

Gateway  
Center for the  
Arts

Saxon Blvd 18,000 - ADT

US 17-92 32,000 - ADT

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Ladybird  
Academy

Saxon Cove  
Apartments

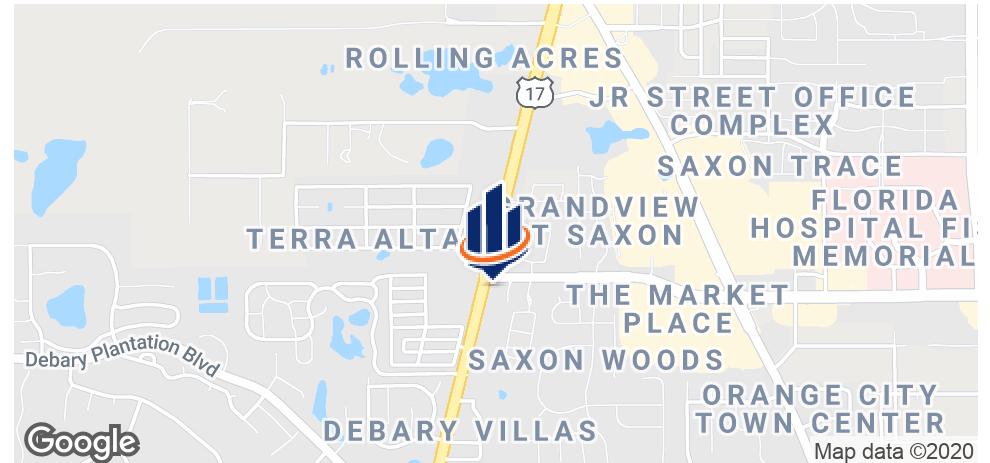
# SAXON COVE, RETAIL PADS FOR IMMEDIATE DEVELOPMENT

SEC SAXON BLVD & US 17-92 DEBARY, FL 32713

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# Property Summary



## OFFERING SUMMARY

|              |  |
|--------------|--|
| Pricing:     | See Pricing Matrix                             |
| Lot Sizes:   | 1.21 - 1.69 acres                              |
| Zoning:      | PUD  |
| AADT:        | US 17-92 32,000 cars<br>Saxon Blvd 18,000 cars |
| Parcel ID's: | 22-18-30-20-00-0020,<br>0030,0040,0050,0060    |

## PROPERTY OVERVIEW

SVN Alliance is pleased to offer these five pad-ready commercial development outparcels in Debarry, FL. The outparcels are ready for immediate development and come with usable zoning (PUD), existing storm water systems and driveway curb cuts. They are located at the SEC of the lighted intersection of Saxon Blvd & US 17-92 (N Charles Richard Beall Blvd) in Debarry, just across the street from Orange City.

The pad ready development sites can be acquired in bulk or individually. The outparcels are ideally sized from 1.2 to 1.6 acres and have potential for gas/C-store, retail, medical or office. The existing PUD allows most commercial uses and is developer friendly. Seller has flexibility and can work with developers/tenants in order to secure full entitlements. Contact SVN Alliance for further information.

## PROPERTY HIGHLIGHTS

- Five pad-ready commercial development outparcels
- Existing storm water systems and driveway curb cuts
- Ready for immediate development
- Can be acquired individually or in bulk

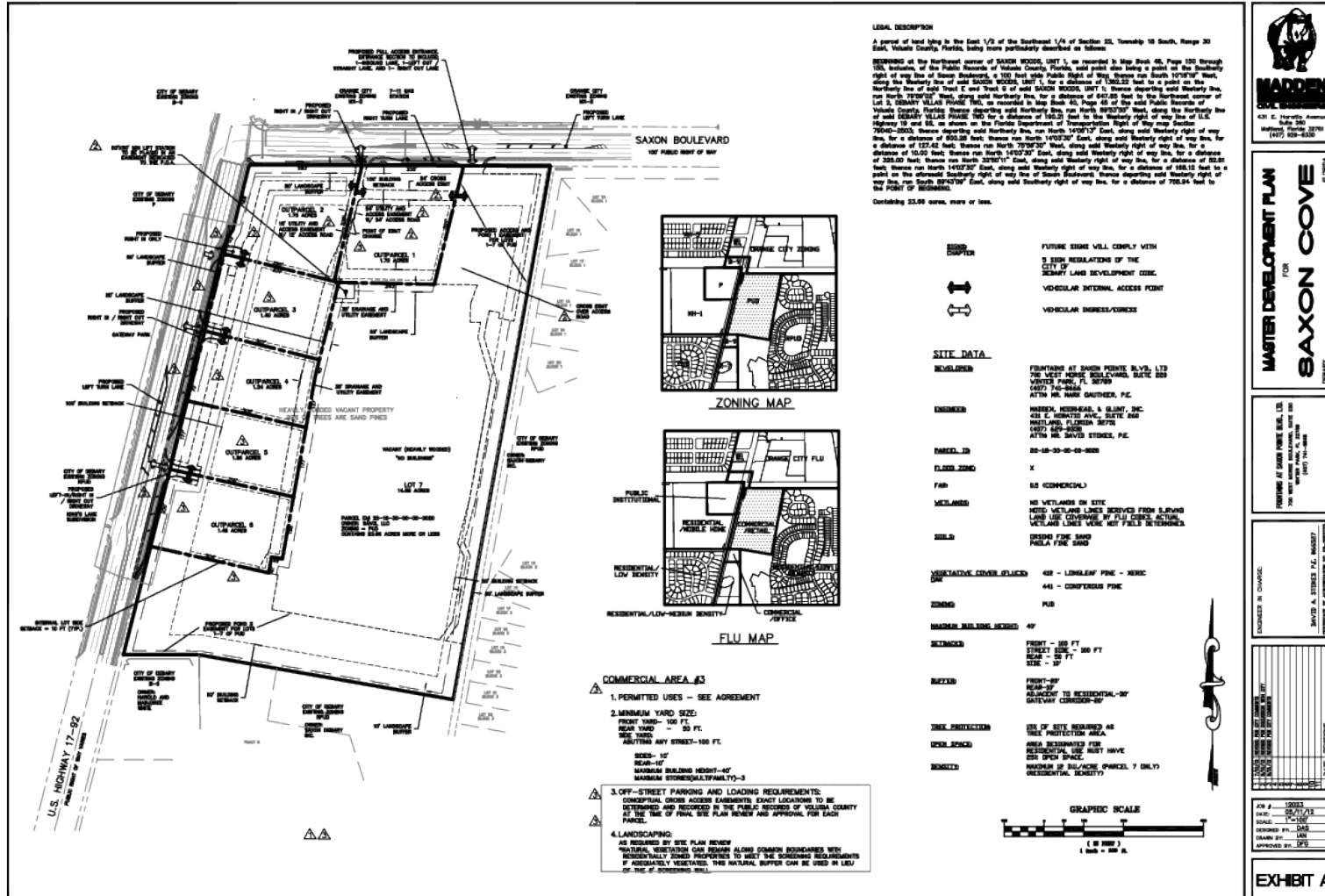
# Lots 1 - 5



# Pricing Matrix

| Lot # | Size [AC] | Price/Acre | Sale Price  | Status    | Description                                     |
|-------|-----------|------------|-------------|-----------|---|
| 1     | 1.69      | \$739,645  | \$1,250,000 | -         | Busy Corner Lot -- Pad-Ready                    |
| 2     | 1.35      | \$444,445  | \$600,000   | -         | Pad-Ready Lot w/ Drainage and Driveway in Place |
| 3     | 1.21      | \$309,918  | \$375,000   | -         | Pad-Ready Lot w/ Drainage and Driveway in Place |
| 4     | 1.26      | \$357,143  | \$450,000   | -         | Pad-Ready Lot w/ Drainage and Driveway in Place |
| 5     | 1.5       | \$400,000  | \$600,000   | Available | Pad-Ready Lot w/ Drainage and Driveway in Place |

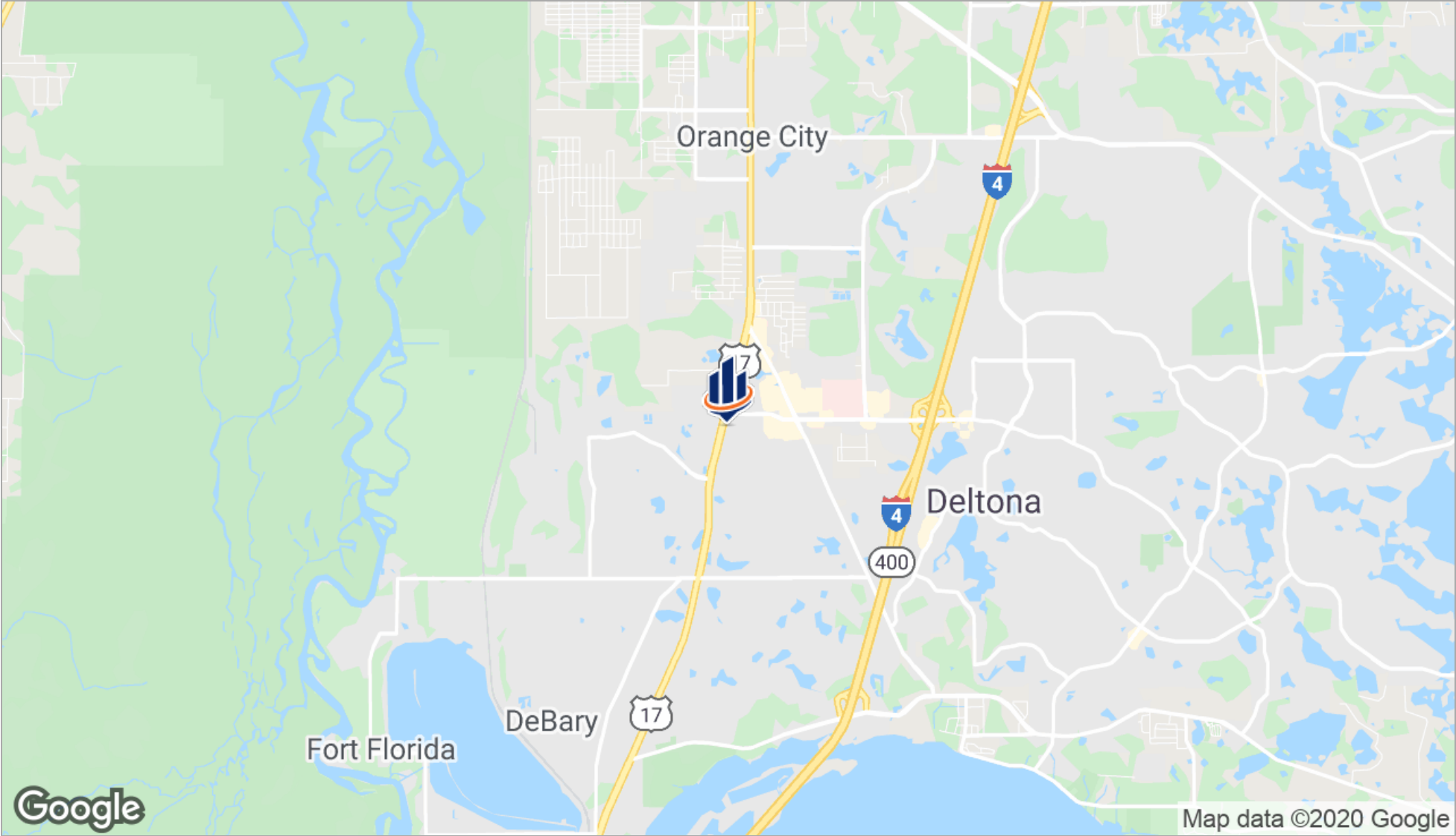
# Master Development Plan



# Debary/Orange City Aerial

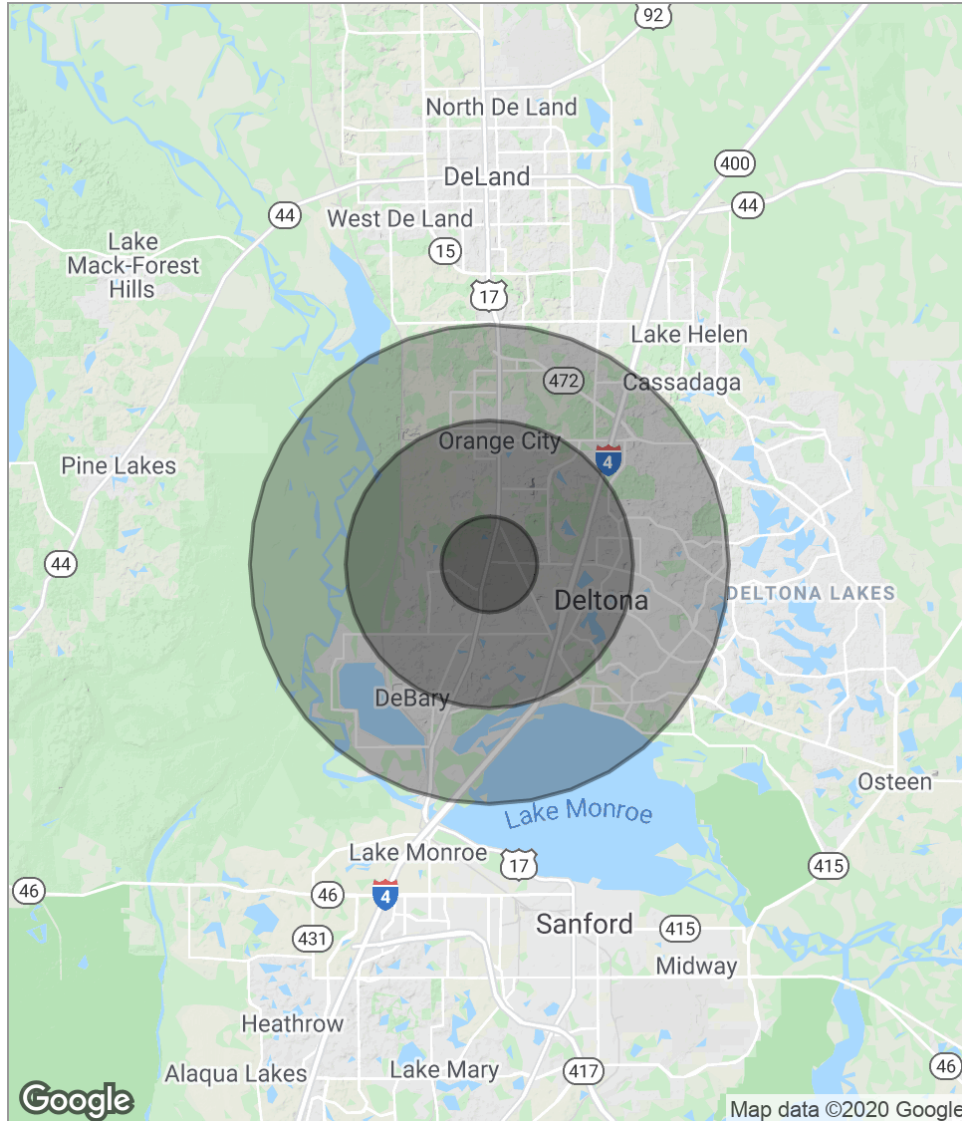


# Location Maps



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Demographics Map



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 4,917     | 33,139    | 81,476    |
| Median age          | 52.6      | 43.6      | 42.9      |
| Median age [Male]   | 51.7      | 42.5      | 41.5      |
| Median age [Female] | 53.6      | 45.0      | 44.2      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,177     | 13,682    | 32,705    |
| # of persons per HH | 2.3       | 2.4       | 2.5       |
| Average HH income   | \$69,057  | \$59,123  | \$58,143  |
| Average house value | \$266,631 | \$246,328 | \$184,563 |

\* Demographic data derived from 2010 US Census



## DEMOGRAPHIC SUMMARY

895 N Charles Richard Beall Blvd, Debary, Florida, 32713



Drive time band of 0 - 10 minutes

## INCOME



\$49,091

Median Household Income



\$25,160

Per Capita Income



\$107,772

Median Net Worth

## KEY FACTS

59,093

Population

46.4

Median Age

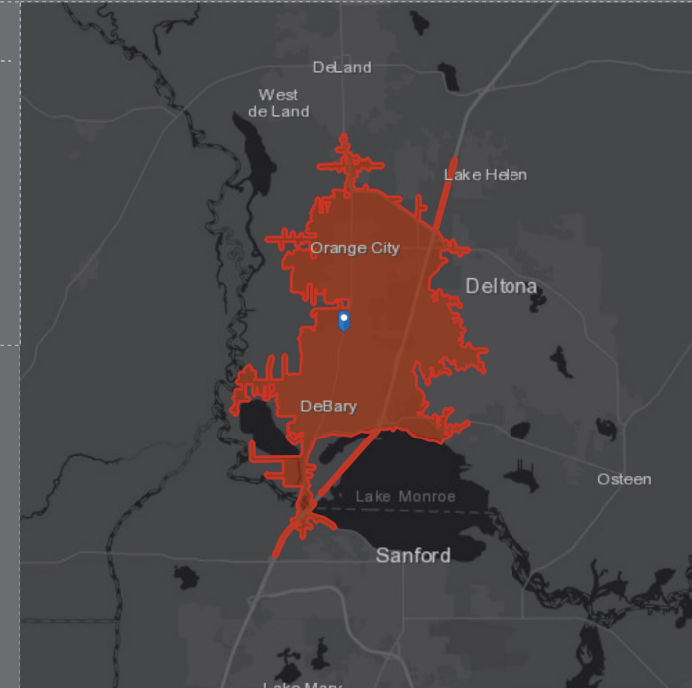
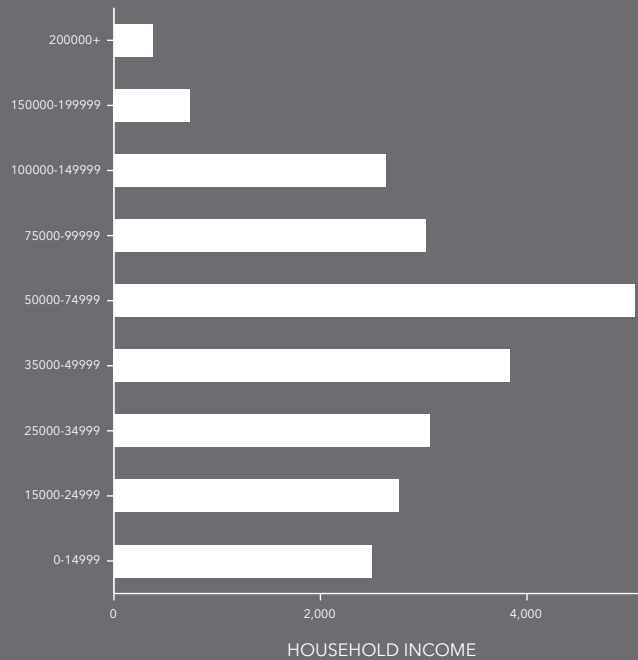


23,943

Households

\$41,067

Median Disposable Income



## EDUCATION

9%

No High School Diploma



34%

High School Graduate



34%

Some College



22%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



65%

White Collar



20%

Blue Collar



15%

Services

3.8%

Unemployment Rate