



TWO-PARCEL WOODED HOMESITE OPPORTUNITY

734 Osteen Maytown Road | Osteen, Florida 32764

OFFERING MEMORANDUM | SEPTEMBER 2026

0.18 +/- ACRE RESIDENTIAL LAND OFFERING

Three platted lots across two parcels with paved-road frontage

ASKING PRICE

\$14,900

COMBINED SITE

0.18 +/- ACRE

ZONING

OCR-5

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Property Overview

Wooded Residential Land in Osteen

Two adjoining parcels offered together near State Road 415 in unincorporated Volusia County.

ASKING PRICE**\$14,900****COMBINED AREA****0.18 +/- ac****ROAD FRONTAGE****75 +/- feet**

PROPERTY FACTS

ADDRESS

734 Osteen Maytown Road, Osteen, FL 32764

JURISDICTION

Unincorporated Volusia County

PARCEL COUNT

Two adjoining parcels offered together

CURRENT ZONING

OCR-5 Osteen Cluster Residential

FUTURE LAND USE

Cluster Residential

PROPOSED USE

Single-family residence

DIMENSIONS

Approximately 75 feet by 106 feet combined

FLOOD ZONE

Zone X, as reported

ANNUAL TAXES

Approximately \$227.57 combined, as per public records

SITE CONDITION

Vacant and wooded; no known HOA



Approximate parcel outlines. Image is not a survey.

PARCEL IDENTIFIERS

9208-01-05-0040 | 920801050040

9208-01-05-0060 | 920801050060

OFFERING SNAPSHOT

The offering combines three platted Aurora Heights lots across two tax parcels. The wooded site fronts paved Osteen Maytown Road and is proposed for a single-family residence. Electricity and internet are reported available, while a private well and septic system would be required. No mapped wetlands or other environmental concerns are reported.



Parcel Configuration

Two Parcels, One Offering

Approximate red outlines identify the adjoining parcels offered together for \$14,900.

PARCEL 0040

0.12 +/- ac

PARCEL 0060

0.06 +/- ac

COMBINED

0.18 +/- ac



APPROXIMATE PARCEL CONFIGURATION

Red lines are approximate; not a survey

PARCEL	AREA	PLATTED LOTS
9208-01-05-0040	0.12 +/- acre	Lots 4 and 5, Block 5, Aurora Heights
9208-01-05-0060	0.06 +/- acre	Lot 6, Block 5, Aurora Heights
Combined offering	0.18 +/- acre	Approximately 75 feet by 106 feet

SALE CONFIGURATION

Both tax parcels are being marketed and sold together as a single offering. Parcel boundaries, dimensions and acreage should be confirmed by a current boundary survey.



Aerial Perspectives

Wooded Site & Road Relationship

The supplied aerals show the parcel configuration and direct frontage from multiple angles.



OBLIQUE VIEW ACROSS OSTEEN MAYTOWN ROAD

Approximate outlines; not a survey



SECOND OBLIQUE VIEW OF THE COMBINED SITE

SITE CHARACTER

- Wooded, vacant land.
- Approximately 75 feet of paved-road frontage.
- Approximately 106 feet of combined depth.
- Three platted lots across two tax parcels.
- No mapped wetlands or known environmental concerns reported.
- Residential properties are visible in the surrounding area.



Zoning & Development Context

OCR-5 Osteen Cluster Residential

The supplied Volusia County classification is intended for low-density residential development while protecting environmental resources under the Osteen Local Plan.

Current zoning	OCR-5 Osteen Cluster Residential
Future land use	Cluster Residential
Proposed use	Single-family residence
Principal dwelling type	Single-family standard or manufactured modular dwelling
Maximum building height	35 feet
Road access	Approximately 75 feet of frontage on Osteen Maytown Road
Utilities	Electricity and internet reported available; private well and septic required
Environmental context	No mapped wetlands or known environmental concerns reported
Flood zone	Zone X, as reported

DEVELOPMENT CONTEXT

The proposed single-family use and all site improvements remain subject to Volusia County review, applicable zoning and land-development requirements, well and septic approval, access standards and other governmental permits. This summary is for marketing orientation and is not a zoning verification letter or development approval.

DOCUMENTATION

No current boundary survey, environmental report or soil study is available. A purchaser should rely on its own professionals and governmental confirmations when evaluating the proposed residence.



OFFERING MEMORANDUM

Location & Offering Details

Central Florida Connectivity

An Osteen location with convenient access to Sanford, Orlando and Daytona Beach.

1.5 MILES

to State Road 415

<20 MIN

to Downtown Sanford

<45 MIN

to Downtown Orlando

<45 MIN

to Daytona Beach

PROPERTY HIGHLIGHTS

- Two adjoining tax parcels offered together.
- Three platted Aurora Heights lots with approximately 75 feet of frontage.
- Wooded setting in unincorporated Volusia County.
- Flood Zone X and no mapped wetlands reported.
- Electricity and internet reported available; well and septic required.
- No known HOA and no current survey or site reports.

OFFERING

\$14,900

Two parcels offered together | Seller identity confidential

SUBMIT OFFERS DIRECTLY TO RYAN@FLA2DAY.COM



Ryan W. Long

Xcellence Realty, Inc.

385-589-7456

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Legal Descriptions & Disclosures

Legal Descriptions

Provided for reference only. A title commitment and current survey should control any conveyance.

PARCEL 9208-01-05-0040 | 0.12 +/- ACRE

8 19 32 LOTS 4 & 5 BLK 5 AURORA HEIGHTS MB 23 PG 137 INC PER OR 4413 PG 3760

PARCEL 9208-01-05-0060 | 0.06 +/- ACRE

8-19-32 LOT 6 BLK 5 AURORA HEIGHTS MB 23 PG 137 PER OR 4413 PG 3760

REFERENCE SOURCES

- Volusia County public records and parcel mapping.
- Volusia County Osteen Cluster Residential Classification supplied with the offering.
- Supplied aerial imagery and approximate parcel exhibits.
- Flood-zone, utility and environmental information as reported in public-record sources.

IMPORTANT NOTICE

This Offering Memorandum is for marketing and discussion purposes only. Information has been obtained from public records and third-party mapping sources believed reliable, but neither seller nor broker makes any representation or warranty as to accuracy, completeness or future development potential. Parcel outlines, acreage and dimensions are approximate and are not a survey. Zoning, future land use, taxes, flood-zone information, utilities, access and environmental conditions must be independently verified. The proposed single-family use and all improvements are subject to applicable governmental review, permits and approvals, including well and septic requirements. Prospective purchasers should consult appropriate legal, tax, environmental, engineering, surveying and land-use professionals. The offering may be changed, withdrawn or rejected at any time without notice.