



TOMOKA FARMS ROAD 411 ± ACRES

2800 TOMOKA FARMS RD
PORT ORANGE, FL 32128

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Property Overview



OFFERING SUMMARY

Acreage:	411 Acres
Price / Acre:	Call broker for pricing
City:	Port Orange
County:	Volusia
Property Type:	Land: Land Investment, Ranch, Transitional

PROPERTY OVERVIEW

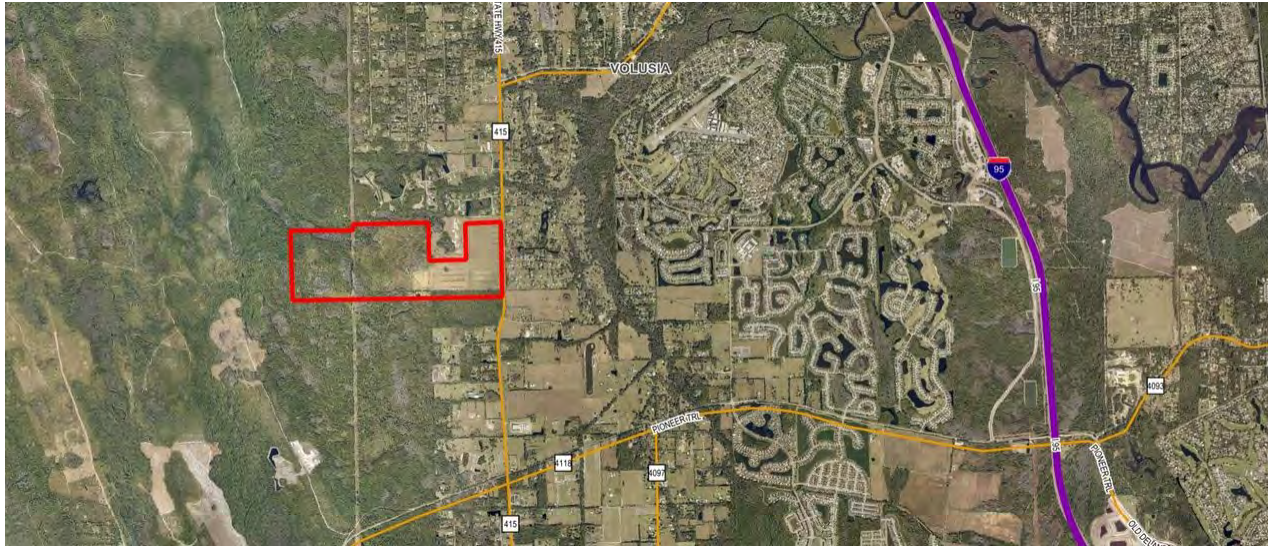
Tomoka Farms Road 411 +/- acres is an excellent land investment opportunity in a growing part of Volusia County. This property has 2,700+/- feet of hard road frontage on Tomoka Farms Road. The ranch consist of a mixture of improved pasture and pine woods. Much of the western portion of the property is zoned "FR" or Forestry Resource. However, there an 118 +/- acre parcel to the east that is zoned A-2, which allows one dwelling unit per 5 acres. With good road frontage, minimal wetlands, and favorable zoning, this parcel could serve as a rural estate type development. The ranch currently borders very similar projects to the North and across Tomoka Farms Road to the East.

Specifications & Features



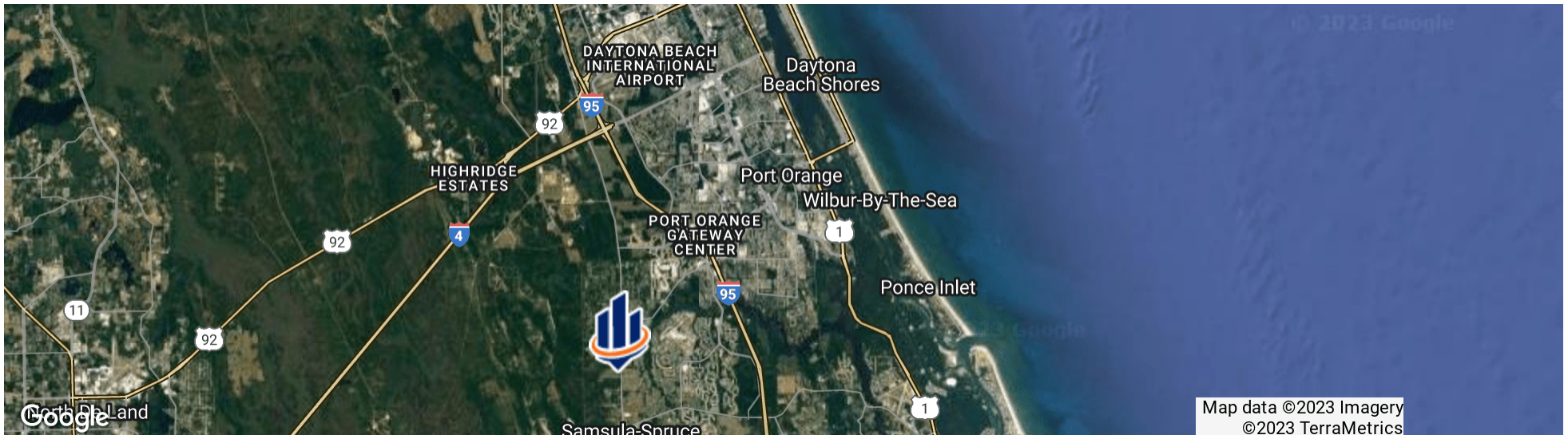
SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Ranch• Transitional
Uplands / Wetlands:	70% uplands 30% wetlands
Soil Types:	See attached soil map.
Taxes & Tax Year:	2022- \$589.63
Zoning / FLU:	FLU- Rural, ESC, FR Zoning- A-1, A-2, RC, FR
Road Frontage:	2,700 +/- feet on Tomoka Farms Road
Nearest Point of Interest:	Port Orange, New Smyrna Beach, I-95
Current Use:	This property is currently being used as a cattle ranch.

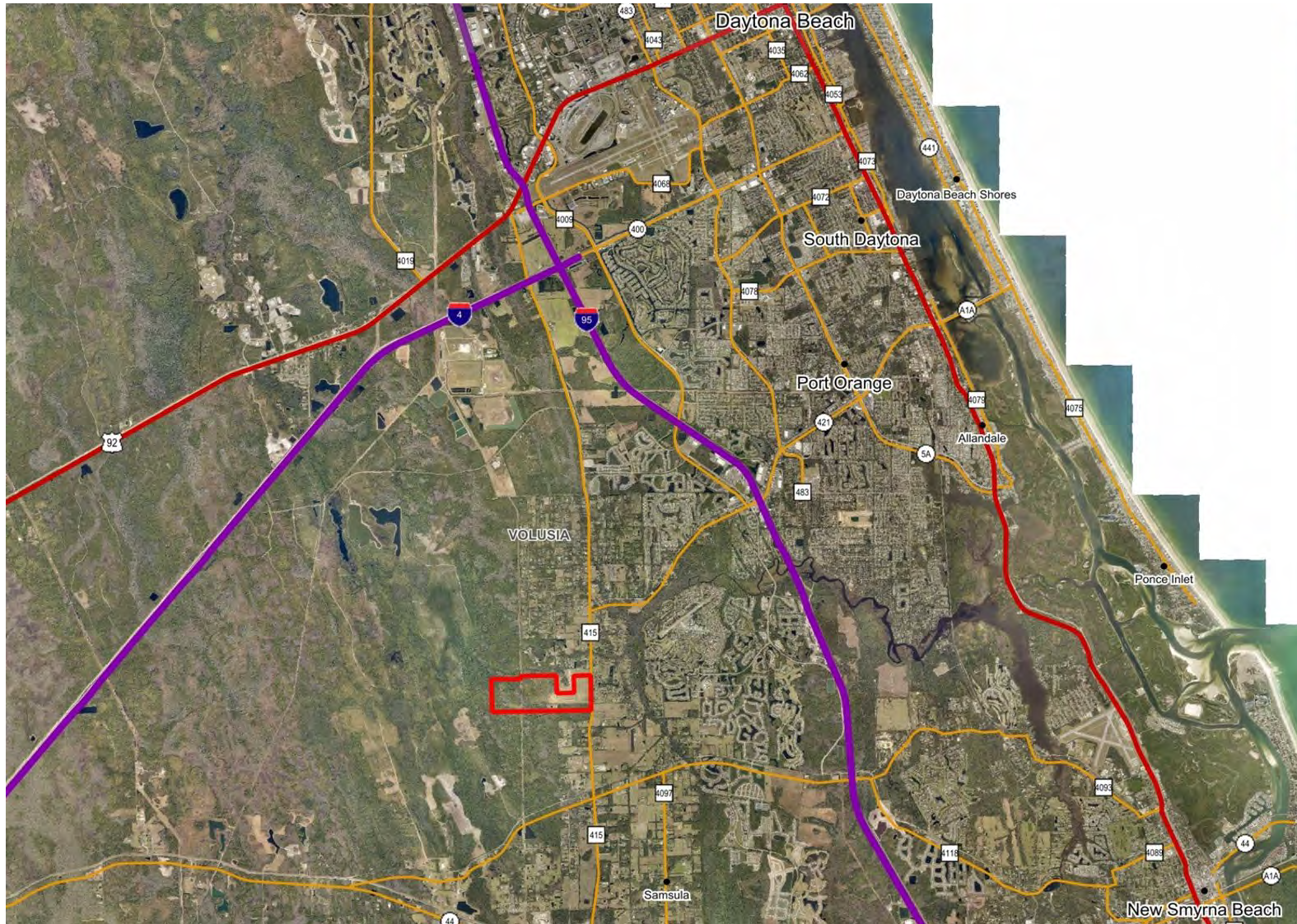


LOCATION & DRIVING DIRECTIONS

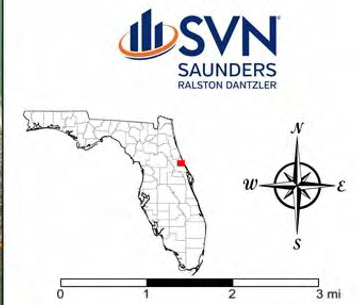
- Parcel: 623400000020
623400000010 &
623500000020
- GPS: 29.0622877, -81.0688358
- Driving Directions:
- From I-95 take SR 44 East for 4.9 miles
 - Then go North on Tomoka Farms Road for 3.5 miles
 - The property will be on the West side of the road.



Location Map



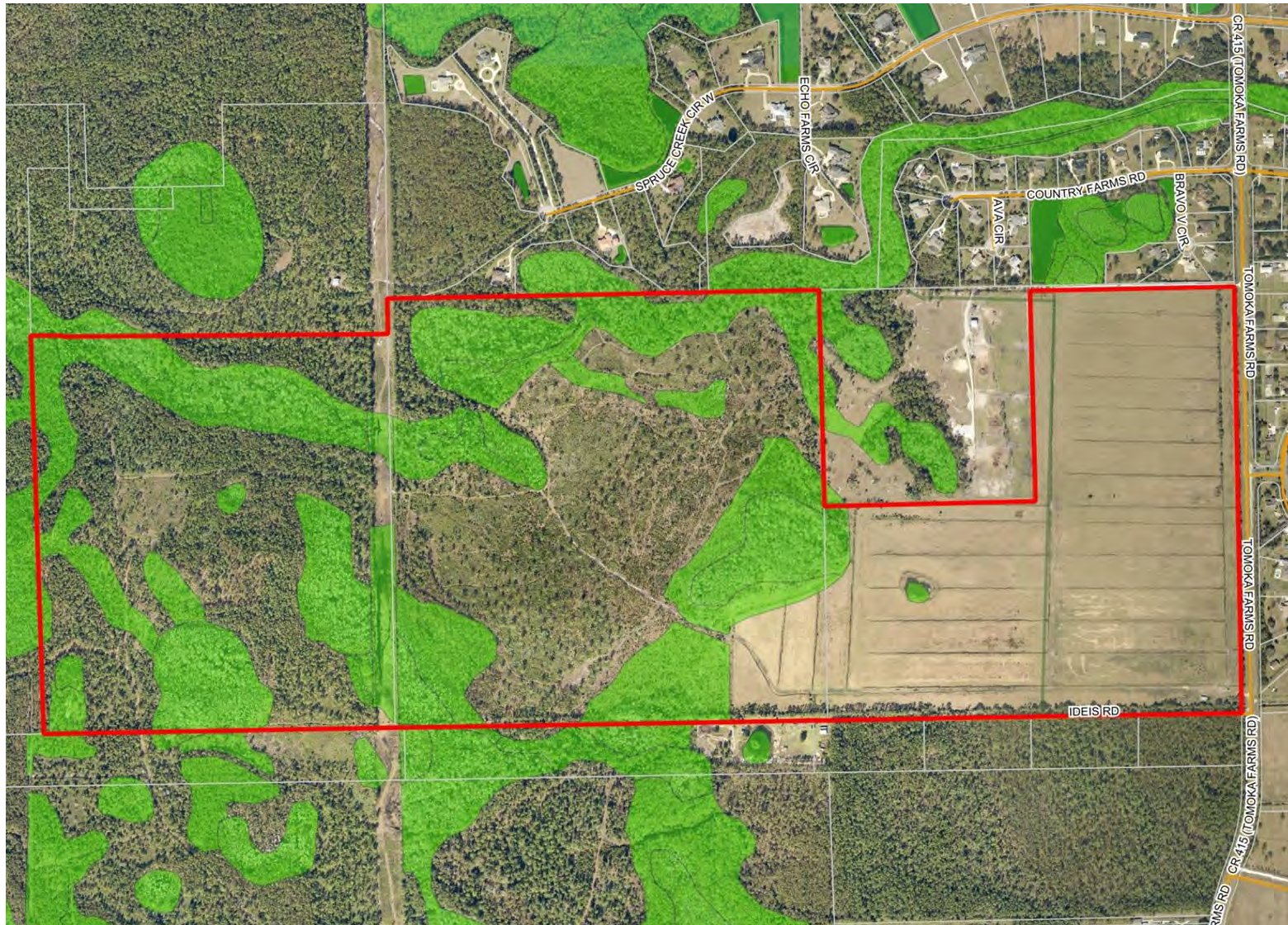
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads



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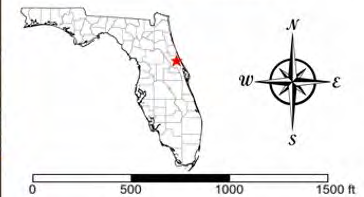
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Wetlands Map

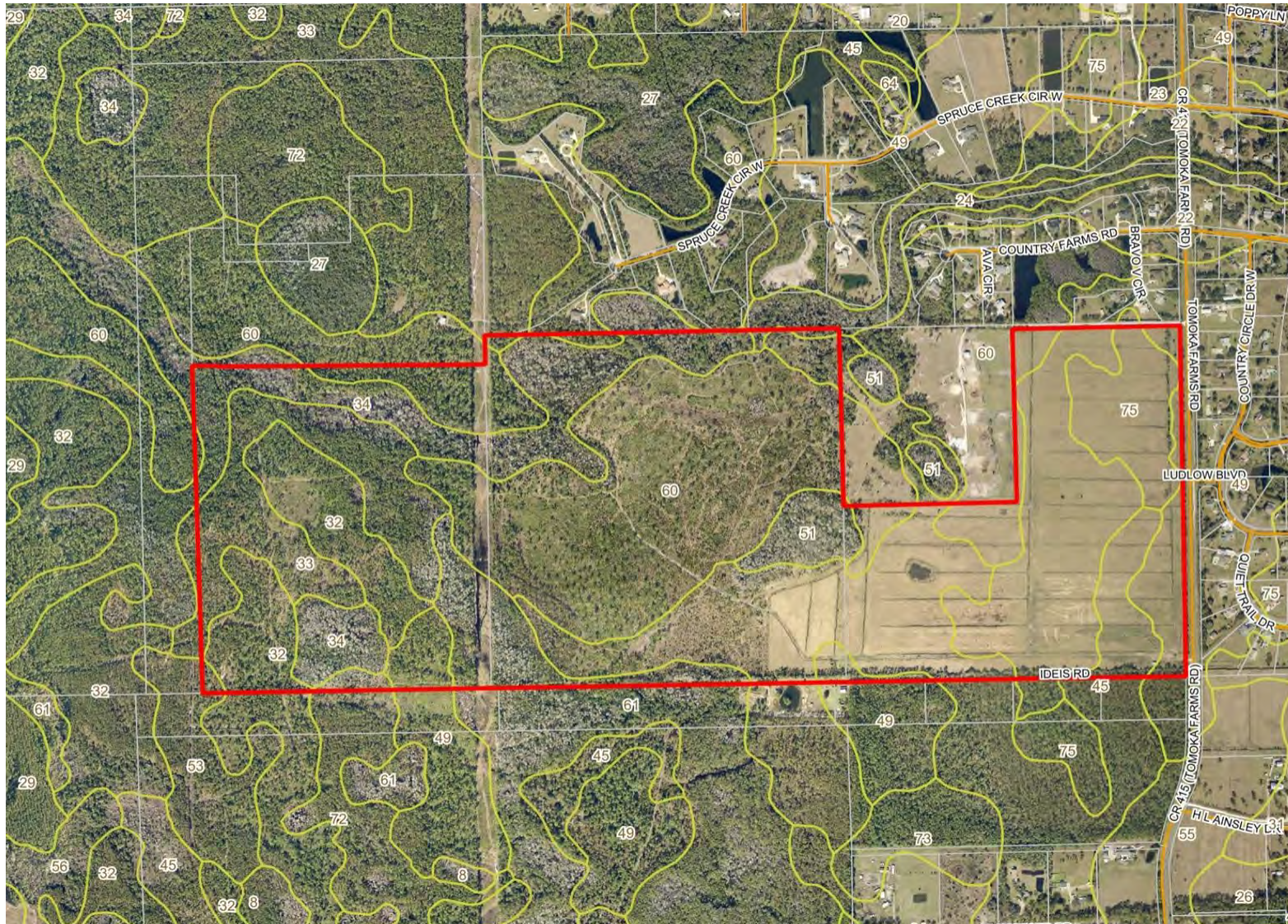


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO1Cd	Freshwater Forested/Shrub Wetland	28.1
PSS1Cd	Freshwater Forested/Shrub Wetland	27.0
PSS1F	Freshwater Forested/Shrub Wetland	24.3
PFO1A	Freshwater Forested/Shrub Wetland	9.6
PSS1Ad	Freshwater Forested/Shrub Wetland	8.3
PFO1Fd	Freshwater Forested/Shrub Wetland	7.8
PEM1Cd	Freshwater Emergent Wetland	5.8
PFO4Cd	Freshwater Forested/Shrub Wetland	2.8
PFO1Ad	Freshwater Forested/Shrub Wetland	2.7
PFO4A	Freshwater Forested/Shrub Wetland	2.1
PEM1Ad	Freshwater Emergent Wetland	1.0
PSS1Fd	Freshwater Forested/Shrub Wetland	.9
RSUBFx	Riverine	.8
PEM1Fd	Freshwater Emergent Wetland	.3
TOTAL WETLANDS		121.5
TOTAL UPLANDS		289.7
TOTAL ACRES		411.2

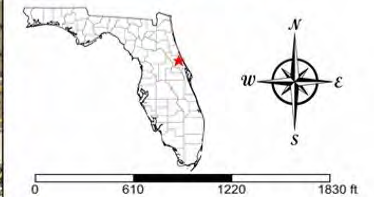


Soils Map



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
60	Smyrna Fine Sand	118
45	Pineda Fine Sand	68
49	Pomona Fine Sand	61
34	Myakka-St. Johns Complex	46
33	Myakka Fine Sand, Depressional	38
32	Myakka Fine Sand	32
61	St. Johns Fine Sand	18
75	Wauchula Fine Sand	17
51	Pomona-St. Johns Complex	9
72	Valkaria Fine Sand	2
53	Pompano-Placid Complex	1
24	Fluvaquents	1
TOTAL = 411.156391499438 acres		



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos





For more information visit www.SVNsaunders.com

HEADQUARTERS

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