



Oak Hill Homesite and Recreational Tract

Wright Grove Road, Oak Hill, Florida 32759

Samuel Raley
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PROPERTY OVERVIEW



Sale Price

\$592,000

Offering Summary

Acreage:	37 Acres
Price / Acre:	\$16,000
Zoning:	AG-1
State:	Florida
City:	Oak Hill
County:	Volusia
Taxes & Tax Year:	2025: \$4,203.92
Road Frontage:	650 ± FT (Wright Grove Rd)
Property Type:	Hunting and Recreational Land, Acreage and Estates

Property Overview

Amazing 37-acre recreational property and potential homesite located just 1.25 miles from Oak Hill, Florida, and US-1.

The land features a mix of hardwoods, pine trees, and palmetto scrub, and is bordered on three sides by pasture and wooded areas. It is an ideal location for a private homesite or recreational retreat, situated only 15 minutes south of downtown Edgewater and 20 minutes south of New Smyrna Beach.

The property is well-suited for outdoor enthusiasts interested in hunting and is minutes away from the Mosquito Lagoon, renowned for inshore fishing. Additionally, there is an existing trail system throughout the south end of the property, created by fire breaks established by the county fire department several years ago.

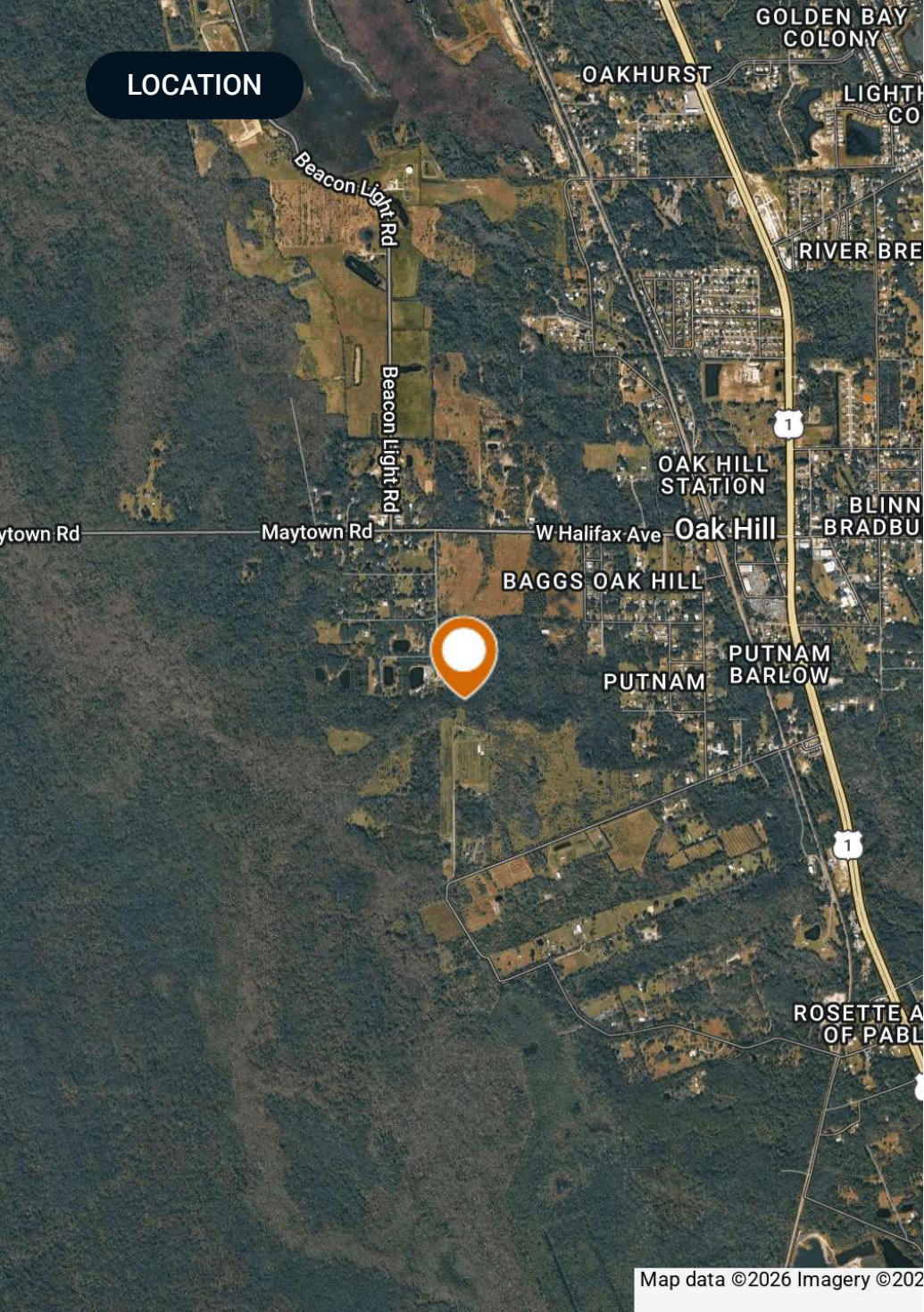
HIGHLIGHTS



Property Highlights

- Zoned AG-1
- Prime location in Oak Hill area
- Gravel road frontage
- Conveniently located to US-1 and I-95
- 15 minutes from Edgewater
- 20 minutes from New Smyrna Beach
- 5 minutes to intercostal and multiple boat and kayak ramps
- Existing trail system
- Opportunity for buyer looking for a homesite or recreational retreat

LOCATION



Location & Driving Directions

Parcel: 950700000160

GPS: 28.8591317, -80.866822

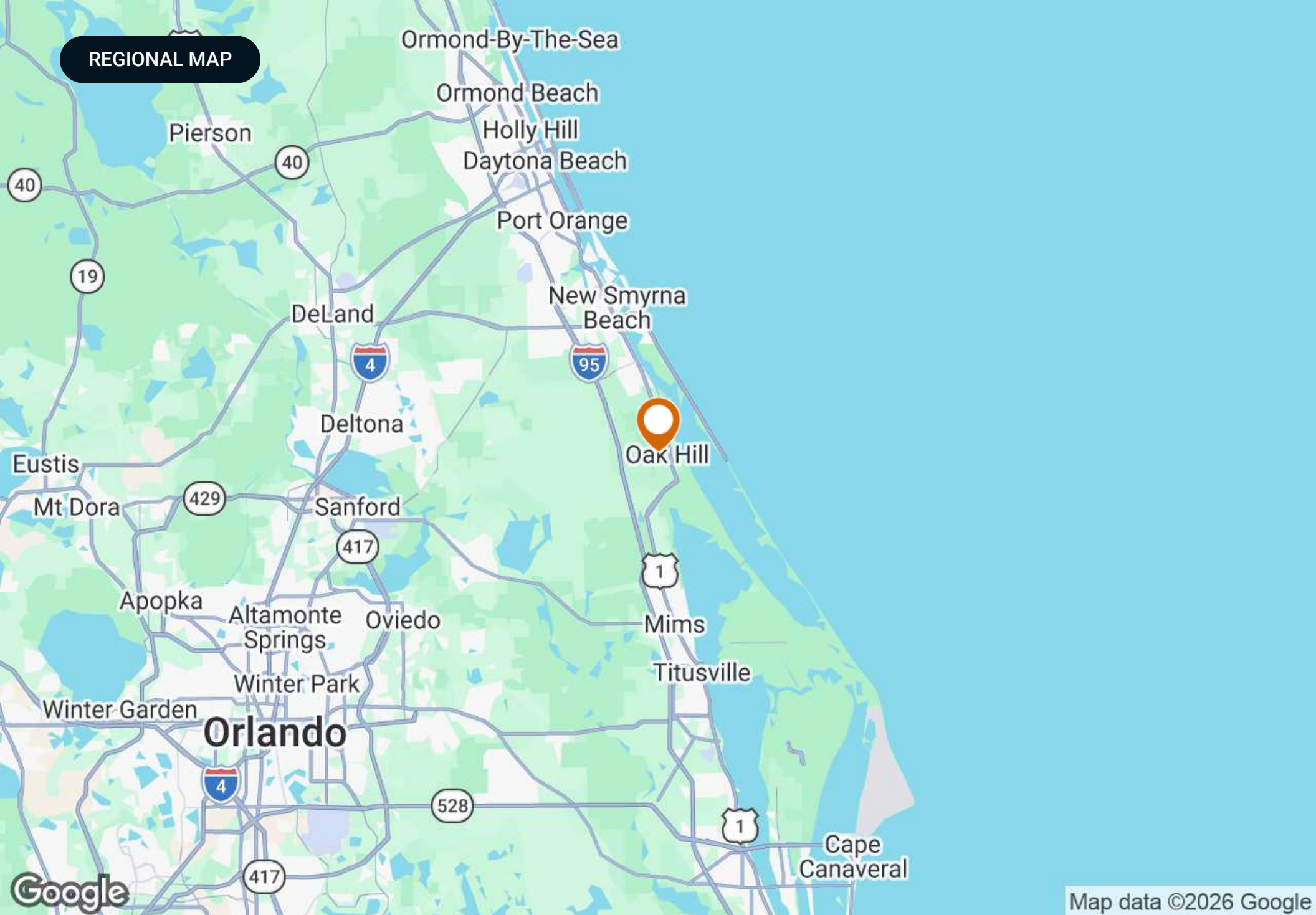
- The property is located approximately 1.25 miles from Oak Hill

Driving Directions:

- From US-1, head west on West Halifax Avenue for about one mile
- Turn left onto Wright Grove Road; the property line begins a quarter-mile down on the left-hand side

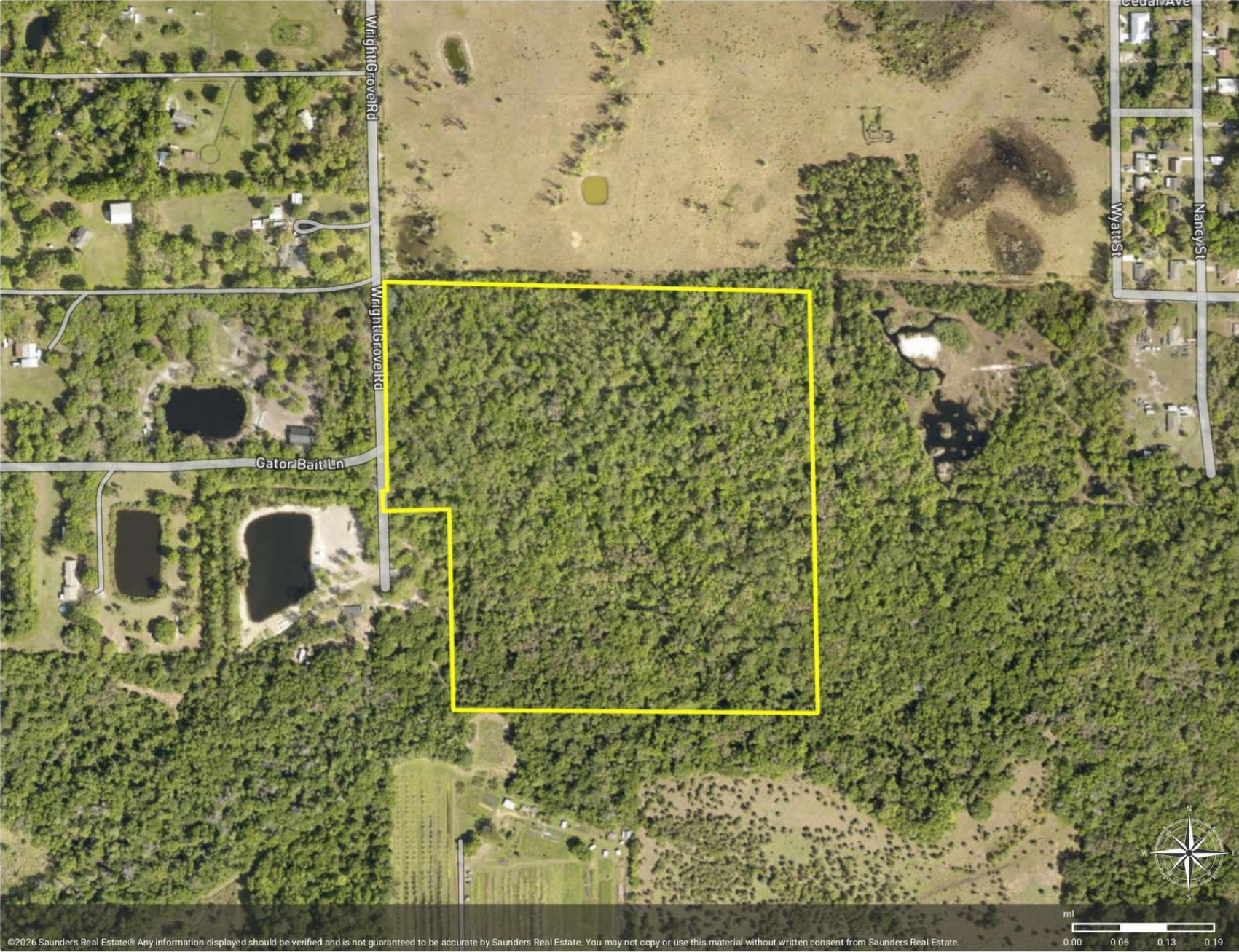
Showing Instructions: Contact Listing Agent

REGIONAL MAP



Map data ©2026 Google

OUTLINE MAP



Oak Hill Homesite and Recreational Tract

Polygon



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AERIAL



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Samuel Raley

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Professional Background

Samuel Raley is an Associate Advisor at Saunders Real Estate.

Born in Winter Haven, Sam is a fourth-generation Floridian. His family has been involved in the citrus industry for three generations, with even older ties to Florida agriculture through timber, cattle, and peanuts.

At 10 years old, Sam moved to Tampa, where he graduated from H.B. Plant High School. He later attended Florida State University in Tallahassee, earning a degree in Editing, Writing and Media with a minor in Hospitality Management.

After graduating from FSU, Sam moved to Seattle, Washington, where he worked with an exceptional team of chefs and discovered a love for restaurants. That experience led him to New York, where he enrolled at the Culinary Institute of America. Upon graduation, he worked in several Michelin Star restaurants across NYC and the world, including San Sebastián, Spain, and Hong Kong, before returning home to help open a restaurant in Orlando.

After working in the restaurant industry for a long time, Sam was ready to make a career change. Having grown up around land and agriculture his entire life—and his mother having been in real estate for a long time—he knew where his next step would be. With a love for the outdoors and Florida wildlife, Sam made the move into commercial land sales and conservation with the Saunders team.

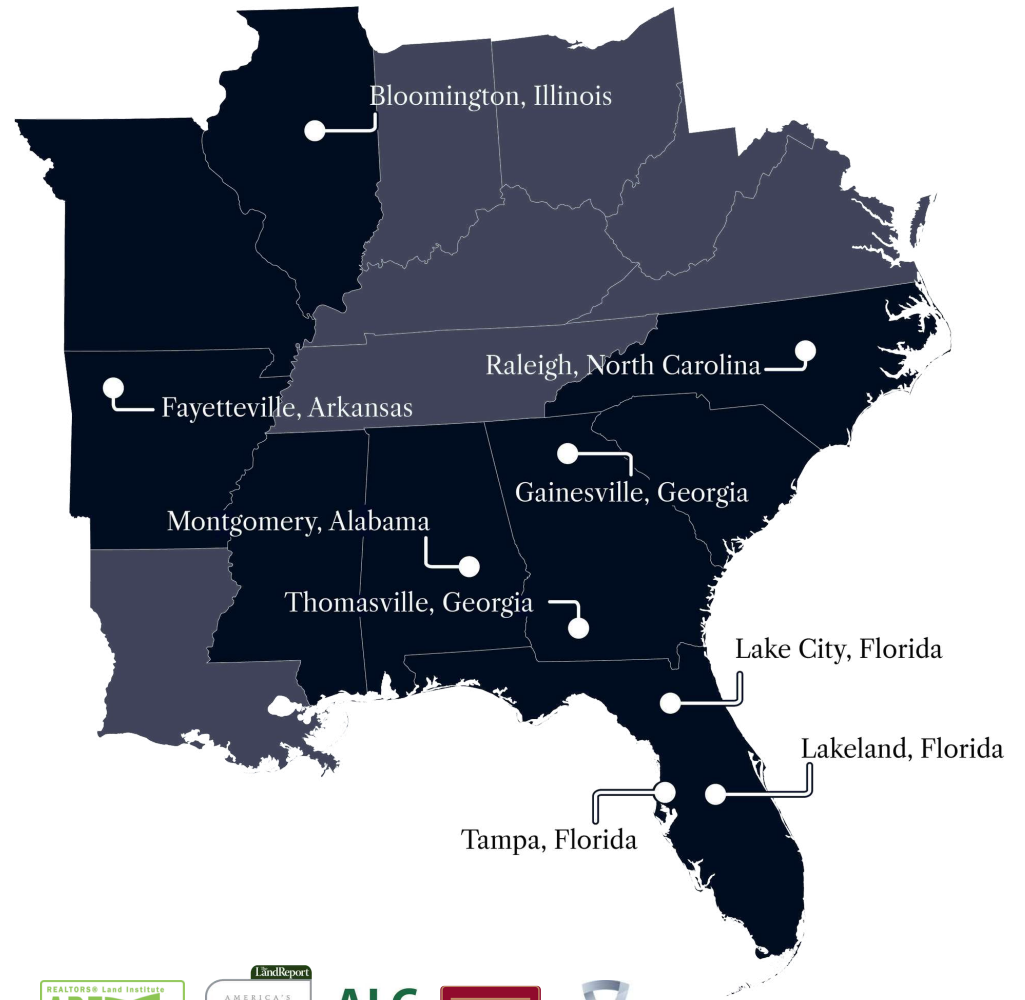
In his free time, Sam enjoys hunting, fishing, skateboarding, and dining out—anything that gets him out and about.

Sam specializes in:

- Commercial Development
- Conservation Land



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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