

**FOR
SALE**

PRIME RESIDENTIAL PARCEL NEAR EXPANDING CITY OF EDGEWATER

East Side of US-1, Oak Hill, FL 32759



ABOUT THE PROPERTY

SIZE 64± acres

PRICE \$4,200,000 or \$70,000/net acre

ZONING RPUD (Residential Planned Unit Development: 4.4 du/ac), B-1 (General Commercial District), R-1 (Low Density Single Family Residential)

FLU RPUD

UTILITIES Available (Volusia County public water & sewer lines adjacent to property)

ROAD FRONTAGE 1,460'± on E side of US-1

PARCEL IDs 4053255 & 4053263

DESCRIPTION

Located on the east side of US- in Oak Hill, Volusia County, Florida. This parcel is 6± miles southeast of the I-95/Indian River Boulevard interchange connecting Oak Hill to New Smyrna and Daytona to the north and 8± miles northeast of the I-95/Deering Parkway interchange in Scottsmoor connecting Volusia County and Brevard County to Orange County markets. The neighborhood includes an expanding residential area just south of the city limits of Edgewater adjacent the east coast of Florida and the famous Mosquito Lagoon/ Indian River system.

Call for a showing today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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



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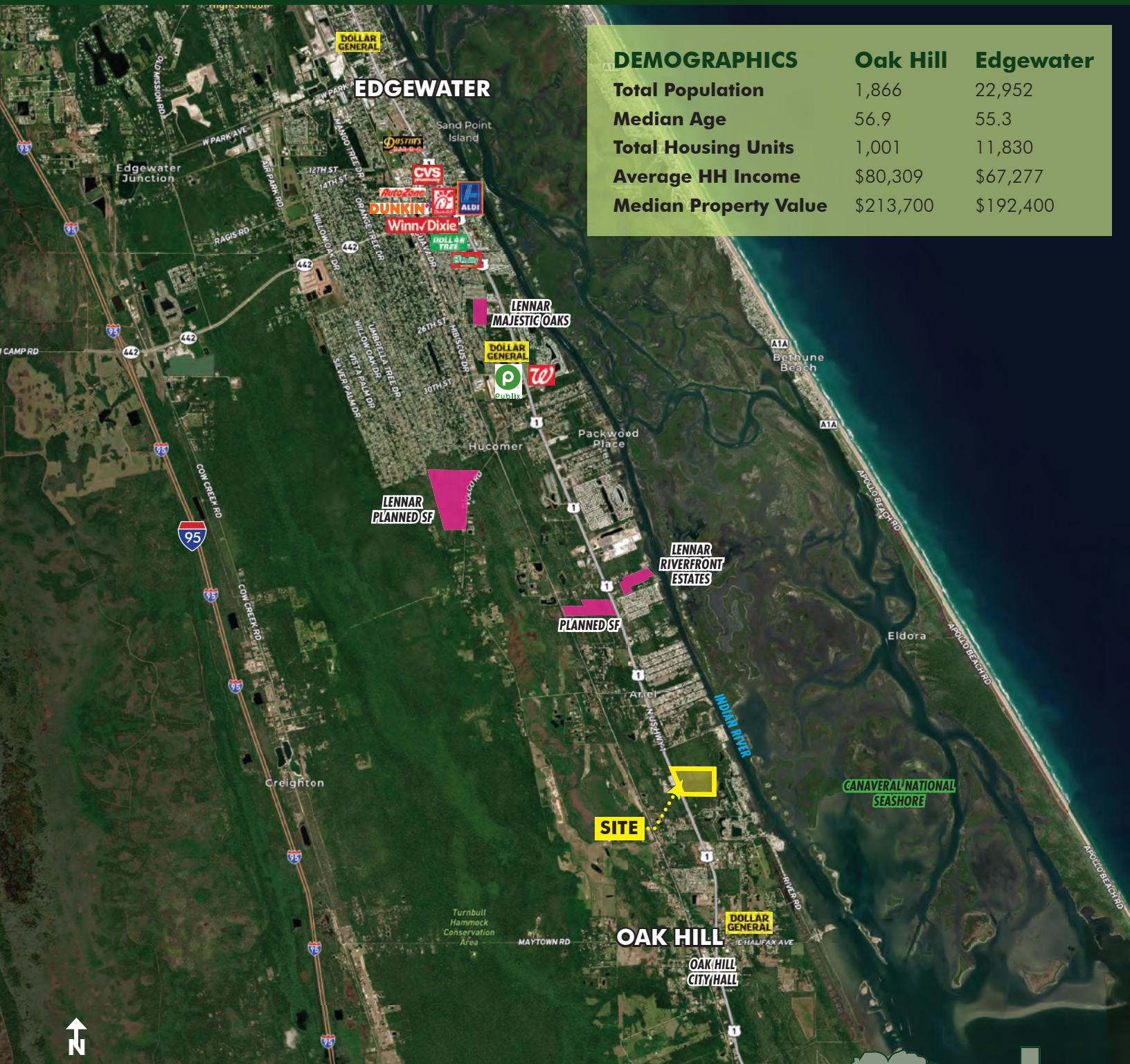
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DEMOGRAPHICS

	Oak Hill	Edgewater
Total Population	1,866	22,952
Median Age	56.9	55.3
Total Housing Units	1,001	11,830
Average HH Income	\$80,309	\$67,277
Median Property Value	\$213,700	\$192,400



REGIONAL MAP

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DRIVE TIMES

Edgewater: 10 min

New Smyrna Beach: 15 min

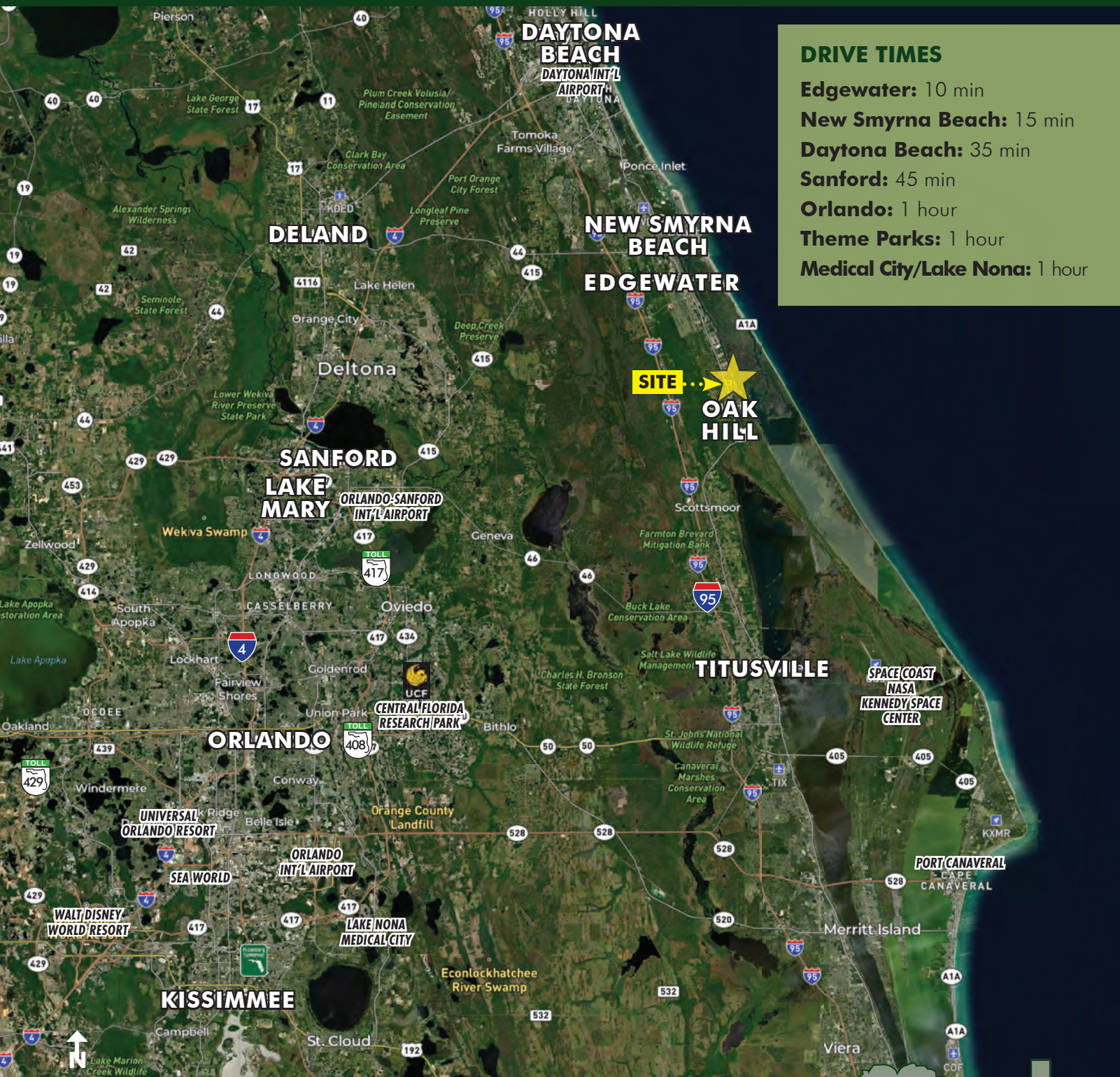
Daytona Beach: 35 min

Sanford: 45 min

Orlando: 1 hour

Theme Parks: 1 hour

Medical City/Lake Nona: 1 hour



LOCATION MAP

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