

The Junction

17/92 & Dirksen Dr. DeBary, Florida 32724

Property Highlights

- Developer improvements include approved master retention, Utilities stubbed to site, mass grading, community trail connections and architectural standards with liberal setback and parking requirements
- Phase 1 is underway and includes 289 unit luxury apartments
- Traffic Counts of 30,000 ADT
- Close to Lake Mary/Heathrow employment centers, malls, and office parks
- Great access to I-4, Central Florida Greenway and the new Wekiwa Parkway
- High Growth Area with 2,500+ residential planned
- TOD zoning permits many uses including high-density residential, retail office, ALF's hotel and more
- Centrally located 20 min from Downtown Orlando and Daytona Beach
- Across from DeBary Sunrail Station and next to Gemini Spring Park
- Crossroads of multiple multi-use trails including Cross Florida, River to Sea and Spring to Spring

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,934	\$70,742
3 Miles	23,939	\$71,622
5 Miles	71,569	\$63,698



For more information

Steve Costa

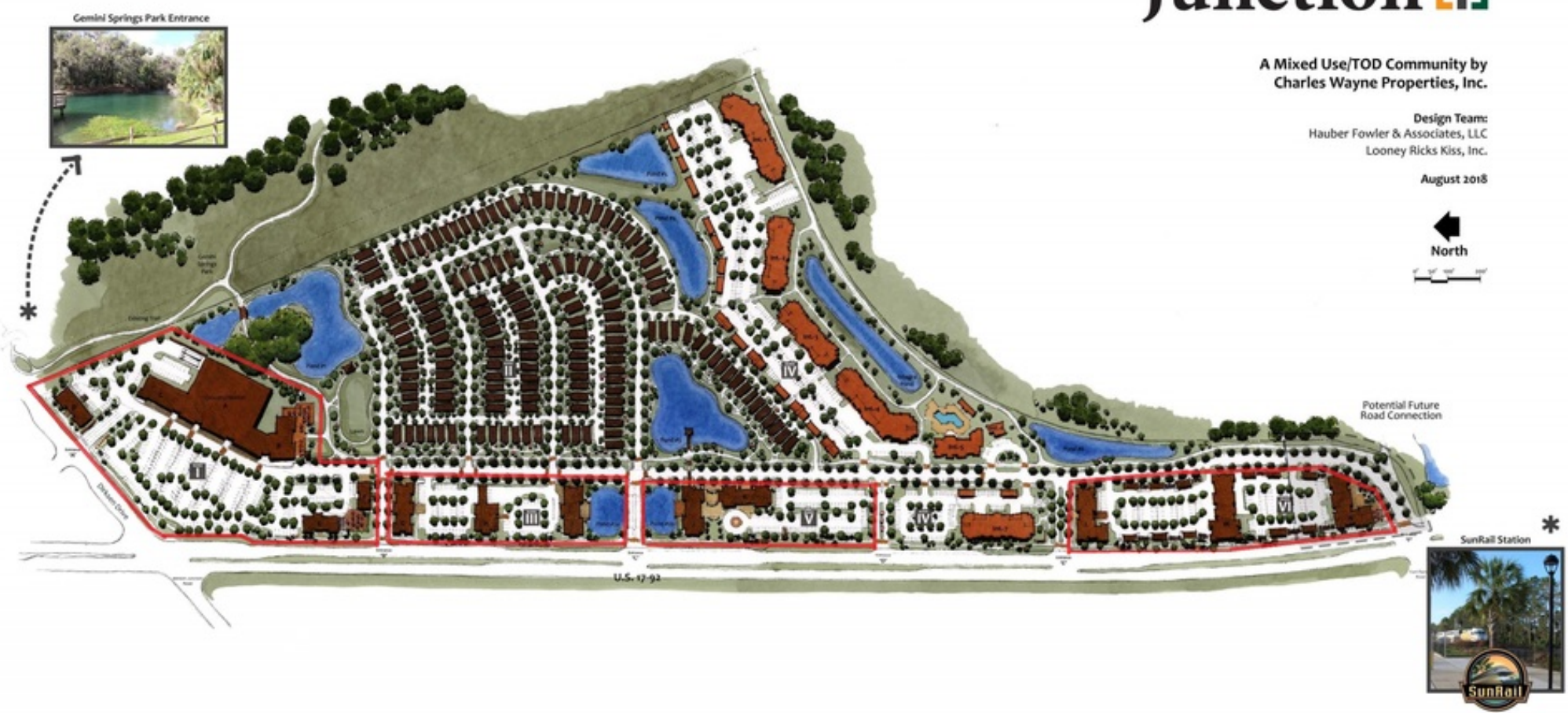
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A Mixed Use/TOD Community by Charles Wayne Properties, Inc.

Design Team:
Hauber Fowler & Associates, LLC
Looney Ricks Kiss, Inc.

August 2018

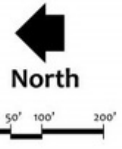


Lot V Site Development Criteria
 Maximum FAR 2.0
 Maximum Residential Density 32 DU/Acre
 85% Maximum Impervious
 Front Setbacks 6'
 Side Setbacks 0
 Rear Setbacks 10'
 Parking
 Multi Family 1.5 parking space per unit plus one guest per 10 units
 Mixed Use - 1 Parking Space per 1,000 GSA
 Commercial/Retail - 1 space per 350 GSA
 Restaurant - 1 parking space per 250 GSA
 Office - 1 Parking Space per 350 GSA

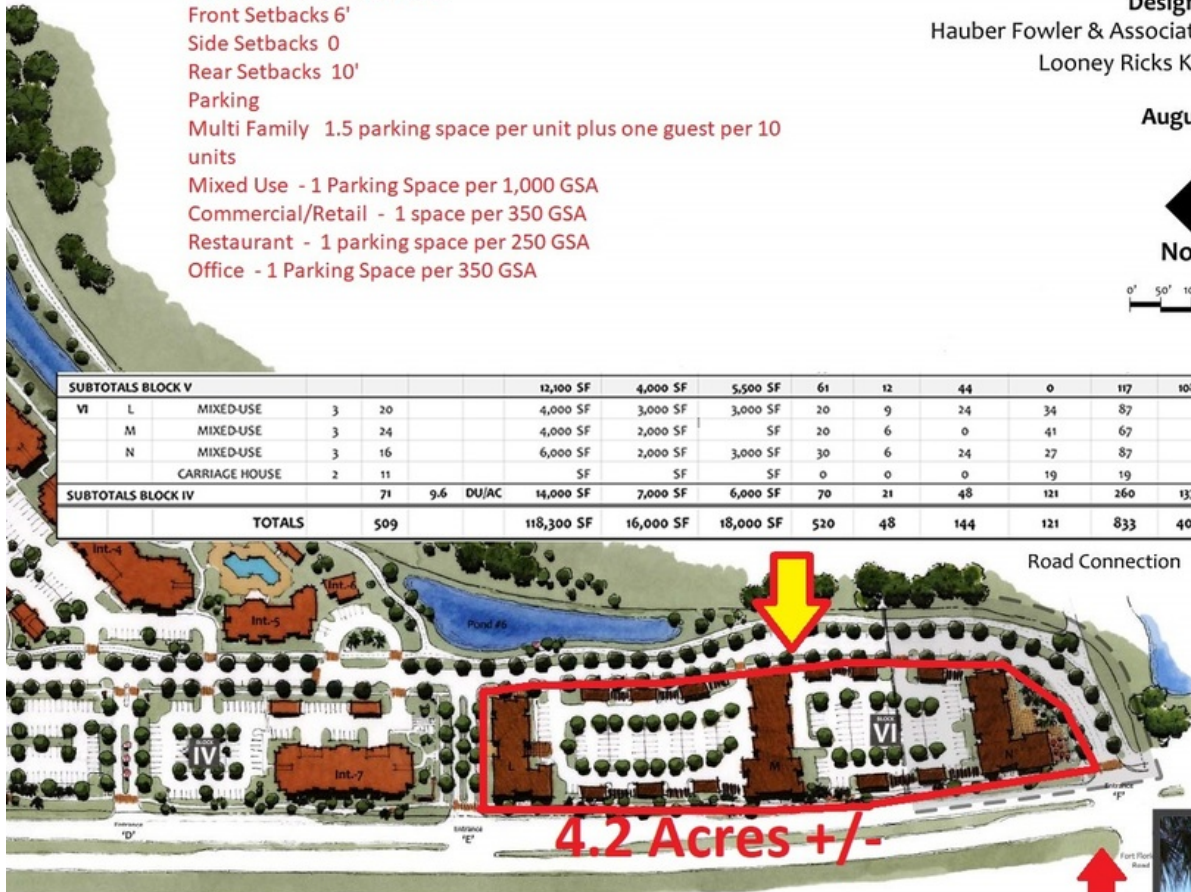
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SUBTOTALS BLOCK V				12,100 SF	4,000 SF	5,500 SF	61	12	44	0	117	108	29	137	21			
VI	L	MIXED-USE	3	20	4,000 SF	3,000 SF	3,000 SF	20	9	24	34	87						
	M	MIXED-USE	3	24	4,000 SF	2,000 SF	SF	20	6	0	41	67						
	N	MIXED-USE	3	16	6,000 SF	2,000 SF	3,000 SF	30	6	24	27	87						
		CARRIAGE HOUSE	2	11		SF	SF	0	0	0	19	19						
SUBTOTALS BLOCK IV				71	9.6 DU/AC	14,000 SF	7,000 SF	6,000 SF	70	21	48	121	260	137	43	70	250	-10
TOTALS				509		118,300 SF	16,000 SF	18,000 SF	520	48	144	121	833	403	126	70	873	41



4.2 Acres +/-

Road Connection

Signalized Intersection

SunRail Station *

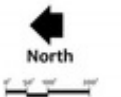


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3.27 Acres +/-

- Maximum Residential Density - 20 Units per Acre
- Maximum FAR 2.0 for commercial
- Maximum Impervious 75% to 85%
- Maximum Height - 5 Stories < 60'

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

The Jun



Parking	Outside TOD Core
Multi-Family Residential	1.5-2 parking space per multi-family unit, plus one guest space per 8 units
Residential Mixed-Use (includes residential parking)	1 parking space per 800 gross floor area
Commercial/Retail	1 parking space per 325 gross floor area
Restaurant	1 parking space per 200 gross floor area
Office	1 parking space per 300 gross floor area

*These are maximums (not minimums)

U.S. 17-92

3.45 Acres +/-

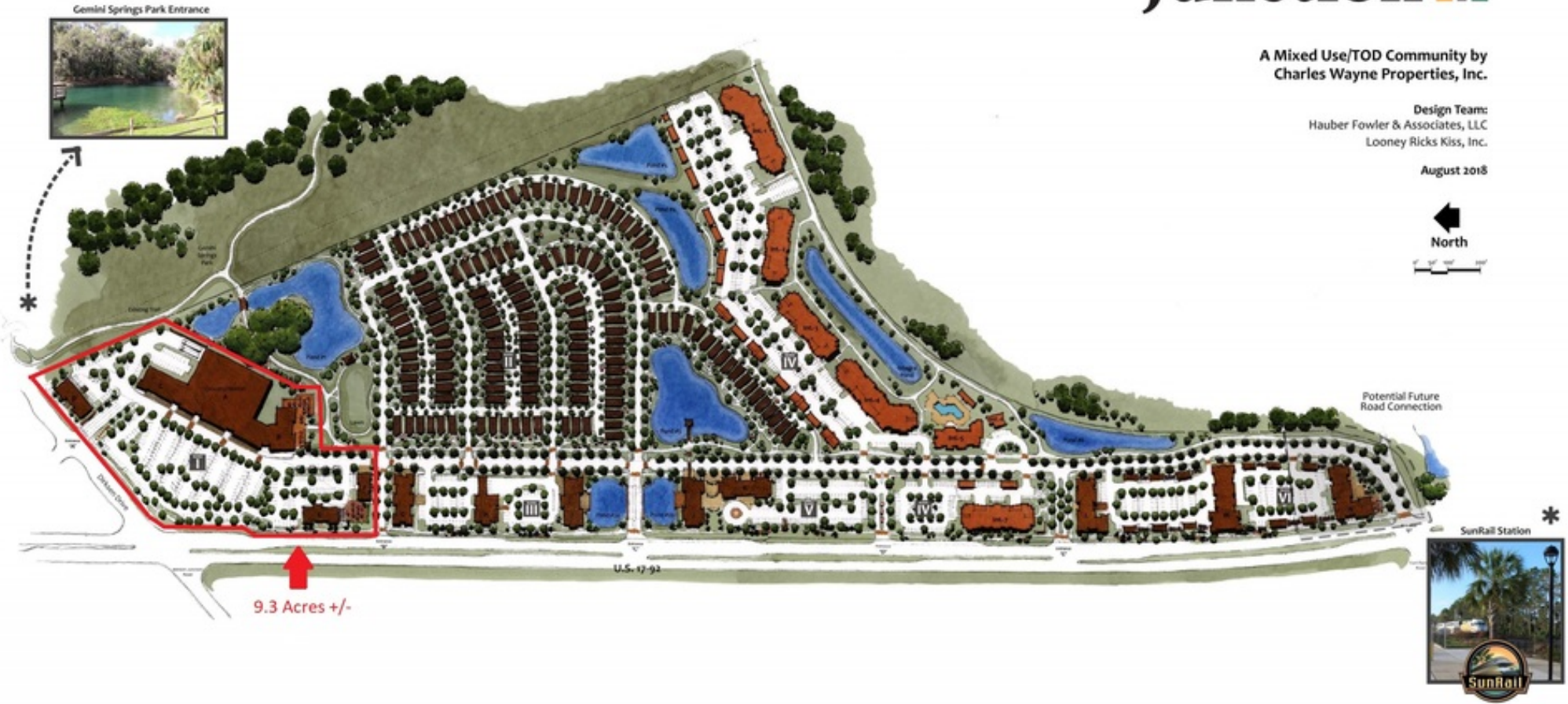
- Development Standards**
- Minimum Residential Density - 8 Units per Acre
 - Maximum Residential Density - 20 Units per Acre
 - Maximum FAR - 2.0
 - Maximum Impervious - 75% to 85%
 - Maximum Height - 5 stories (60')
 - Minimum Front Setback from 17/92 - 35'
 - Minimum Side Setback - 10'
 - Minimum Rear Setback - 10'

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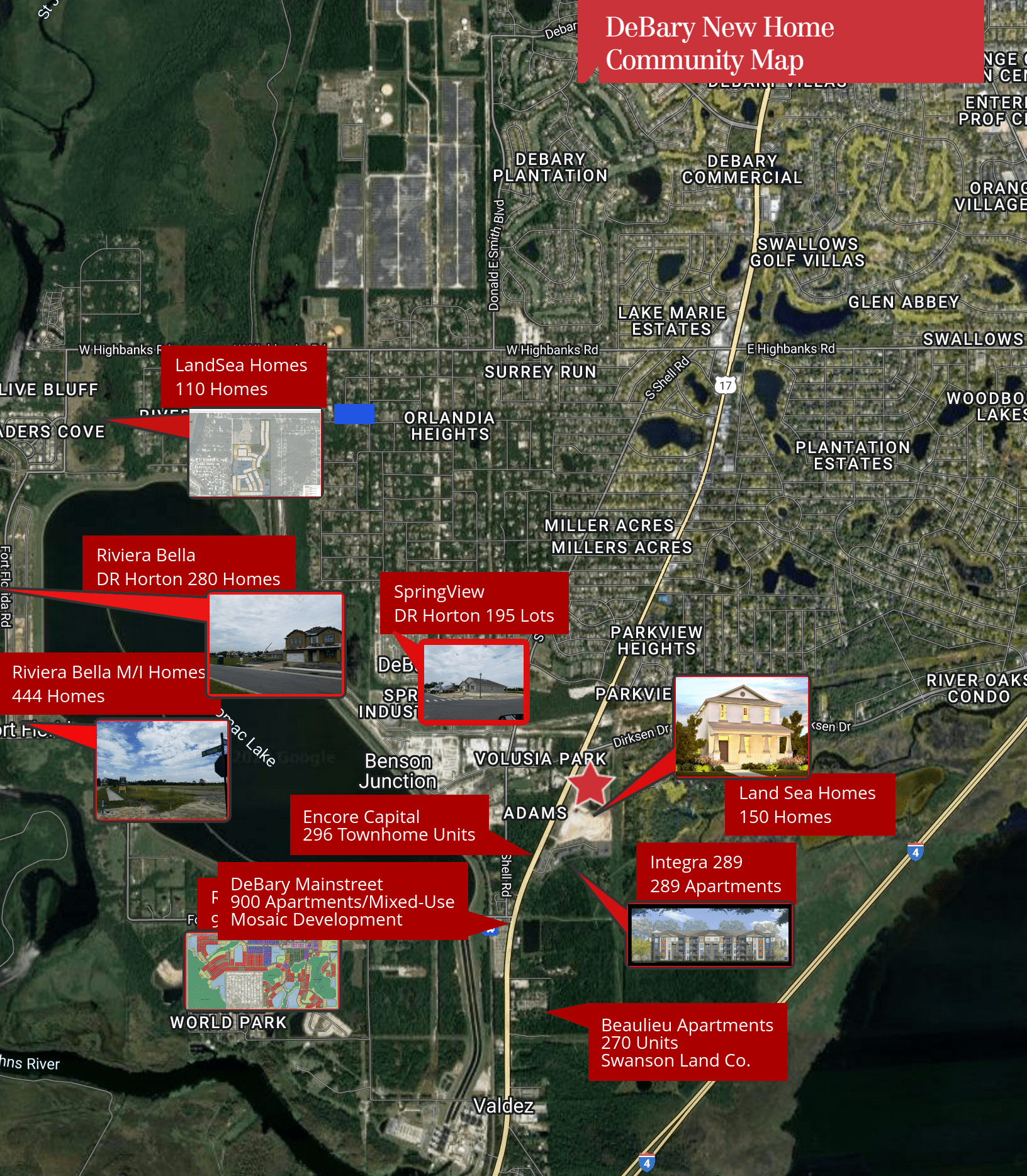
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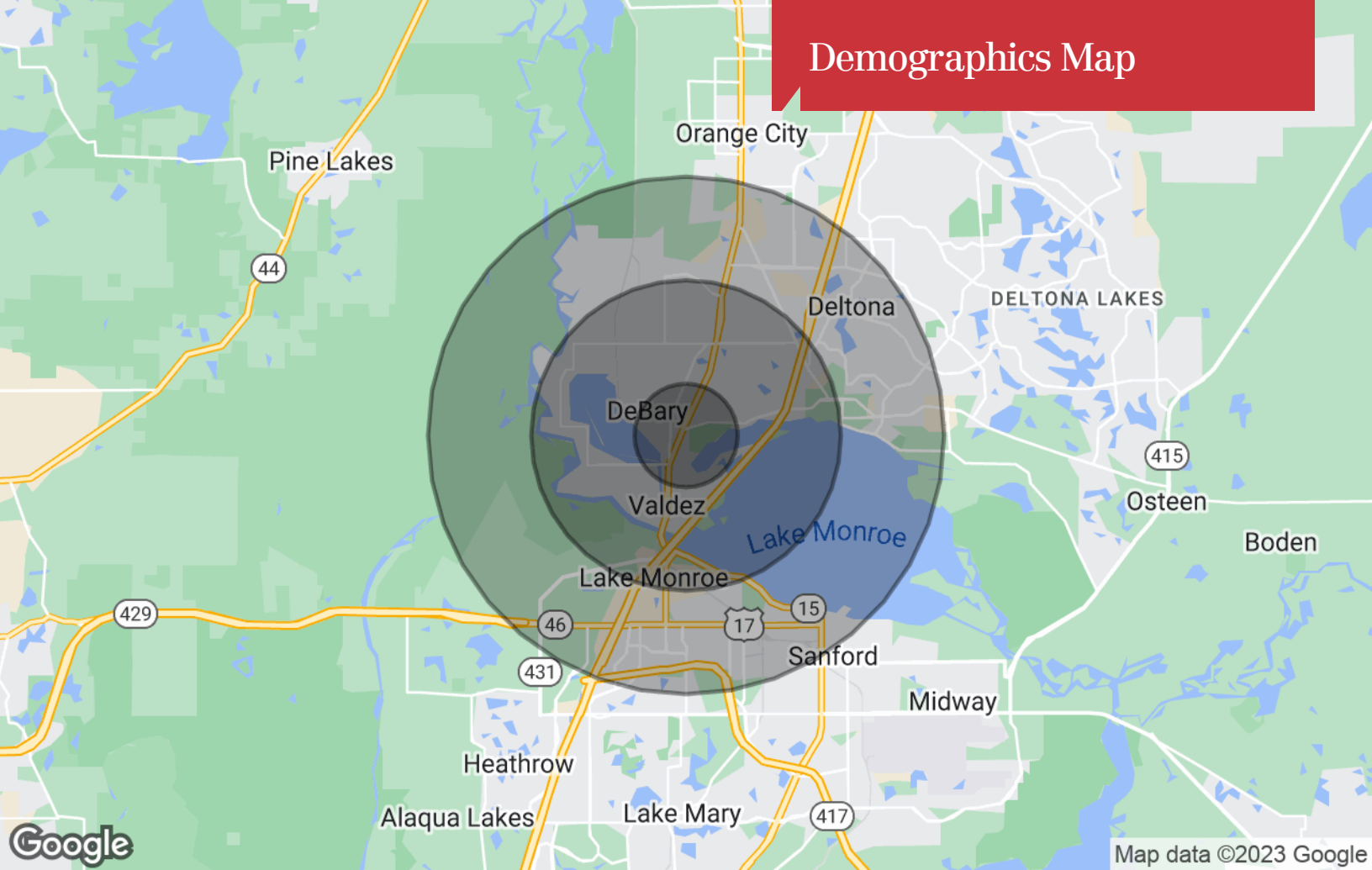


DeBary New Home Community Map



Map data ©2022 Google Imagery ©2022 , Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,934	23,939	71,569
MEDIAN AGE	42.4	42.9	39.5
MEDIAN AGE (MALE)	40.6	42.1	39.0
MEDIAN AGE (FEMALE)	44.2	43.6	40.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,163	9,595	28,315
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$70,742	\$71,622	\$63,698
AVERAGE HOUSE VALUE		\$254,966	\$224,865

* Demographic data derived from 2020 ACS - US Census