



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



One of Central Florida's Largest Riverfront Land Opportunities

River Bend Ranch
1,170± Acres | Volusia County, FL

PROPERTY DETAILS

- Size: 1,170 ± Ac
- Location: 1411 Osteen-Maytown Road, Osteen, Volusia County, FL 32764
- Price: \$23,400,000
\$20,000/acre
- Frontage: 2 ± mi on St. Johns River & 1.3 ± mi on Deep Creek

Property Highlights

In anticipation of Central Florida's growth, the owner has submitted a plan for Volusia County's approval to obtain a 192-lot Conservation Subdivision. Final approval has not yet been granted. Please call to request additional information on this Conservation Subdivision.

With the future ability to develop and sell this property with entitlements in hand, this property is an outstanding investment with a long-term exit strategy. Demand for housing will continue to grow as Florida's economy and population continue to increase.



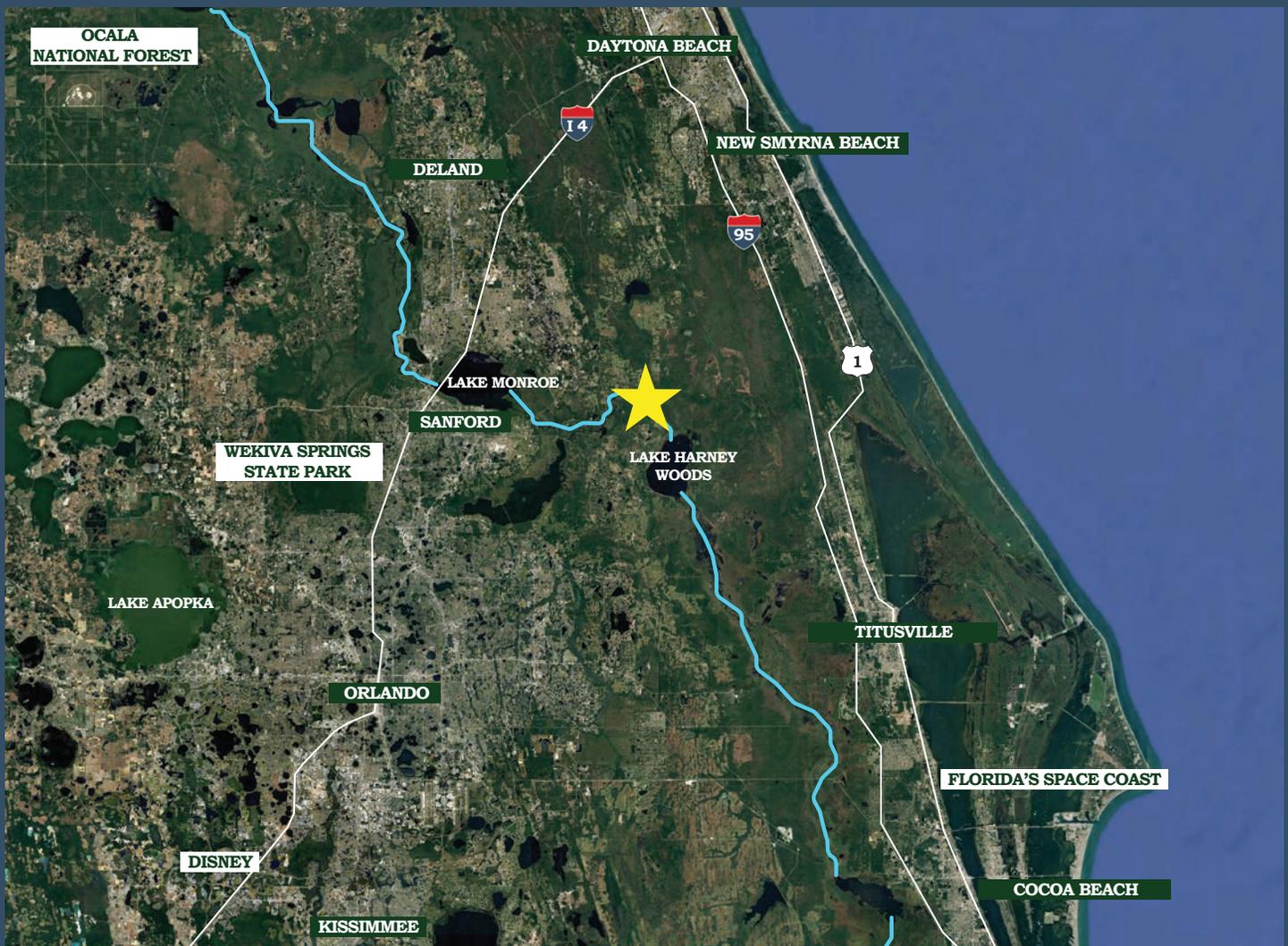
GEOGRAPHICAL DETAILS

Local Developments

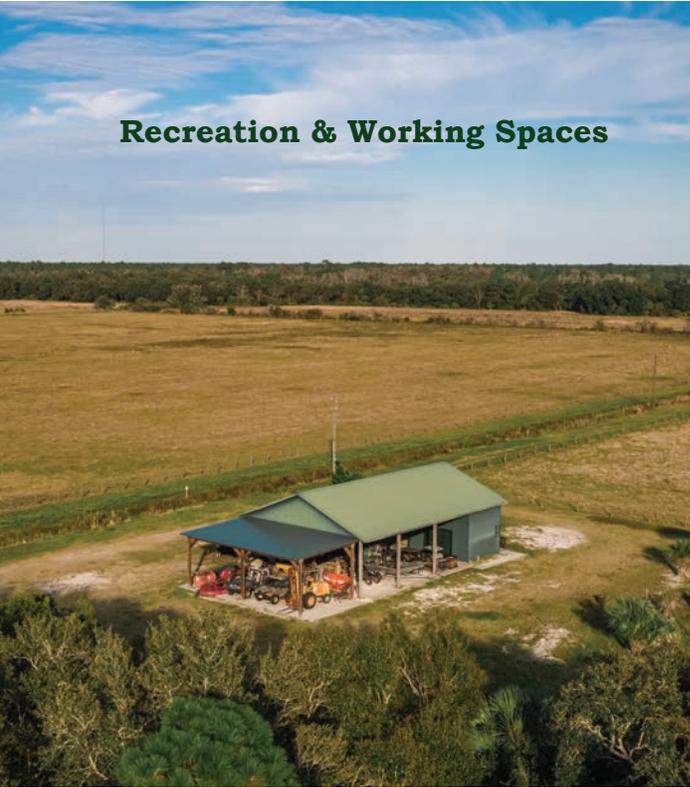
This property is centrally located and accessible from anywhere in Central Florida. I-95 and other major roadways are all located in close proximity to River Bend Ranch. River Bend Ranch is located just 30 minutes from New Smyrna, Titusville and Daytona. Enjoy beaches, sunshine, dining, water sports, space craft launches, employment hubs, fishing and more. Central Florida is growing fast. In fact, it is one of the fastest growing regions in the United States. Volusia County is no exception. Volusia County offers world class beaches, boating, hunting, fishing and other recreational activities, as well as being centrally located to major population and employment hubs (Orlando, Daytona, Jacksonville, etc.)

Drive Times

- Downtown Orlando: 50 min
- Lake Mary: 25 min
- New Smyrna Beach: 30 min
- Sanford: 20 min
- Sanford Int'l Airport: 15 min
- DeLand: 30 min
- I-95 Access: 20 min
- Florida's Space Coast: 30 min



Recreation & Working Spaces



Property Ammenities

- Shop / Barn / Bunk House / Restrooms
- Wells: One - 3" residential well
- Fencing: perimeter and cross fencing
- Three Phase Power: available and runs deep within the property



Bathrooms & Showers



Hunting Stands



Shooting Range



256 ± ac of Pastures



Oak Hammocks



St. Johns River



Deep Creek

For more information on this property, please contact:

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