

Tomoka Farms Road 411 ± Acres

2800 Tomoka Farms Rd, Port Orange, Florida 32128

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PROPERTY OVERVIEW



Offering Summary

Acreage:	411 Acres
Price / Acre:	Contact For Pricing
City:	Port Orange
County:	Volusia
Property Type:	Development Land, Ranches and Pastureland, Acreage and Estates
Video:	View Here

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.

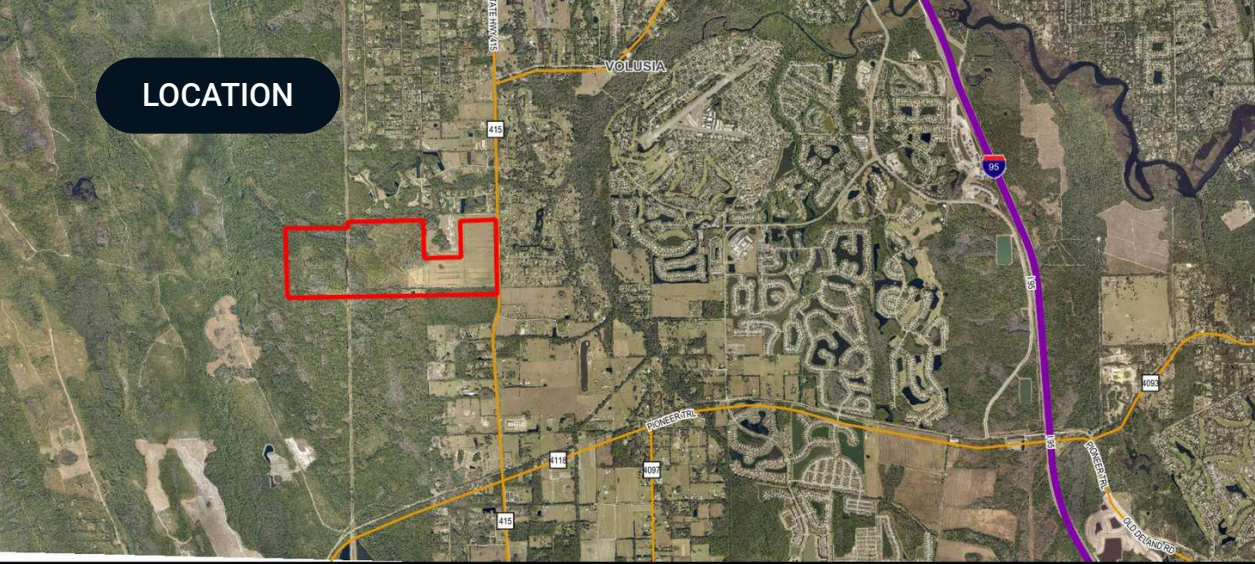
SPECIFICATIONS & FEATURES



Specifications & Features

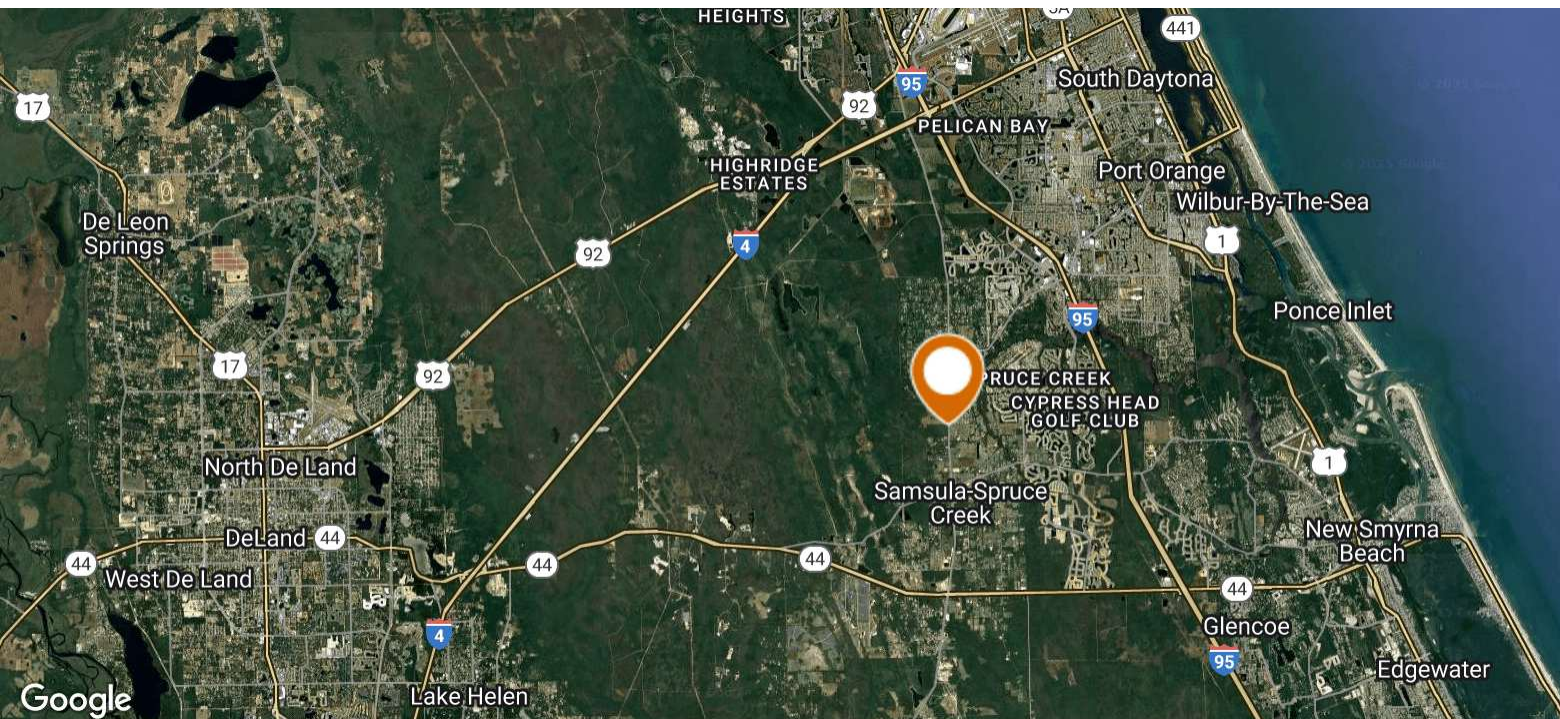
Uplands / Wetlands:	70% uplands 30% wetlands
Soil Types:	See attached soil map.
Taxes & Tax Year:	2022- \$589.63
Zoning / FLU:	FLU- Rural, ESC, FR Zoning- A-1, A-2, RC, FR
Road Frontage:	2,700 +/- feet on Tomoka Farms Road
Nearest Point of Interest:	Port Orange, New Smyrna Beach, I-95
Current Use:	This property is currently being used as a cattle ranch.

LOCATION



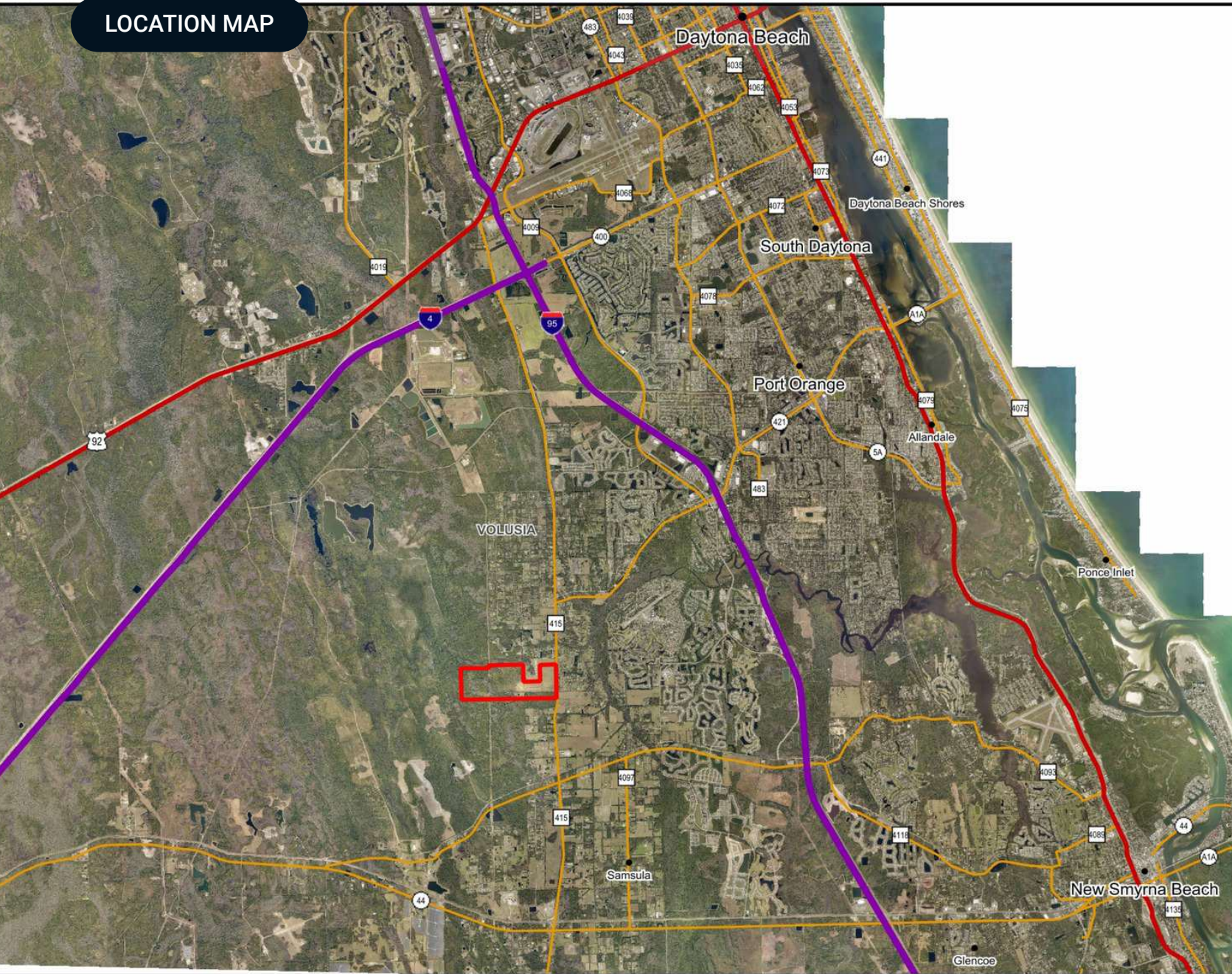
Location & Driving Directions

- 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.

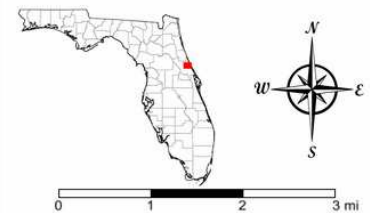


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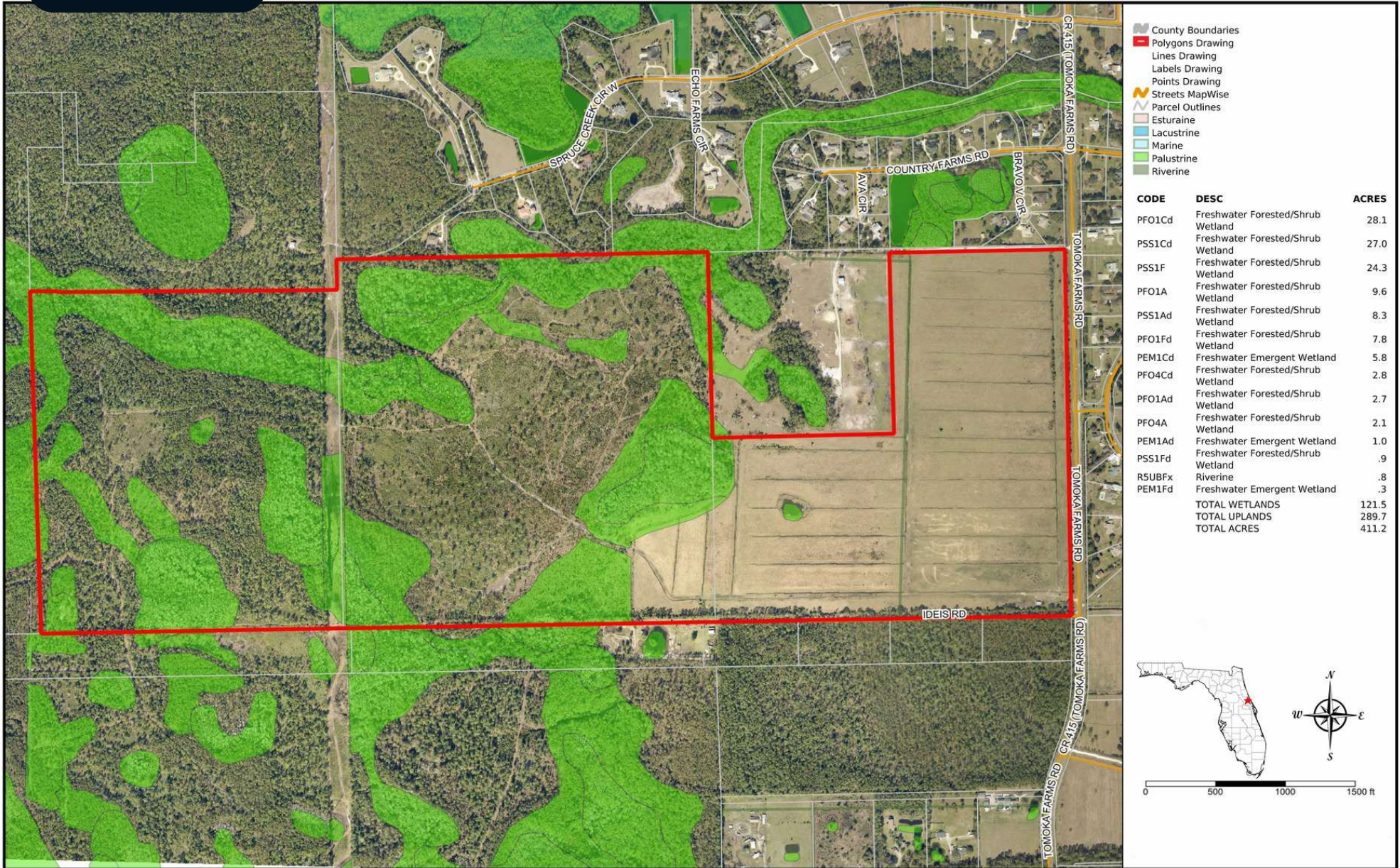
LOCATION MAP



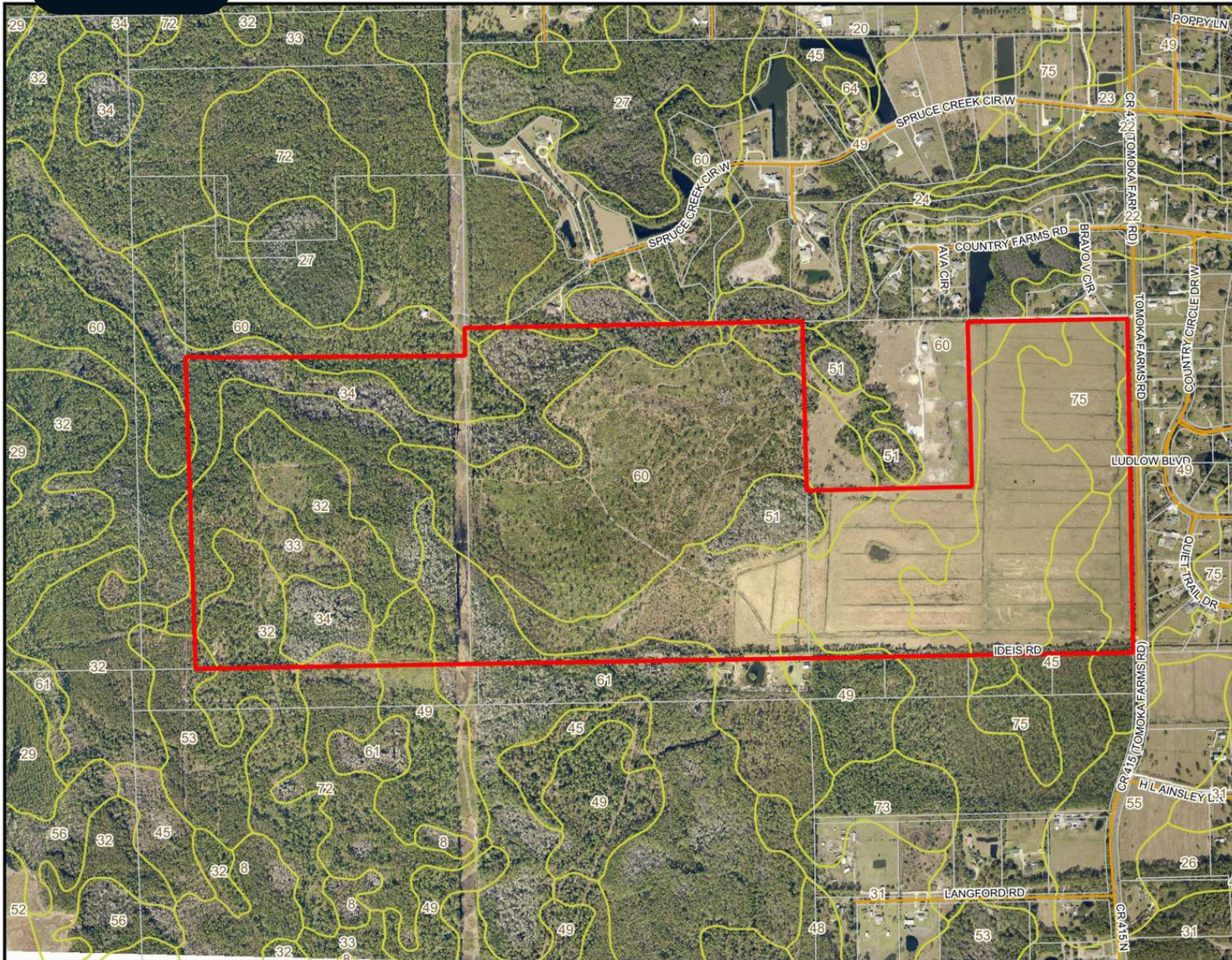
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads



WETLANDS MAP

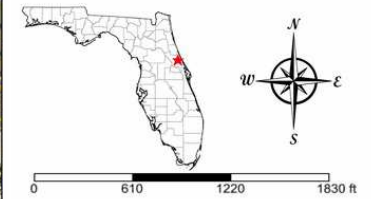


SOILS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWide
- 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



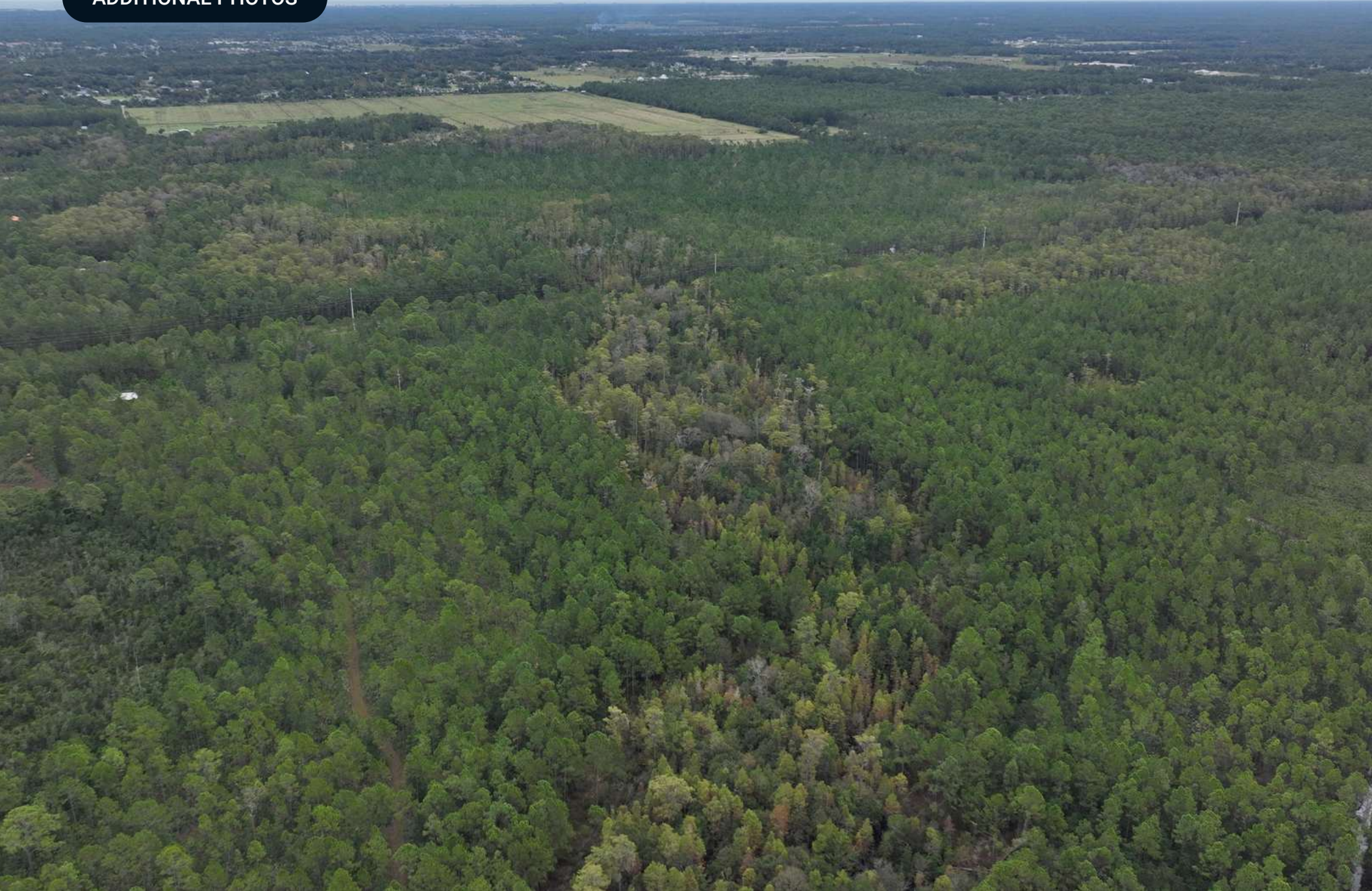
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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