

SALE

Saxon Cove - Retail Pads for Immediate Development

815 | 835 | 855 | 875 N CHARLES R BEALL BLVD

Debary, FL 32713

PRESENTED BY:

CHRIS BUTERA

Phone: 386.453.4789

chris.butera@svn.com

FL #SL3083110

PATRICK M. OPALEWSKI, CCIM

Phone: 386.295.9676

patrick.opalewski@svn.com

FL #BK3042967

RIVALS
DEVELOPMENT

ellianos
coffee

CIRCLE K

Ladybird
ACADEMY

Villa Grande
Apartments

Saxon Blvd

US 17-92
34,500 - ADT

Lot 3

Lot 4

Lot 5

Lot 6

Saxon Cove
Apartments

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Contact Broker For Pricing
LOT SIZES:	1.24-5.60 Acres
ZONING:	PUD (City of Debarry)
ALLOWED USES:	QSR Retail Medical Office
AVERAGE DAILY TRAFFIC:	34,500 ADT (US 17-92) 32,500 ADT (Saxon Blvd)
PARCEL ID'S:	8022-2000-0030, 8022-2000-0040, 8022-2000-0050, 8022-2000-0060

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PROPERTY DESCRIPTION

Offered for sale or ground lease are pad-ready retail outparcels in Debarry, FL. The outparcels are ready for immediate development and have flexible zoning, utilities stubbed, master stormwater, internal roads and driveway curb cuts. Strategically located at the SEC of the signalized intersection of Saxon Blvd & US 17-92 (N Charles Richard Beall Blvd), just across the street from Orange City. The site is close to the premier residential communities in the area including Debarry Plantation (1,125 du's). Saxon Cove offers multiple access points and incredible exposure with over 1,000 ft of frontage on US 17-92.

PROPERTY HIGHLIGHTS

- Five pad-ready commercial development outparcels for sale or ground lease
- Circle K under contract on Lot 2
- Located at a lighted intersection with over 1,000 ft of frontage

PREMIER INTERSECTION AT THE BOUNDARIES OF DEBARY & ORANGE CITY



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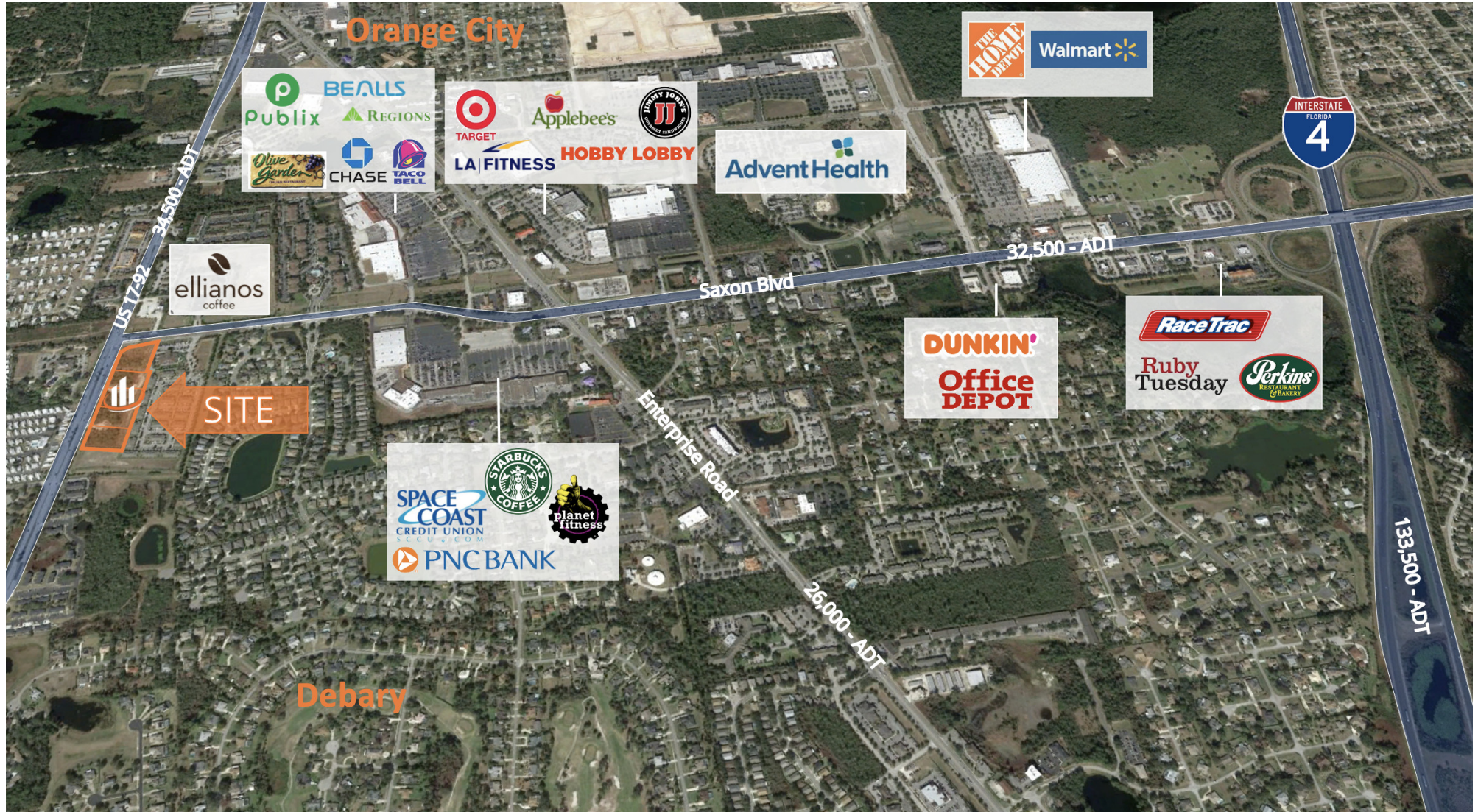
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RETAIL AERIAL MAP - SURROUNDED BY NATIONAL RETAILERS



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SOUTHERN VIEW TOWARDS DEBARY



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