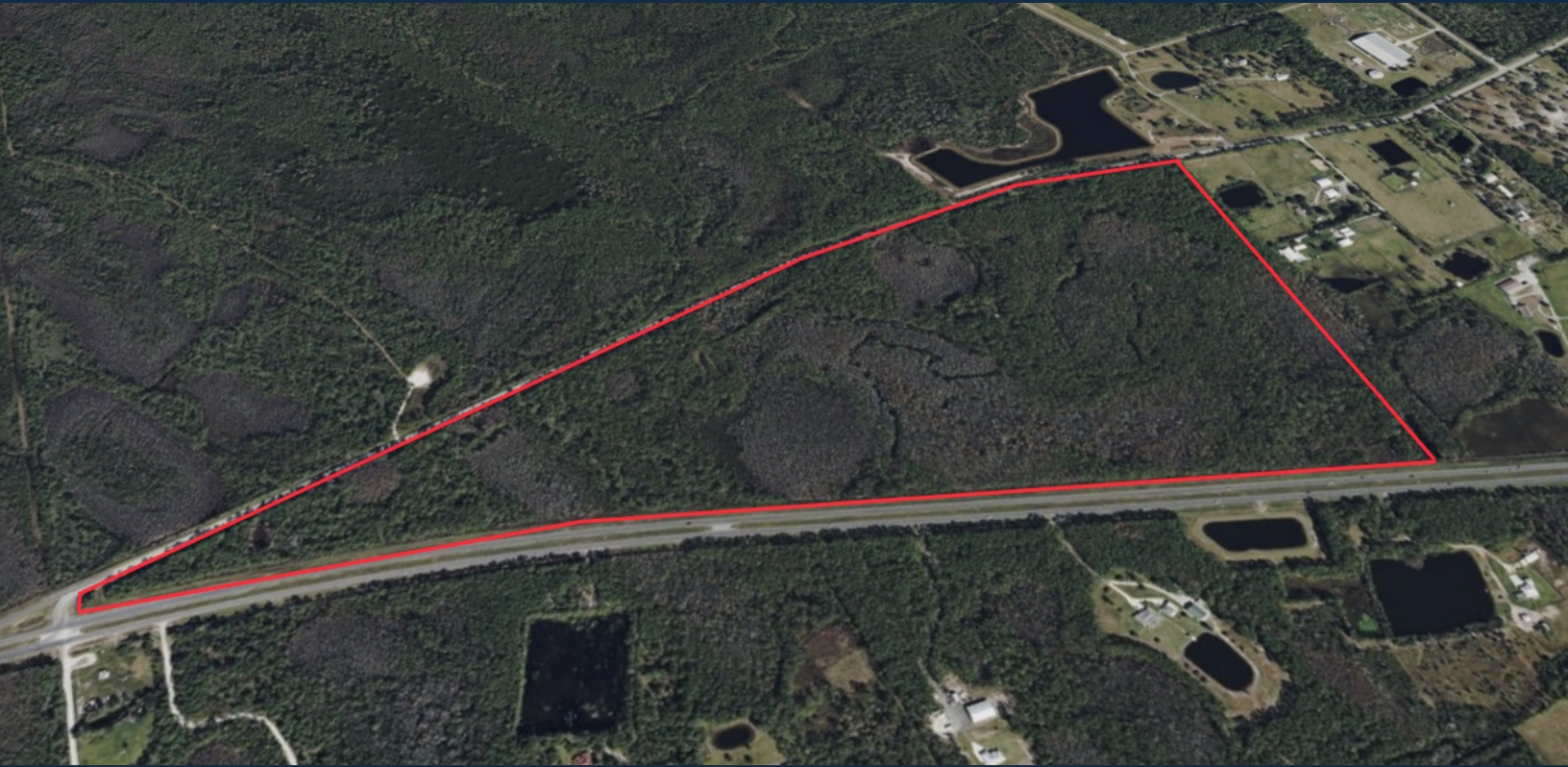


OFFERING MEMORANDUM

4430 PIONEER TRAIL

New Smyrna Beach, Florida 32168



152.8 +/- ACRES

Approximate gross acreage

\$5,925,000

Asking price

Ryan W. Long

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DRAFT | Prepared October 28, 2026. Property information has not been independently verified. Red outlines are approximate and are not a survey.

PARCEL 7217-00-00-0020

The offering

A 152.8 +/- acre parcel at 4430 Pioneer Trail, offered at \$5,925,000. The parcel is located between Pioneer Trail and State Road 44. The offering includes substantial reported wetlands and uplands within Flood Zone A; suitability for any intended use requires further review.

Asking price	\$5,925,000
Gross acreage	152.8 +/- acres
Price / gross acre	Approximately \$38,776
Parcel ID	7217-00-00-0020 (721700000020)
Current zoning	A-1
Future land use	Agricultural Resource and Environmental Systems Corridor
Utilities	No utilities on site; well and septic needed
Survey	Seller does not have a survey

OFFERING PERSPECTIVE

Large gross land area, two reported future land use designations, and a mapped mix of wetlands and uplands. Gross acreage is not a representation of usable or buildable acreage. No development yield, permitted-use conclusion, or utility feasibility is represented.

Land & flood overview



Map date, underlying datasets, and classifications have not been independently verified. Red outline indicates the approximate parcel boundary.

Blue	Wetlands: approximately 78 acres
Yellow	Uplands in Flood Zone A: approximately 67 acres
Green	Uplands in Flood Zone X: approximately 7.8 acres
Total	152.8 +/- acres; all categories are estimates

The approximate categories total 152.8 acres. Reported uplands total 74.8 acres; this does not establish buildability. Parcel dimensions are approximately 5,260 x 2,335 x 5,500 feet. No survey is available; measurements and boundaries remain unverified.

Planning & site diligence

Zoning & future land use

Current zoning is A-1. Both Agricultural Resource and Environmental Systems Corridor future land use designations apply to the parcel. The boundaries and acreage assigned to each designation have not been verified. Confirm applicable jurisdiction, mapping, permitted uses, density, and any approval requirements for the intended use.

Utilities & servicing

No utilities are on site. Well and septic are needed. Well, septic, soils, installation costs, and electric-service feasibility remain unverified.

Access & boundaries

The aerial imagery shows the tract adjacent to Pioneer Trail and State Road 44. Legal access, driveway permits, easements, and measured road frontage have not been confirmed. The three reported dimensions are not assigned to particular road boundaries.

Environmental & flood review

Obtain a current survey, wetlands delineation, applicable flood mapping, and appropriate site studies. Confirm the location and extent of the reported acreage categories and the feasibility of any proposed improvements before relying on a development concept.

Aerial perspectives



Aerial 2 | Oblique overview. Red boundary is approximate.



Aerial 4 | Alternate view. Imagery date and parcel outline are unverified.