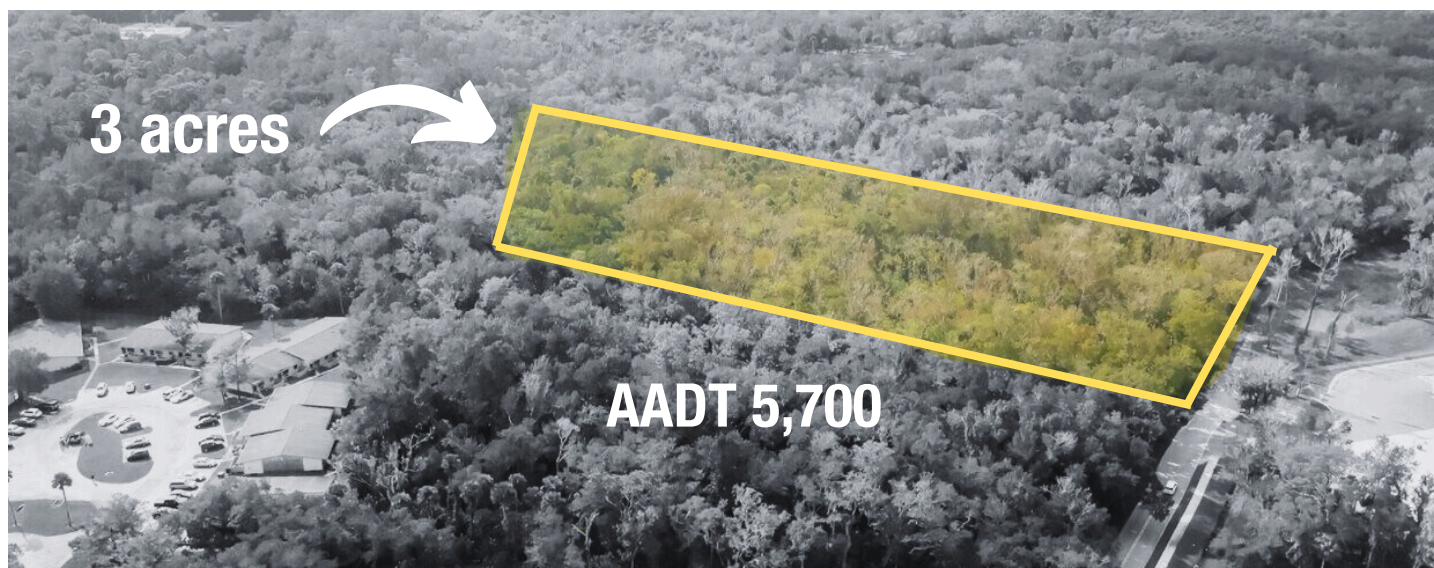


0 PAIGE AVE NEW SMYRNA BEACH, FL 32168

FOR SALE
PRICE: \$149,900



PROPERTY HIGHLIGHTS

5,700 Vehicles Per Day

2-parcels: 732412050040 & 732412050030

Future Land Use: UMI 8-units per acre

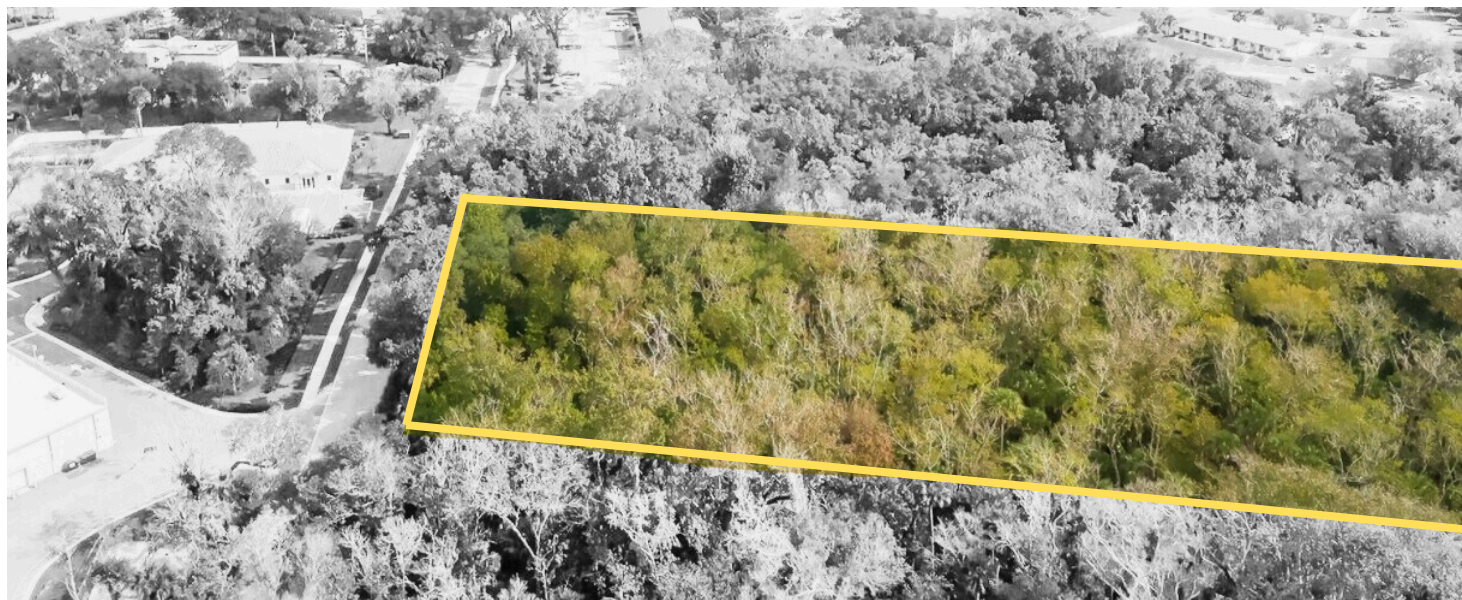
Zoning Currently R4

3 acres



Courtney Smith | Ryan Cleary
904-712-3304
Commercial@welchteam.com





OFFERING SUMMARY

Price	\$149,900
Total Lot Size	3 acres
Property Type	Land
Proposed Use	Residential/Townhomes
Zoning	R4
Future Possible Land Use	UMI
AADT	5,700



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Commercial@welchteam.com





PROPERTY DESCRIPTION

This undeveloped land consists of 2 parcels of approximately 3 acres. The Future Land Use is Urban Medium Density (UMI) which allows for up to 8-units per acre. A zoning change from R4 to UMI will be required to build a multi-unit development. Close to public shopping such as Publix, McDonalds, Taco Bell, and much more. Directly off of State Road 44.



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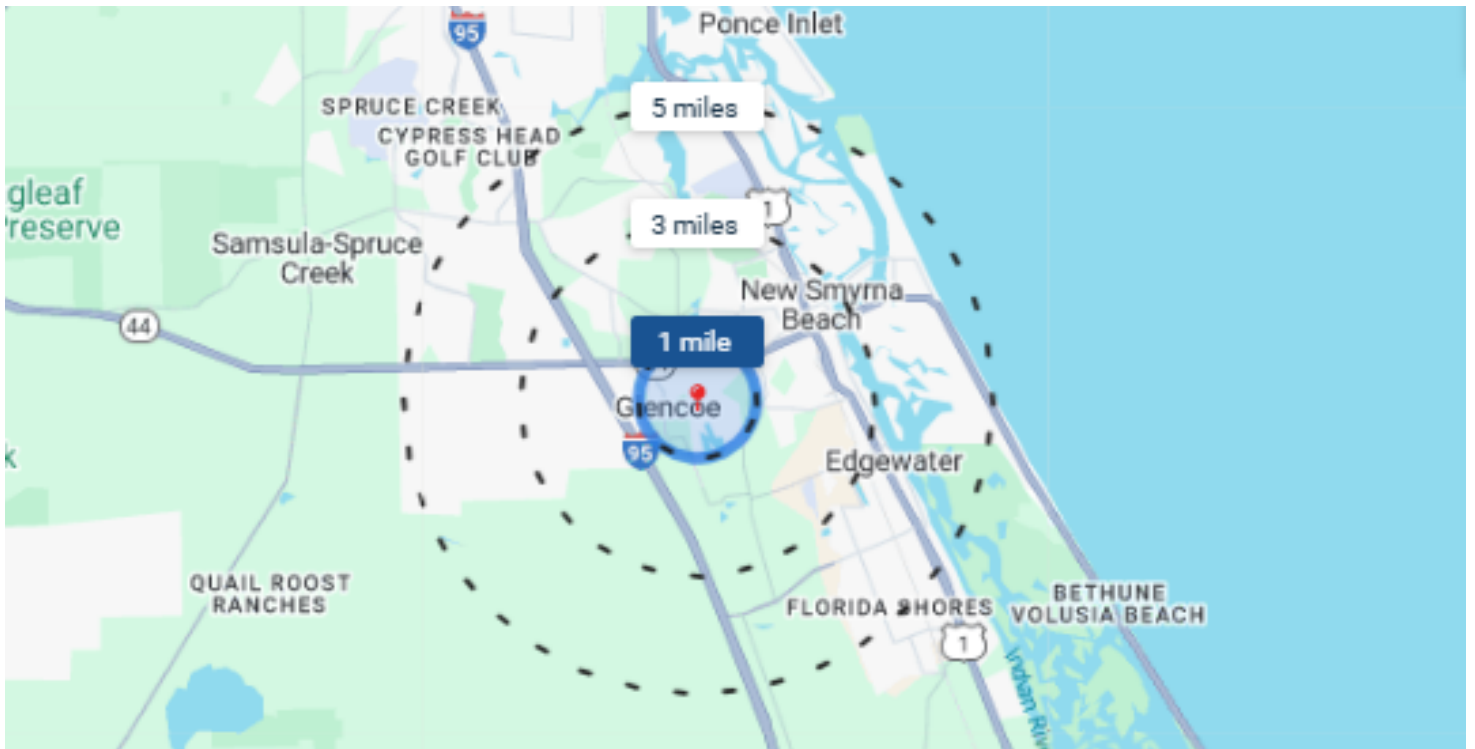
Commercial@welchteam.com

Welch  *Team*

KW ST. JOHNS
KELLER WILLIAMS

KW
COMMERCIAL





DEMOGRAPHIC INFORMATION

Household Median Income	\$79k
Household Income Growth Rate	30%
2028 Household Estimate	\$102.6k
Age Demographics Median Age	43
Age Growth Rate	22%
Number of Employees	8,508
Population	9,855



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