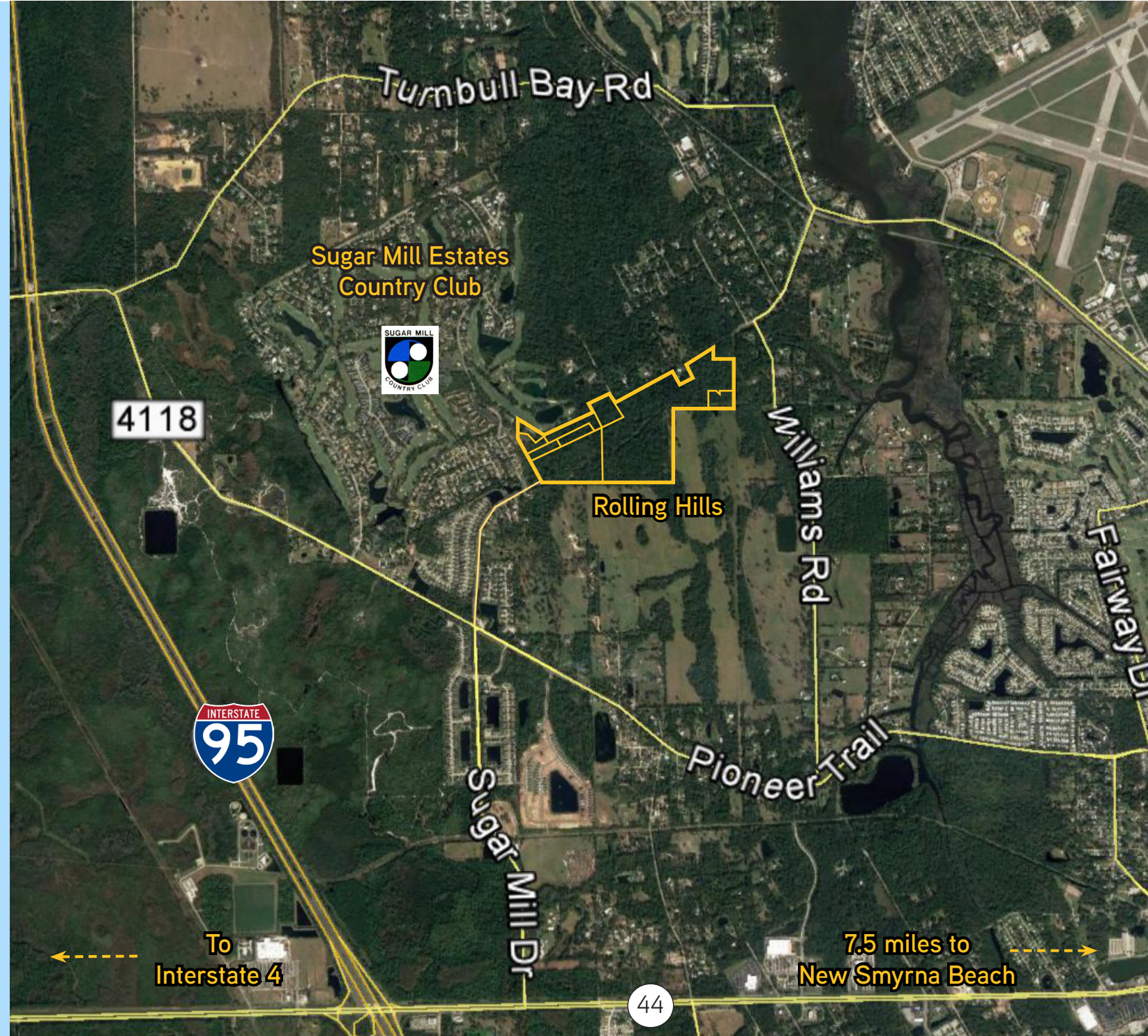


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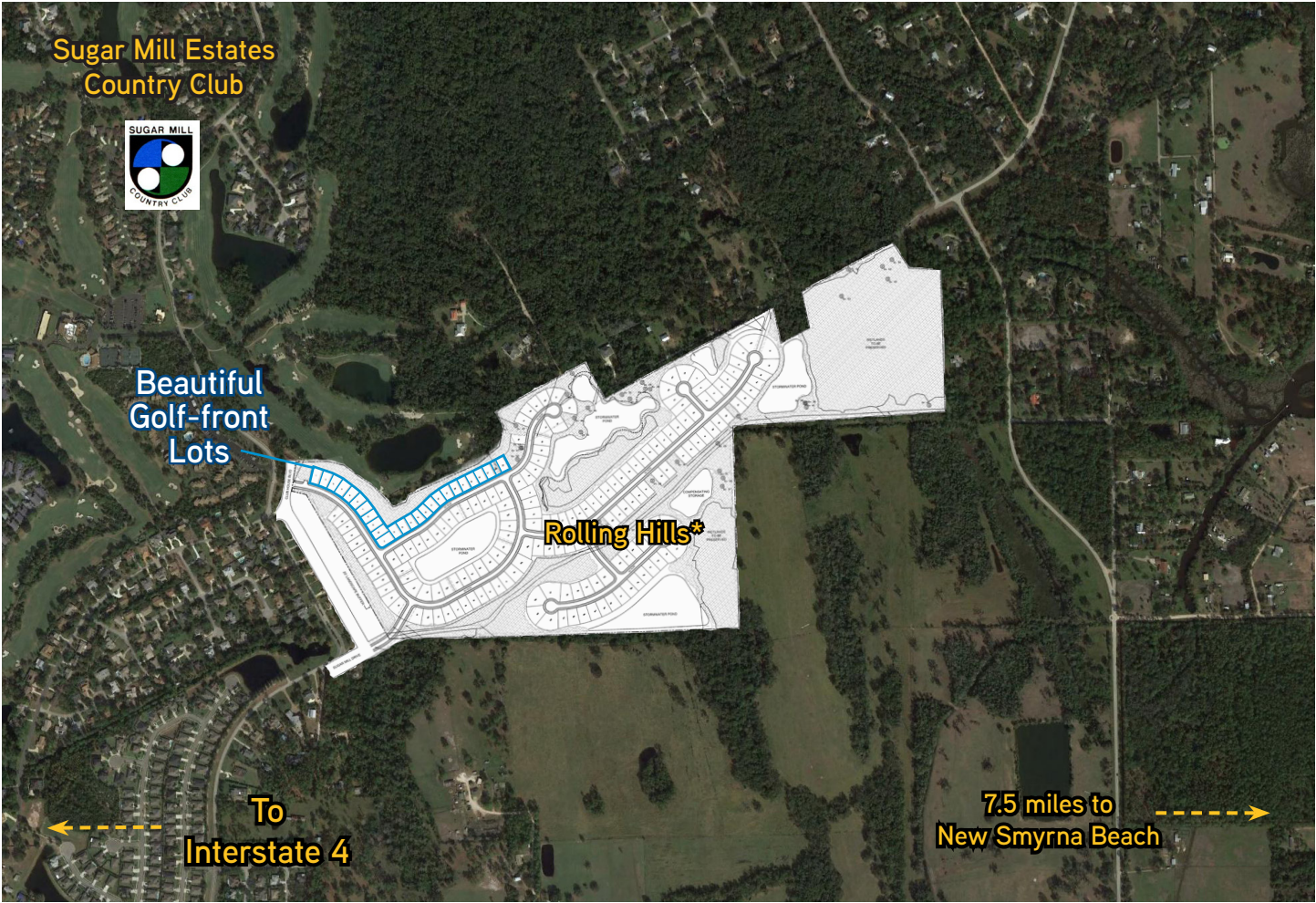
**FULLY ENGINEERED (SEPTEMBER 2018)**  
**LAND FOR SALE**

**109.01± AC** | RESIDENTIAL LAND  
NEW SMYRNA BEACH, FL  
196 BUILDABLE RESIDENTIAL LOTS INCLUDING GOLF-FRONT

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\*CONCEPTUAL SITE PLAN

### Opportunity

The south site of Rolling Hills consists of 109.01± gross acres with 196 buildable residential lots. The approval process is already in motion and the land will be fully engineered in 2017.

### Location

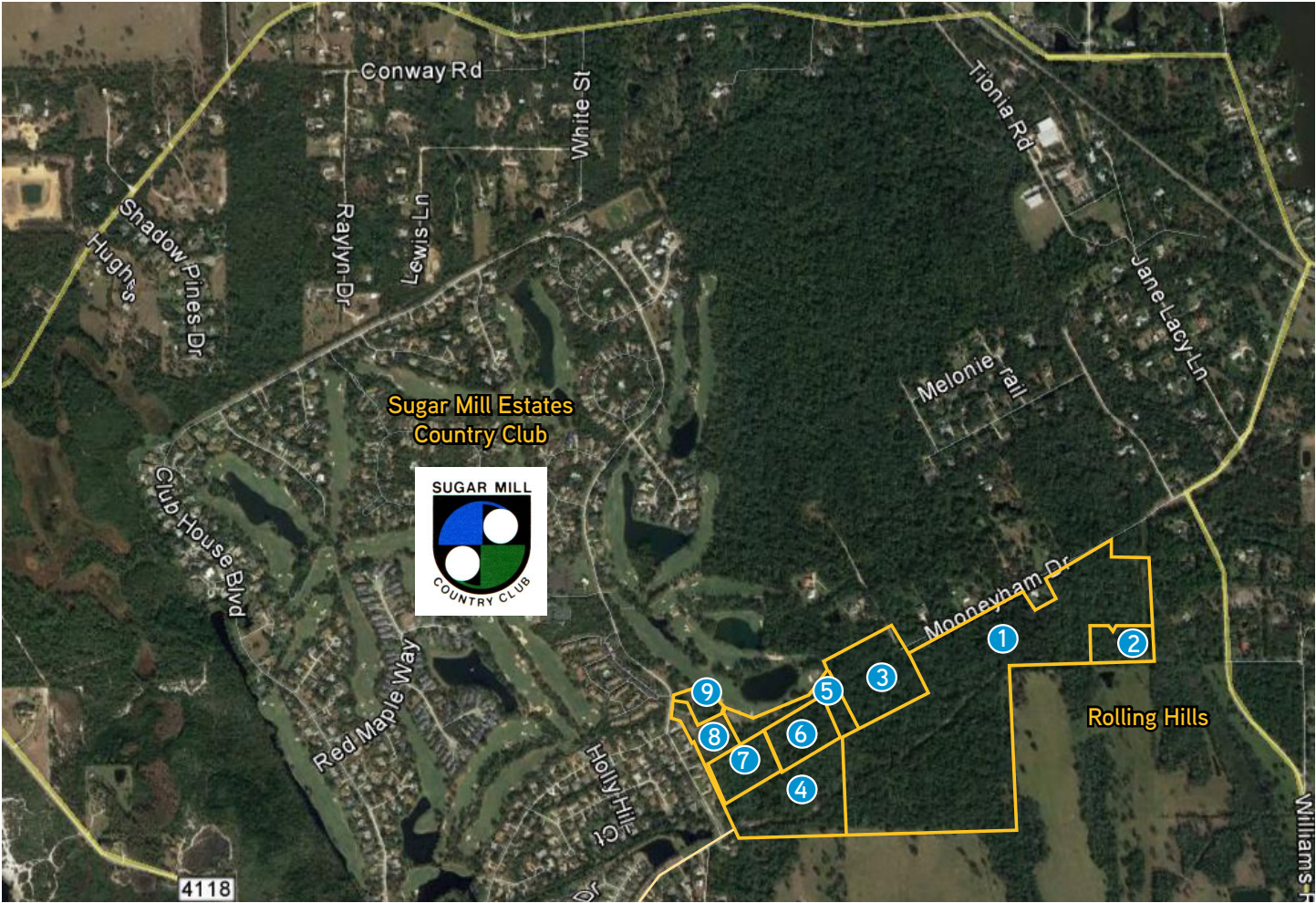
Located just east of Interstate 95 and near State Road 44, the property comprises 9 parcels in the development approval process. The site is in close proximity to Sugar Mill Country Club and New Smyrna Beach, making it an ideal site for residential developers in the market for sites with great access and amenities.

### Features

- 25+ residential lots with direct golf-front views
- Many lots that are not golf-front offer unique waterfront features and natural preservation areas.

### Key Highlights

- Access.** Conveniently accessed by Interstate 95 and State Road 44.
- Recognized.** Sugar Mill Country Club is recognized as a full-service country club offering a challenging 27-hole championship golf course. It is a member-owned private club situated in New Smyrna Beach and only one hour from Orlando and 15 minutes from the beautiful beaches of the Atlantic Coast.
- Quality.** The interior and exterior of the buildings with the Sugar Mill community and country club are superior to any of the immediate competitive set.
- Amenities.** Proximity to shopping, retail, banking, restaurants, hotels, health, beach and sports facilities.
- Housing.** High quality and affordable.
- Location.** Easily accessible to Interstate 95, which allows rapid access to other corridors throughout the state.



### RESIDENTIAL LAND

	PARCEL	TOTAL ACRES	USABLE ACRES	WASTE LAND	UNBUILDABLE	COMMENTS
1	7311-00-00-0100	65	21.97	43.03		
2	7311-00-00-0102	4.43	1.09	3.34		
3	7342-00-00-0020	10	7.7	2.3		
4	7310-00-00-0010	12.76	11.6	1.16		
5	7342-00-00-0031	3.5	3.5	0		
6	7342-00-00-0030	5.02	4.96	0.06		
7	7342-00-00-0032	5.00	5.00	0		
8	7342-00-00-0033	1.96	1.96	0		
9	7342-00-00-0062	1.34	1.34	0		
TOTAL		109.01±	59.12±	49.89±		