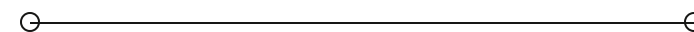


**SALE**

## Paige Ave 24.5 Acre Site

**PAIGE AVENUE**

New Smyrna Beach, FL 32168



**PRESENTED BY:**

**CHRIS BUTERA**

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110



## PROPERTY SUMMARY



### OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	24.5+/- Acres
PRICE / ACRE:	\$51k per acre
ZONING:	Rezoning Required
APN:	4317-3306-00-0880 4317-3306-00-0881 2417-3312-05-0010

#### CHRIS BUTERA

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### PROPERTY OVERVIEW

Offered for sale is a 24.5+/- acre development site located in desirable New Smyrna Beach, FL. Ideally located just south of the New Smyrna Beach Regional Center (Publix anchored) on SR 44. The site can be accessed off Paige Avenue from the west and Mission Drive, via Vics Way, from the east. This central location allows quick access to I-95 as well as downtown NSB, Flagler Avenue and the beach.

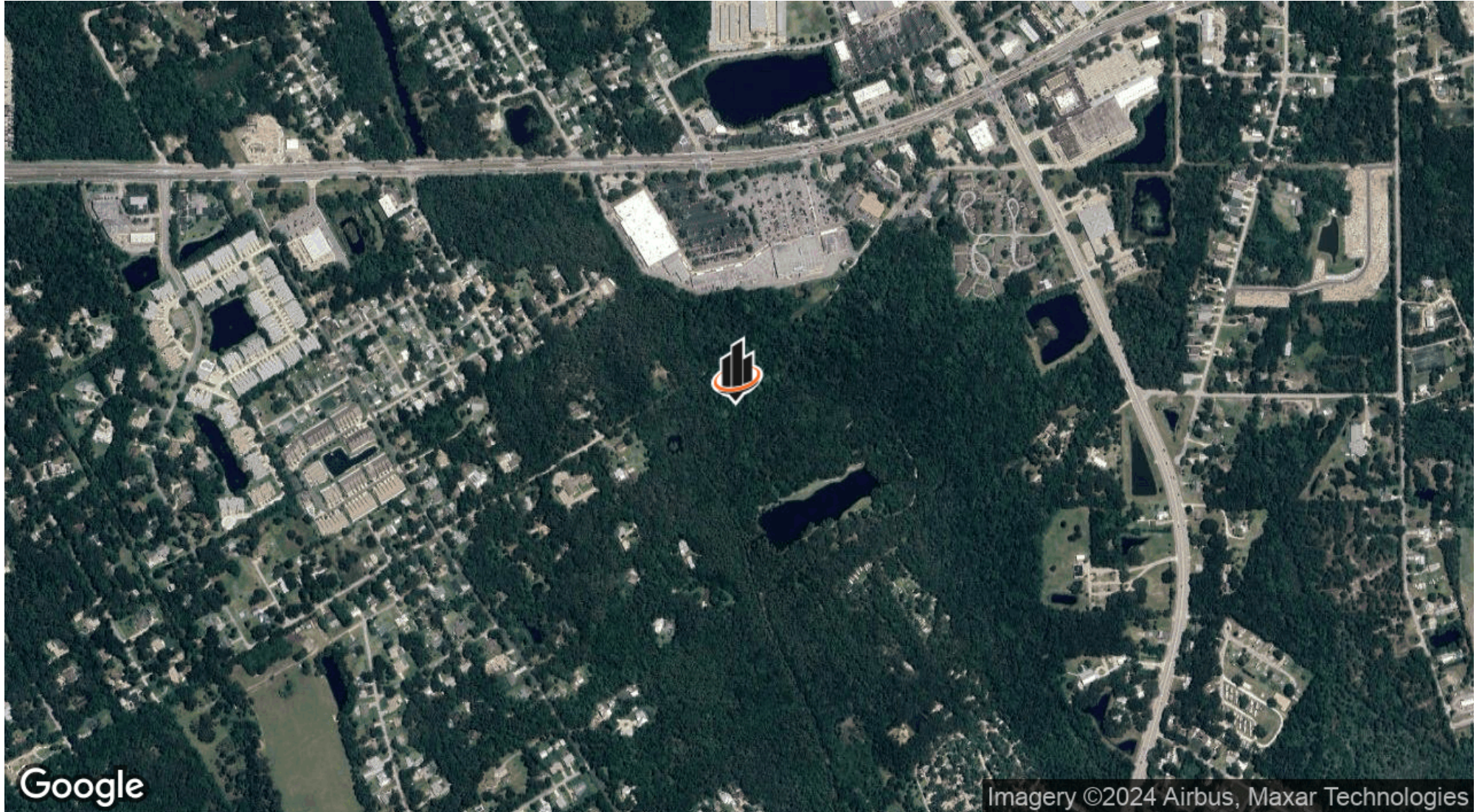
This property would be ideal for an infill residential project, which are in high demand in New Smyrna Beach. The existing zoning is (R-4) in Volusia County and most likely a rezoning would be necessary. Contact broker for more details.

### PROPERTY HIGHLIGHTS

- 24.5+/- acre development site in New Smyrna Beach
- Under Volusia County jurisdiction which may allow for quicker permitting
- Located just south of Publix on SR 44



## LOCATION MAP



**CHRIS BUTERA**

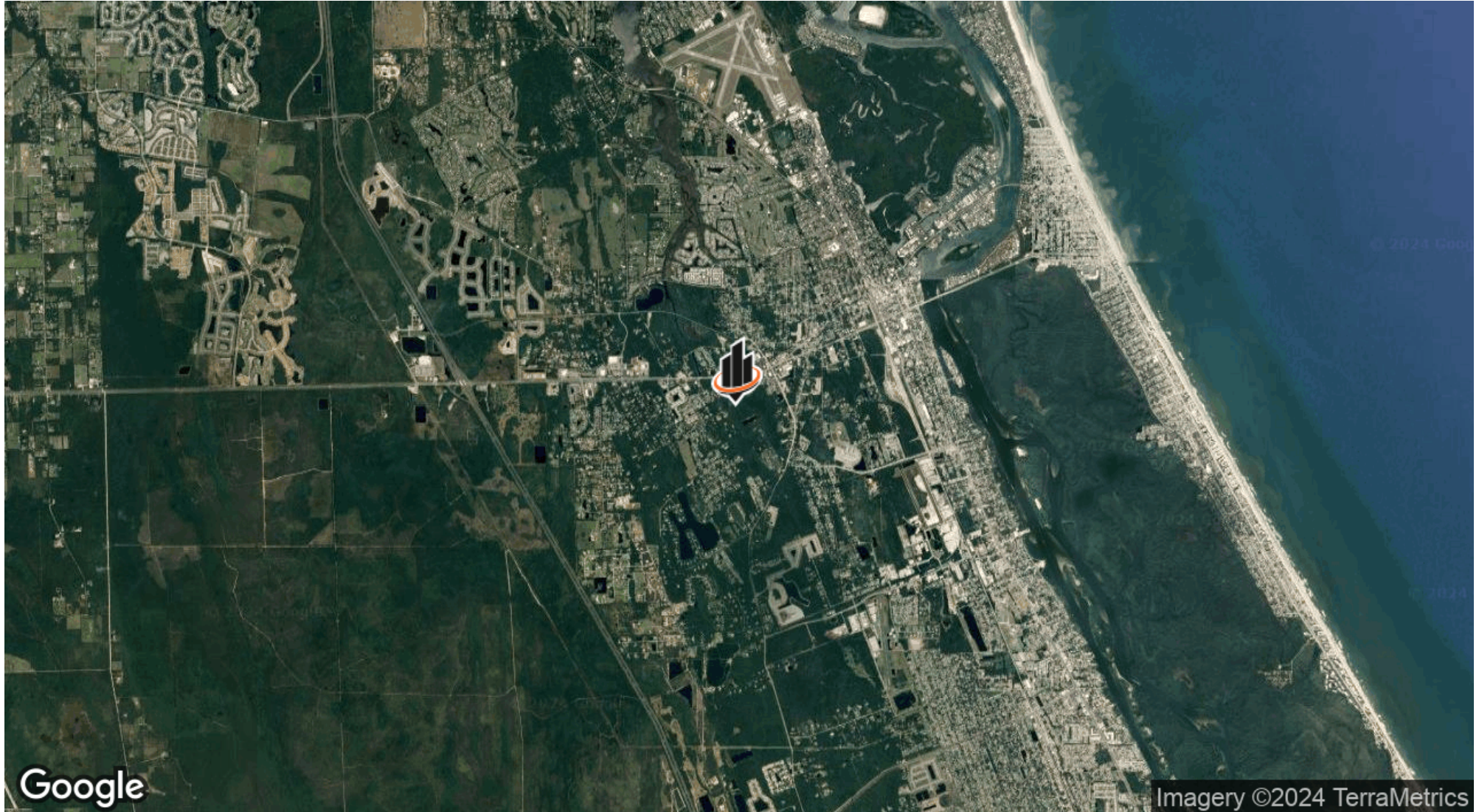
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## CENTRALLY LOCATED CLOSE TO I-95 & ATLANTIC OCEAN



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