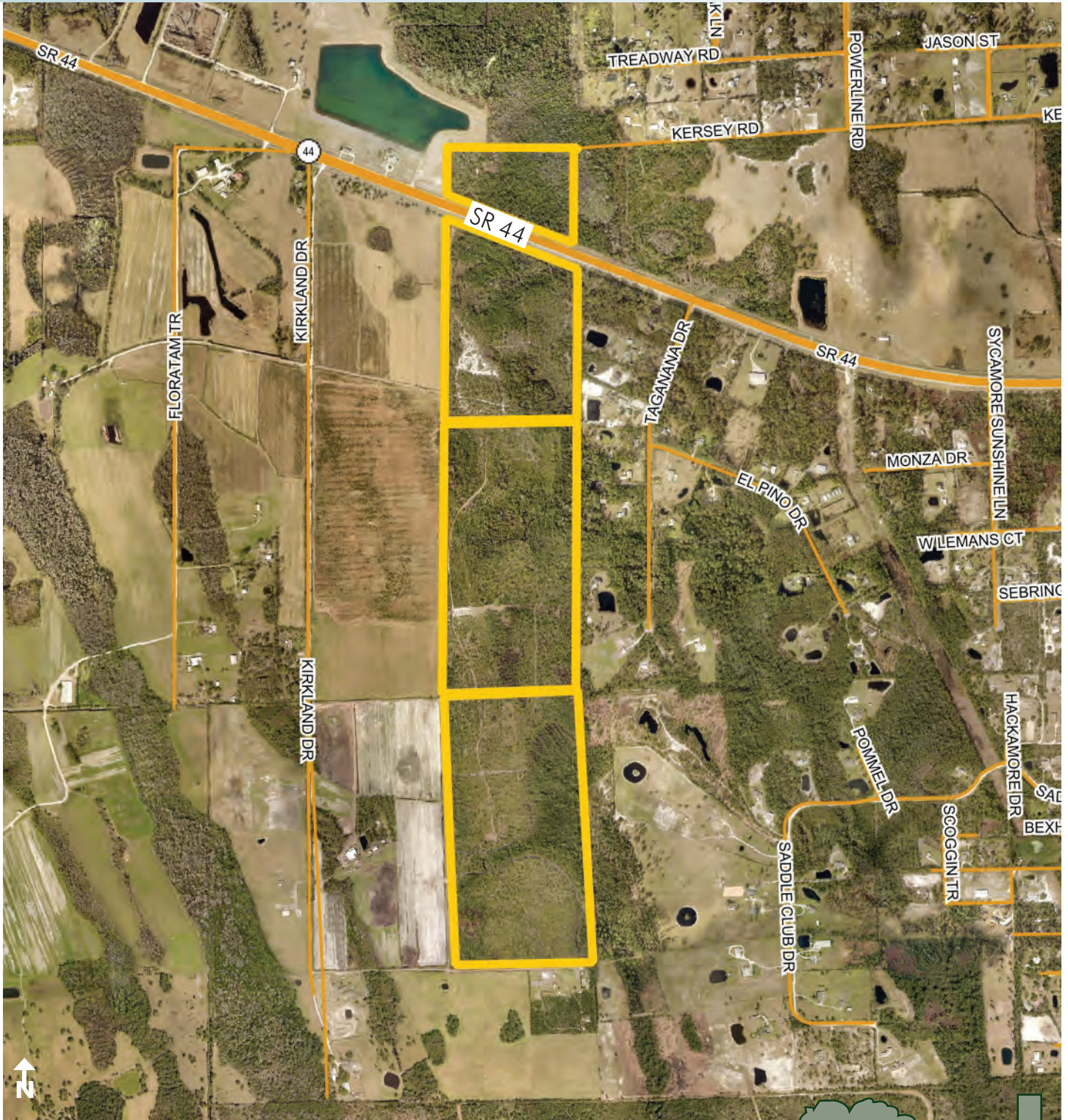
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PROPERTY MAP

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REGIONAL MAP

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LOCATION MAP

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