

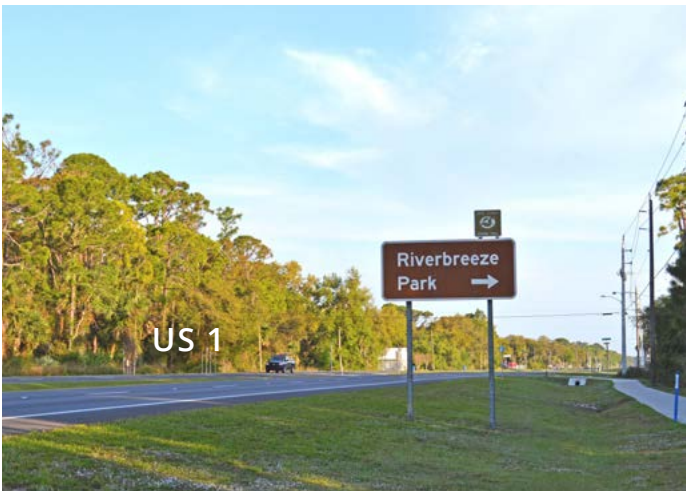
LIGHTHOUSE COVE DEVELOPMENT

OAK HILL, FL | VOLUSIA COUNTY

100.6 ± ACRES TOTAL



Mosquito Lagoon





Lighthouse Cove Development provides beneficial road frontage on US 1 along with significant water frontage on one of the least developed regions on the east coast of Florida, Mosquito Lagoon. The lagoon has a resident population of Atlantic bottlenose dolphins and is home to the northernmost extent of red and black mangroves which provide ideal habitat for other aquatic creatures. Nearly two-thirds of the original aquatic preserve boundary is now a part of Canaveral National Seashore or Merritt Island National Wildlife Refuge. Many neighboring benefits provides ideal amenities in a growing location with high quality neighborhoods provide significant value to this residential development

investment. Within this 100-acre lot, there are $440 \pm$ permitted lots with about 10 of the sites with waterfront access on Mosquito Lagoon.

Mosquito Lagoon Aquatic Preserve is in east-central Florida region, south of Ponce de Leon Inlet. The property is adjacent to two cities, New Smyrna Beach and Edgewater, and 50 miles northeast of Orlando. The location is unique to the inland waters of the Atlantic Coast of Florida, and a feeling of relative isolation is attainable just a short distance from boat ramps. These conveniences provide upscale features to offer potential residents, making this residential development a picture-perfect location.





Mosquito Lagoon

SPECIFICATIONS & FEATURES

Acreage: 100.6 ± acres

Sale Price: \$10,200,000

Price per Acre: \$100,000

Site Address: US 1, Oak Hill, FL 32759

County: Volusia

Permitted Lots: 440 ± with about 10 home sites that could be located on Mosquito Lagoon

Zoning/FLU: RPUD, which allows 4.4 du/acre

Road Frontage: 1,810 ± ft on US 1

Uplands/Wetlands: 99.6 ± acres uplands; 1 ± acre wetlands

Utilities & Water Source: Public water & sewer are adjacent to the property and are provided by Volusia County

COA or HOA: No HOA or CDD

Nearest Points of Interest: Mosquito Lagoon, Daytona Beach, New Smyrna Beach

Water Features: 600 ± ft on Mosquito Lagoon

Taxes: \$16,993.02 for 2018



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

4054146, 4053255, 4053263, 4053280, 4053425

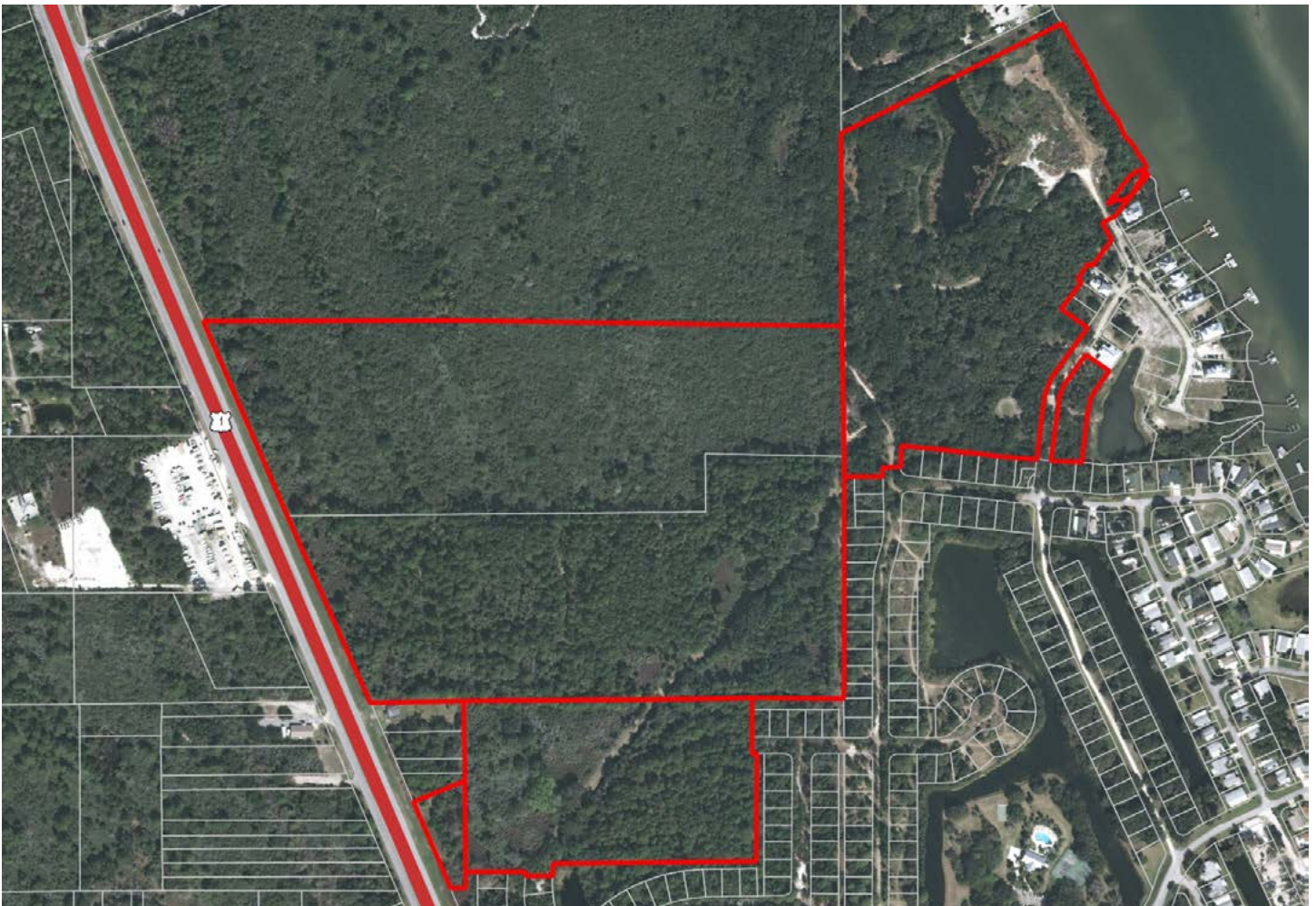
GPS Location: -80.85791, 28.88793

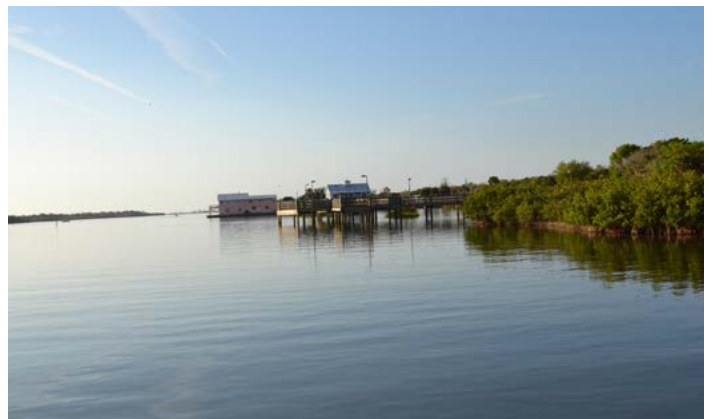
Driving Directions:

- From SR 44 in New Smyrna Beach, go south on US 1 about 10 miles.
- The property will be on the left.

Showing Instructions: Please contact the listing agents, Clay Taylor (863.774.3532) or David Hitchcock (863.272.7155) to schedule a showing time.

One of the least developed regions on the east coast of Florida!









114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

100.6 ± Acres • Residential Development with 440 ± Permitted Lots
About 10 Sites with Waterfront Access on Mosquito Lagoon.
One of the Least Developed Regions on the East Coast of Florida

Visit SVNsaunders.com & Search For: Lighthouse Cove

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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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