

LAND FOR SALE

STATE ROAD 44 INVESTMENT AND RECREATIONAL TRACT

4960 SR 44

New Smyrna Beach , FL 32724

LISTED BY:

ZEB GRIFFIN

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**SALE PRICE****\$2,927,250****OFFERING SUMMARY**

ACREAGE:	650.5 Acres
PRICE / ACRE:	\$4,500
CITY:	New Smyrna Beach
COUNTY:	Volusia
PROPERTY TYPE:	Hunting, Recreation, & Timber

PROPERTY OVERVIEW

The State Road 44 Investment and Recreational Tract is located south of State Road 44 between I-4 and SR 415. The property has 1,363 ± feet of road frontage along SR 44. The northern end of the property features various clearings, some wooded areas, as well as a 30 ± acre lake. The majority of the wooded areas are comprised of piney woods with small dim roads throughout. Much of the eastern and western boundaries share fences with private landowners. However, much of the southern end of the property borders water management district land.

This property has countless recreational opportunities and can be accessed easily from Orlando, Sanford, and the East Coast. I-4, I-95, and SR 44 all provide easy access to the subject property regardless of where you are coming from.



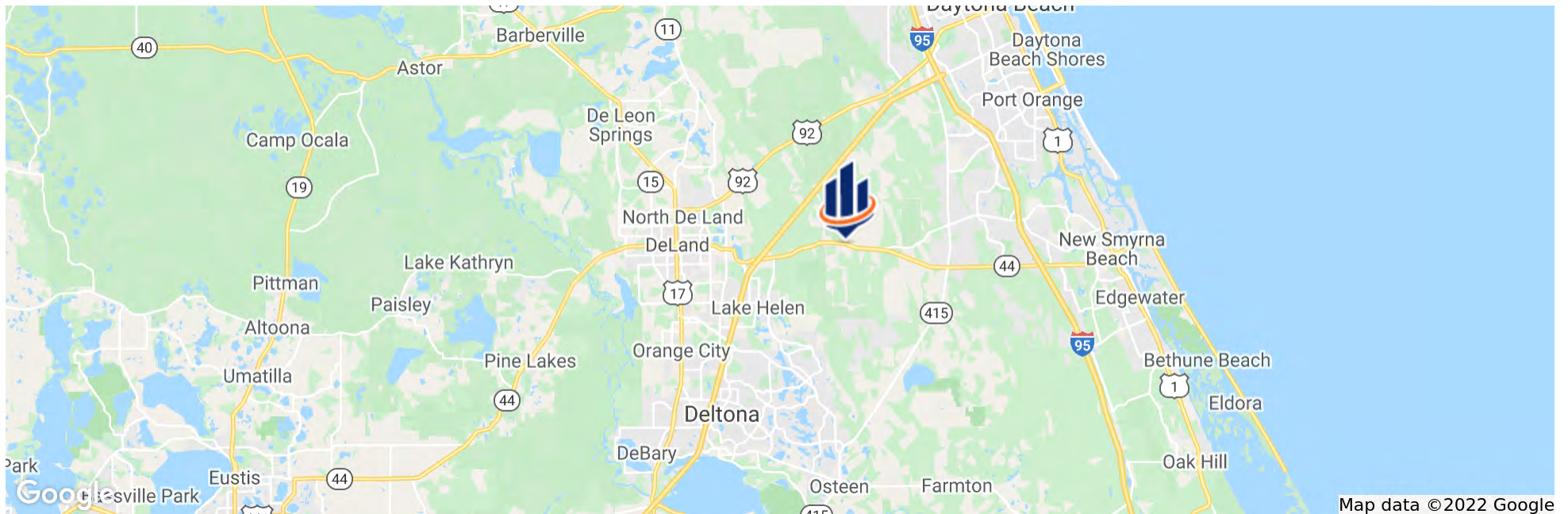
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Land Investment • Ranch
UPLANDS / WETLANDS:	223 ± Upland Acres / 427 ± Wetland Acres
TAXES & TAX YEAR:	\$1,478.62 for 2021
ZONING / FLU:	Zoning: FR [1-20] - 80% can be cleared and RC [1-25] / FLU: FR/ESC
LAKE FRONTAGE / WATER FEATURES:	30 ± acre lake on site
WATER SOURCE & UTILITIES:	Power along SR 44
ROAD FRONTAGE:	1,363 ± FT on SR 44
NEAREST POINT OF INTEREST:	I-4 [4.5 ± miles] I-95 [10 ± miles]
CURRENT USE:	Recreation and Outdoor Activities
POTENTIAL RECREATIONAL / ALT USES:	Hunting, Fishing, Recreational Activities, Land Investment



LOCATION & DRIVING DIRECTIONS

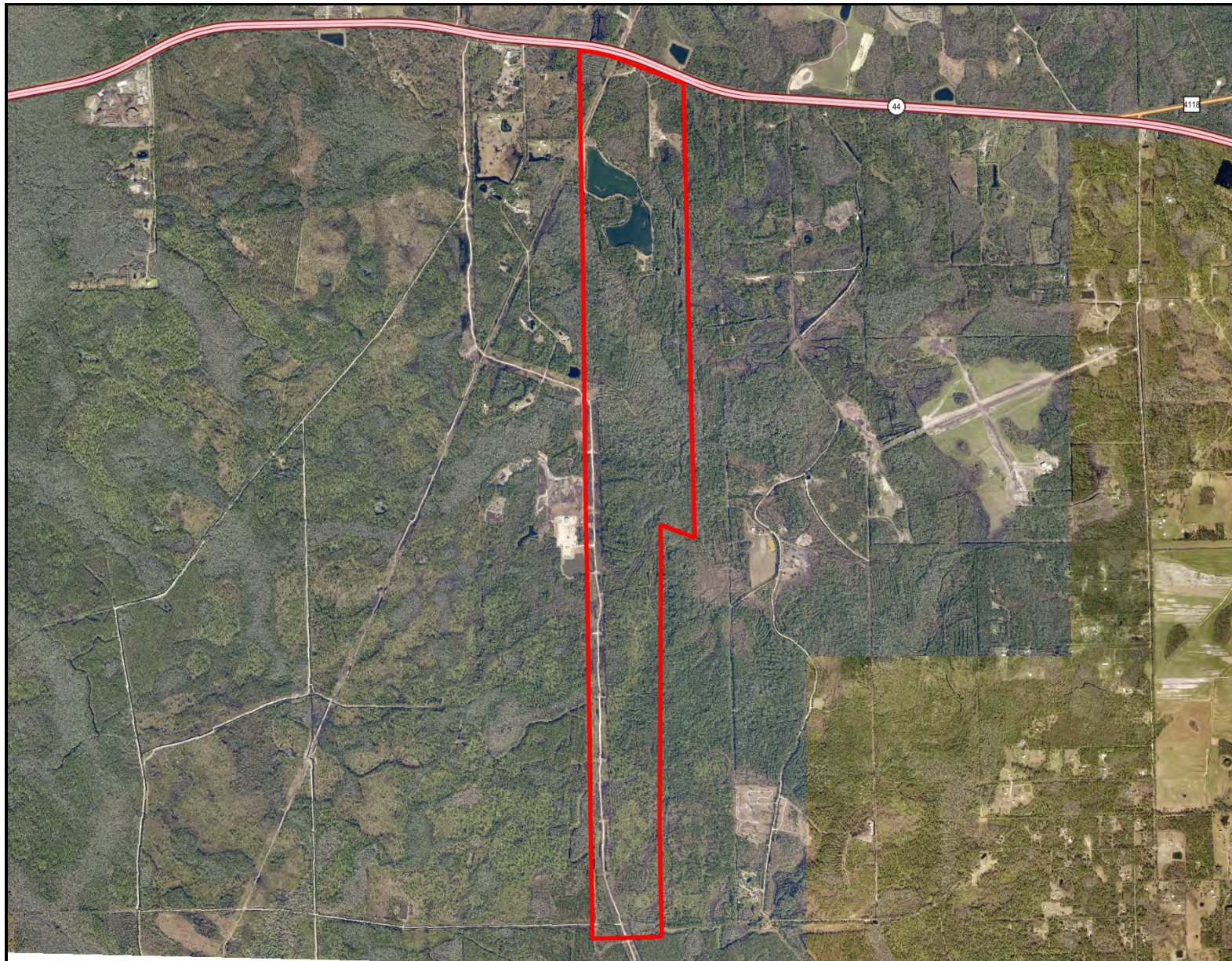
PARCEL:	Multiple [5] in Volusia County
GPS:	29.0277885, -81.1545174
DRIVING DIRECTIONS:	From the East - Take SR 44 from I-95 10 miles to the east; Property will be on the south side of the road. From the West - Take SR 44 from I-4 4.5 miles; Property will be on the south side of the road.
SHOWING INSTRUCTIONS:	Contact Zeb Griffin



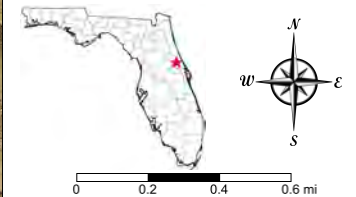








County Boundaries
 Polygons Drawing
 Lines Drawing
 Labels Drawing
 Points Drawing



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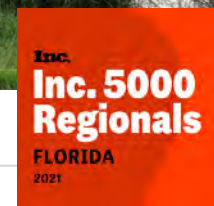
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