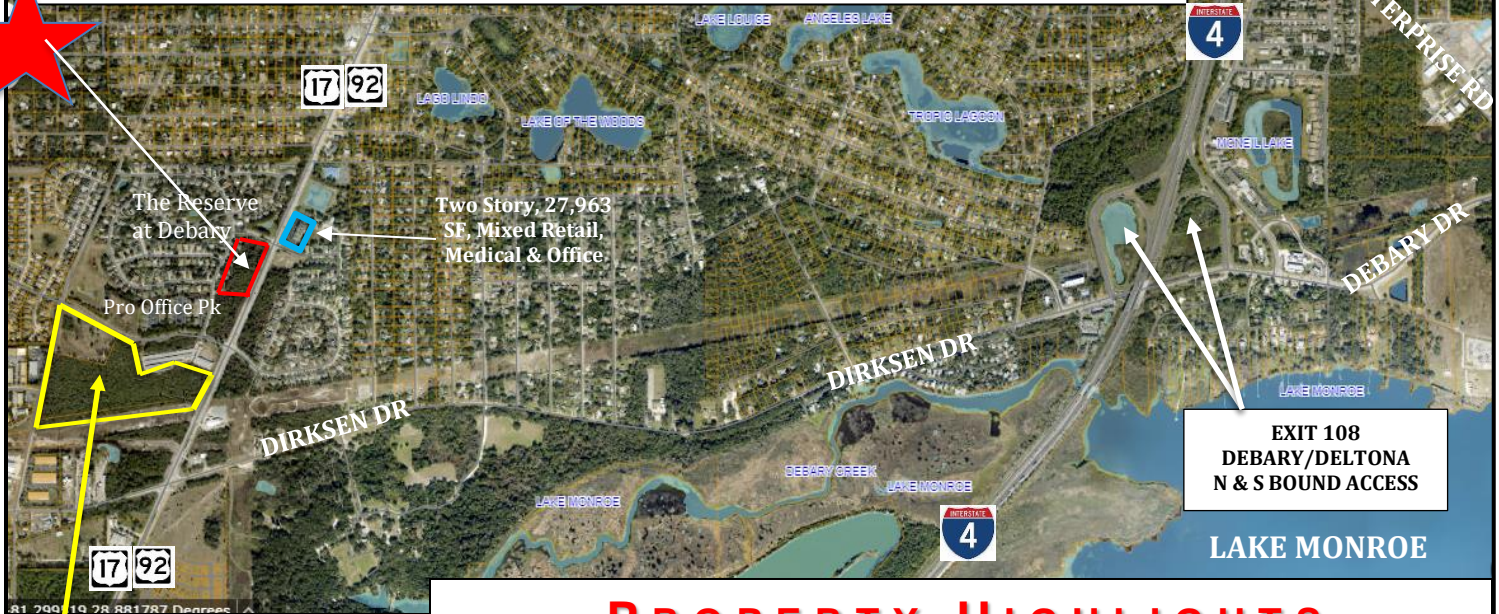


FOR SALE



3.5 ACRES, VACANT LAND, RETAIL PROPERTY

290 S CHARLES R BEALL BLVD (US Hwy 1792), DEBARY, FL 32713



POSSIBLE NEW
K-8 VOLUSIA
COUNTY PUBLIC
SCHOOL

Build-to-Suit
Land Lease
Or
Purchase a portion

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

Scott@BossCRE.com

www.BossCRE.com

PROPERTY HIGHLIGHTS

Landlord will consider BTS (Build-to-Suit) and or Land Lease

- 3.5 acres +/- Vacant Land Off Site Retention Rights (OSRR)
- Est Effective Acreage Size: 4.375 ac (3.5 ac/80% due to OSRR)
- Zoning: B-2 FLU: Commercial Muni: Debary
- Permitted Use Table B-2, See Pages 6 - 10 this Flyer
- Overlay District: Corridor Parcel Depth: 250 FT +/-
- Frontage US Hwy 17/92: 565 Linear Foot +/-
- Close to: I-4, I-95, Sanford, Deland, Daytona Beach, Orlando, Possible K-8 Public School - 300 yards +/- to South
- Less than 2.5 linear miles to the on & off ramp of I-4
- AVG Daily Traffic Count: 24,021 *fronting property*
- AVG HH Income: \$89,059, within 3 mile radius
- Purchase Price: \$1,669,970 (Eff Price Per Ac \$381,707)

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FOR SALE

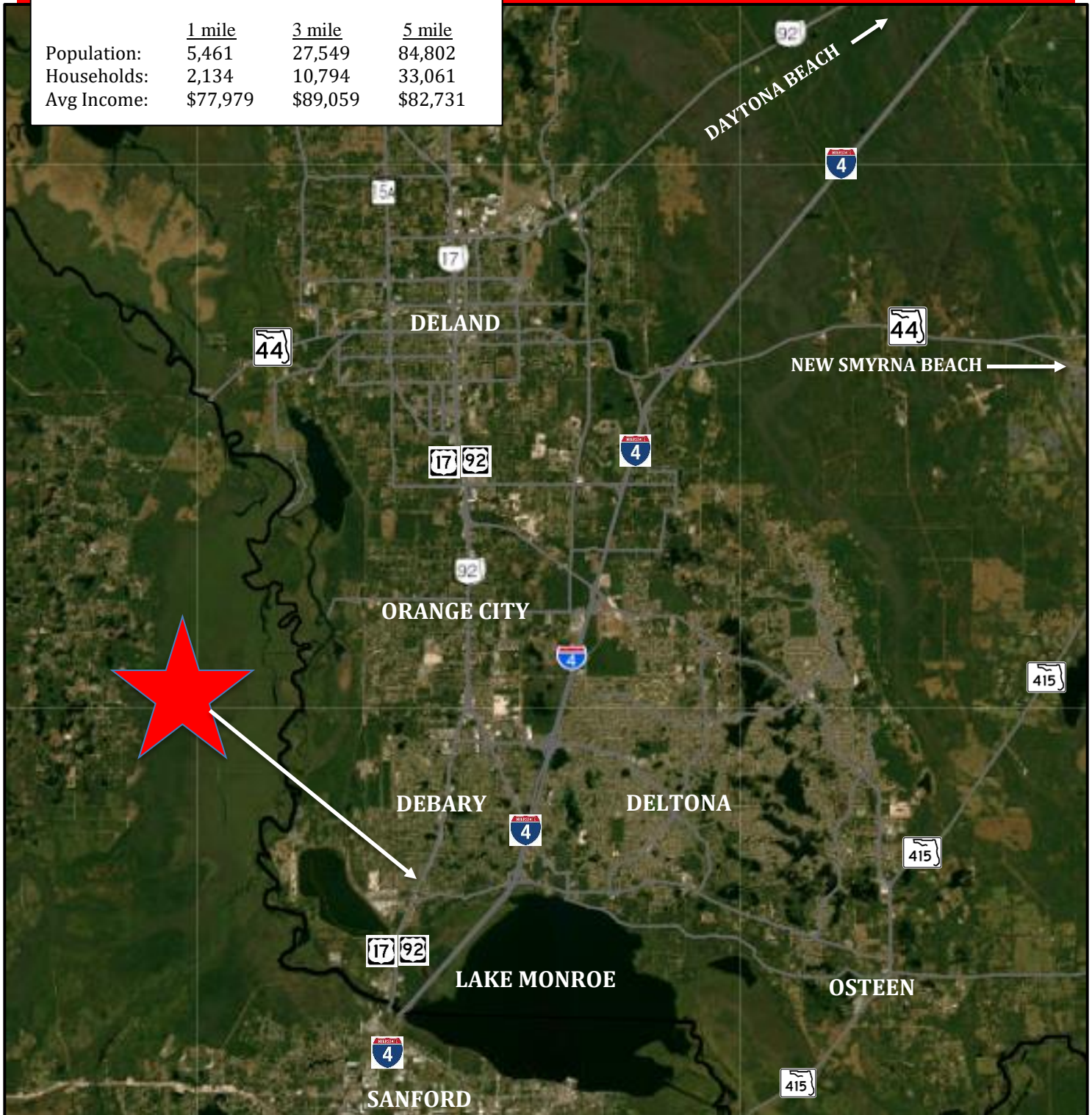


TRAFFIC COUNTS

US Hwy 17-92/Charles R Beall Blvd 24,021

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,461	27,549	84,802
Households:	2,134	10,794	33,061
Avg Income:	\$77,979	\$89,059	\$82,731

SATELLITE AREA OF PROPERTY



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FOR SALE



IMMEDIATE AREA OF PROPERTY



2 Story, Retail,
Restaurant,
General & Medical
Office Property,
27,963 SF Building

Professional
Office Park

Public
Storage

POSSIBLE NEW K-8 VOLUSIA
COUNTY PUBLIC SCHOOL

300 YDS

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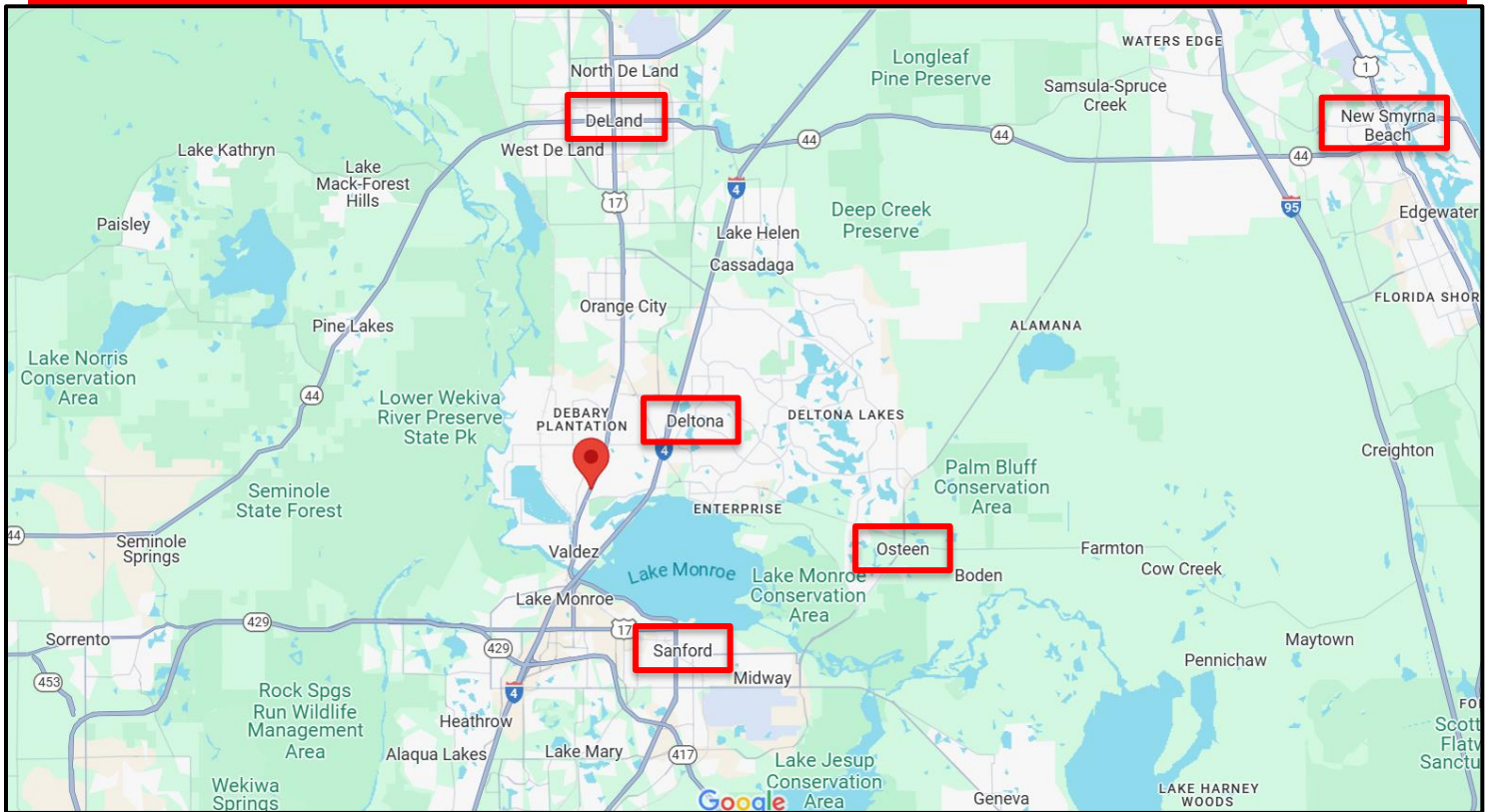
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FOR SALE



MAP OVERVIEW – AREA OF PROPERTY



La Strega Bistro
275 S Charles R Beall Blvd, Suite 107
Nearly directly across roadway from the site



NEIGHBORING
275 S Charles R Beall

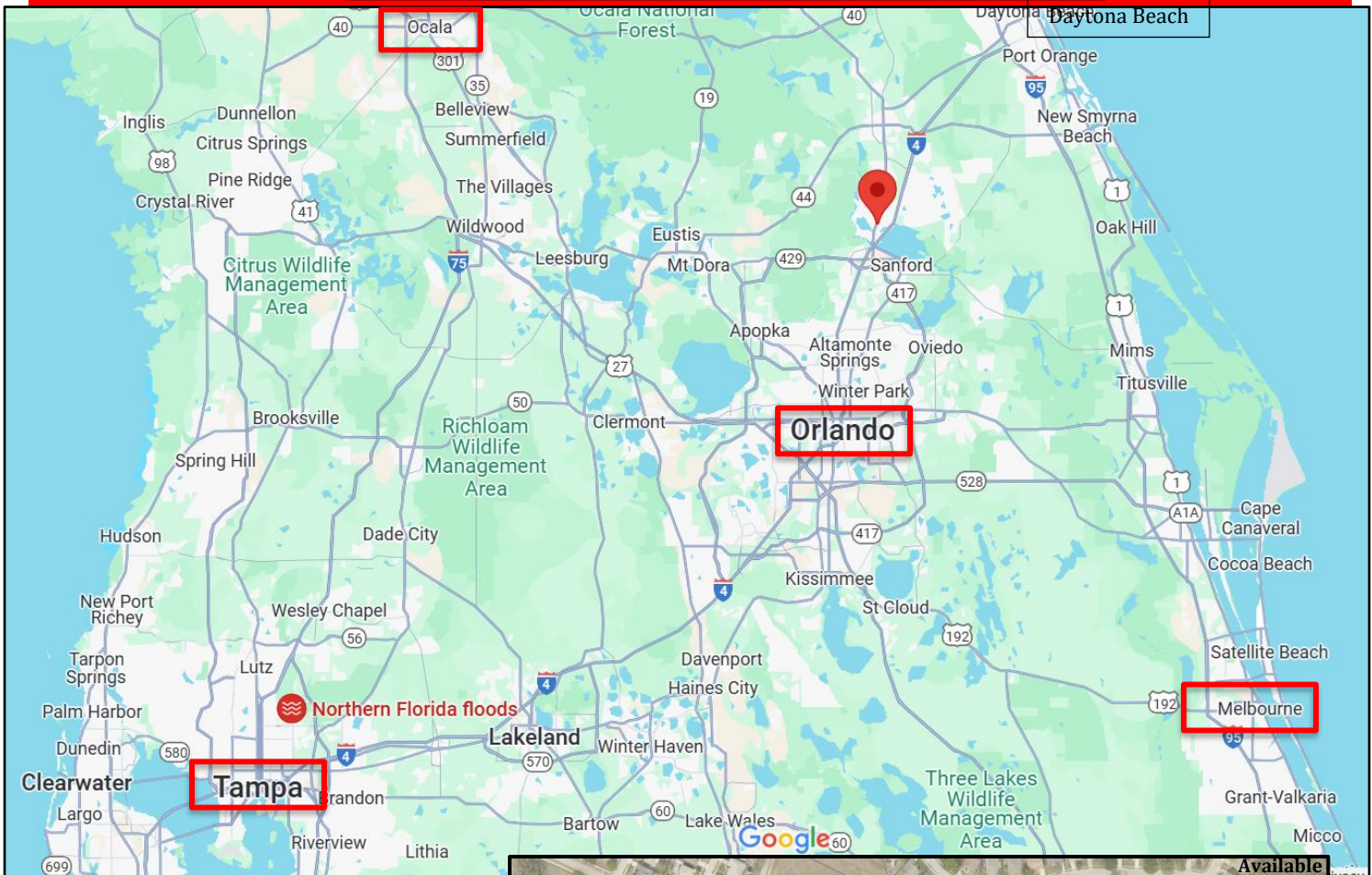
2 Story, Retail,
Restaurant,
General & Medical
Office Property,
27,963 SF Building

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FOR SALE



MAP OVERVIEW – CENTRAL FLORIDA



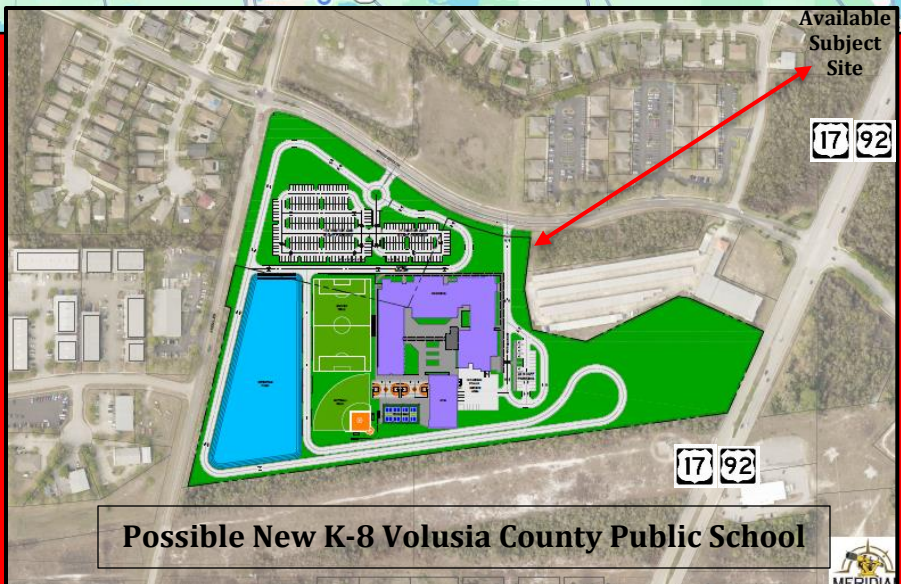
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FOR SALE



ZONING, TABLE OF USES, B-2 APPLICABLE TO PROPERTY

DEBARY LAND DEVELOPMENT CODE
CHAPTER 4 – ZONING

Table 4 - 3: Schedule of Uses – Non-Residential Zoning Classifications

	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
COMMERCIAL/RETAIL USES										
Auction parlors (excluding motor vehicles & heavy equipment)				P	P	P				P
Automobile driving schools					P	P				P
Automobile service station, Type A	6.24				P	P	P			P
Automobile service station, Type B	6.24					P	P			P
Automobile and motorcycle vehicle sales						P				P
Automotive, bicycle, boat, motorcycle, mobile home and recreational vehicle, trailer, truck sales, rental storage (not including salvage or junkyards) or service establishments							P	S		P
Bars and liquor stores				P	P	P				P
Bars as accessory to hotels and restaurants							P			
Bars as accessory uses to principal use				P	P	P	P	P		P
Bars with outside service and consumption of alcoholic beverages	6.44			P	P	P	P	P		P
Brewery						P				P
Cafeterias				P	P	P				P
Convenience stores with or without gas sales, limited number of pumps*			P	P	P	P	P	P		P
Convenience stores with gas sales				S	S	S	S			
Drive-through facilities	6.30				P	P	P			
Hotel/motel					S	S	P	S		
Dental laboratories					P	P				P
Farmer's Market		P								
Fireworks sales				S	S	S	S			

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4-7

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FOR SALE



ZONING, TABLE OF USES, B-2 APPLICABLE TO PROPERTY

DEBARY LAND DEVELOPMENT CODE
CHAPTER 4 – ZONING

	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
Moving and storage companies						S				P
Nightclubs					S	S	S			
Nightclubs (ancillary to principal water-dependent use).								S		
Pawnshops						P				P
Pest exterminators					P	P				P
Pharmacies, medical marijuana dispensary, sundries			P	P	P	P				P
Physical fitness center			P	P	P	P				P
Restaurants, Types A and B.				P	P	P	P	P		
Types A and B, contained within an industrial structure										P
Type B, accessory to a convenience store			P	P	P	P	P			
Type A and bars with outside entertainment	6.41			S	S	S				
Type A with outside service of alcoholic beverages	6.44			P	P	P		P		
Retail Uses, General			P	P	P	P	P	P		S
Rug cleaning establishments						P				P
Self-storage facilities					S	P				P
Tire sales						P	P			P
Warehouses						S				P
Wholesale retail plant nursery					P	P				P
SERVICE USES										
Animal hospitals					S	S				S
Car washes					S	P	P			P
Catering Services					P	P				P
Day care center	6.29		S	S	S				S	
Financial institutions			S	P	P	P		S	P	P
Funeral home with crematory as an accessory use.					S	P				P
General offices			P	P	P	P			P	P
GENERAL USES										

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4-8

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FOR SALE



ZONING, TABLE OF USES, B-2 APPLICABLE TO PROPERTY

DEBARY LAND DEVELOPMENT CODE
CHAPTER 4 – ZONING

	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
Laundry and dry-cleaning establishments			P	P	P	P	P			
Medical offices					P	P			P	P
Personal Service Uses			P	P	P	P	P	P	S	S
Printing and publishing establishments				P	P	P				P
Veterinary clinics					P	P				P
INDUSTRIAL USES										
Blood bank and laboratory										P
Industrial, light – see section for definition										P
Industrial, medium-see section for definition										P
Outdoor storage as principal use	6.42									P
Outdoor display and storage of vehicles	6.7					P				P
Outdoor display as accessory to principal use			P	P	P	P				P
INSTITUTIONAL USES										
Art, dance, music schools/ studios				P	P	P				P
Assisted living facilities (ALF)	6.23				P	S				
Government Buildings		P	P	P	P	P	P	P	P	P
Government owned public safety facilities		P	P	P	P	P	P	P	P	P
Group homes	6.23				S					
Hospitals					S	S				
Houses of worship	6.34		S	S	S	S	S	S	S	
Libraries		P	P	P	P	P	P	P	P	P
Museums		P			P					
Nursing homes	6.23				S	P				
Public schools		P	P	P	P	P				
Public Uses		P	P	P	P	P	P		P	P
Schools, parochial or private	6.34				S	S	S			
Private clubs and lodges	6.46				P	P				P
Professional or trade schools related to permitted uses					S	S	S			S

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4-9

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FOR SALE

ZONING, TABLE OF USES, B-2 APPLICABLE TO PROPERTY

DEBARY LAND DEVELOPMENT CODE
CHAPTER 4 – ZONING

	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
MISCELLANEOUS USES										
Adult bookstores	6.21									P
Adult theaters	6.21									P
Bus stations		S	S	S	S	S	S	S	S	S
Employment agency for day services			P	P	P	P			P	P
Exempt excavations requiring a permit	6.31	S								
Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements				P	P	P	P	P		P
Marina and all associated marina uses as described in B-7	6.38							P		
Mobile recreational vehicle and shelter parks	6.40							S		
On-site internet or computer access			P	P	P	P	P			P
Pain management clinics registered with the Florida Department of Health										P
Radio and television broadcasting stations						P				P
Riding Stables		P								
Pole/pylon signs within 1,000 linear feet of Interstate 4 (I-4)	6.35						S			
Tattoo and body piercing parlors						S				P
Water Dependent Uses								P		
RECREATIONAL USES										
Publicly owned parks and recreational areas	6.48	P	P	P	P	P	P	P	P	P
Recreation facilities, indoor				P	P	P				P
Recreation facilities, active/outdoor	6.32				P	P				P
RESIDENTIAL USES										

FOR SALE



ZONING, TABLE OF USES, B-2 APPLICABLE TO PROPERTY

DEBARY LAND DEVELOPMENT CODE
CHAPTER 4 – ZONING

	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
Live work unit			P	P	P	P				
UTILITY USES										
Communication towers 70' or less in height	6.28	P	P	P	P	P	P	P	P	P
Communication towers exceeding 70' in height	6.28	S	S	S	S	S	S	S	S	S
Public uses not specifically allowed as a permitted use		S	S	S	S	S	S	S	S	S
Public utility uses and structures	6.47	P	S	S	S	S	S	S	S	S
Publicly owned or regulated water supply wells.	6.49	P	P	P	P	P	P	P	P	P
Essential utility services.		P	P	P	P	P	P	P	P	P
Plant facilities for essential utility services		P	P	P	P	P	P	P	P	P
Potable water treatment plant		P	P	P	P	P	P	P	P	P
Wastewater treatment plants		P								

P=Permitted; S=Special Exception

Sec. 4.8. Dimensional requirements.

(a) General rules

- (1) *Multiple use of required space prohibited.* No part of a yard, or other required open space, or of the off-street parking or loading spaces for one structure, shall be included as part of a yard, open space or off-street parking or loading space requirements for any other structure, unless otherwise expressly permitted by this Code.

(Ord. No. 01-99, § 1(301.2(503.00)), 11-3-1999)

- (2) *Exceptions to minimum yard requirements.* Every part of every yard shall be open and unobstructed from the ground up, except as follows:

- a. In all zoning classifications, accessory structures may be located in yards to the extent permitted by Chapter 6.
- b. In all zoning classifications, off-street parking lots may be in yards to the extent permitted by Chapter 7, but not within buffers.
- c. Moveable awnings, chimneys, pilasters, roof overhangs, unenclosed balconies and unenclosed stairways may project into any yard for 3½ feet or half of the yard, whichever is less.
- d. In all residential classifications, where a lot is situated between two lots, each having a principal building which projects beyond the minimum front yard requirements for its classification, its minimum front yard requirement shall be the average of the distance between the front lines and the fronts of the principal buildings on the adjacent properties.
- e. If, because of prior zoning regulations, or because of a unified plan of development, or for any other reason, a majority of the houses already constructed in a particular residential neighborhood observe a setback greater