

# FOR SALE



**INDUSTRIAL, OFFICE & LAND**  
**513 S SHELL RD, DEBARY, FL 32713**



## PROPERTY HIGHLIGHTS

- 1, 152 SF +/- Manufactured Office      300 SF Pole Barn
- **Land Size:** .48 acres +/-      **Parking:** 4-5 spots
- **Municipality:** City of Debary
- **Zoning:** I-1      **FLU:** SE-MUA (Southeast Mixed Use Area)
- **Bathroom:** one within office
- **HVAC System:** 2 Window units
- **Utilities:** Water = well      Sanitary = septic
- **Roof:** annual maintenance to upkeep condition
- **Grounds:** Fenced and gated for security
- **Current Occupancy:** Tenant occupied, mo to mo lease
- **Close to:** I-4 via Dirksen & I-4 Interchange or US Hwy 17-92 & I-4 On-ramp, I-95, Orlando, Tampa, Miami
- **Purchase Price:** \$275,000

**LINK, Zoning, I-1,**  
**Permitted Uses,**  
**Dimensional**  
**Requirements, Building**  
**Standards:**

<https://ln5.sync.com/dl/0fd9000c0/7uqrwdz7-aa5zxmwt-cen2bb5k-5bp9rjj9>

**Molly Garrett**

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## AERIAL OVERVIEW



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## SELECT DEMOGRAPHICS

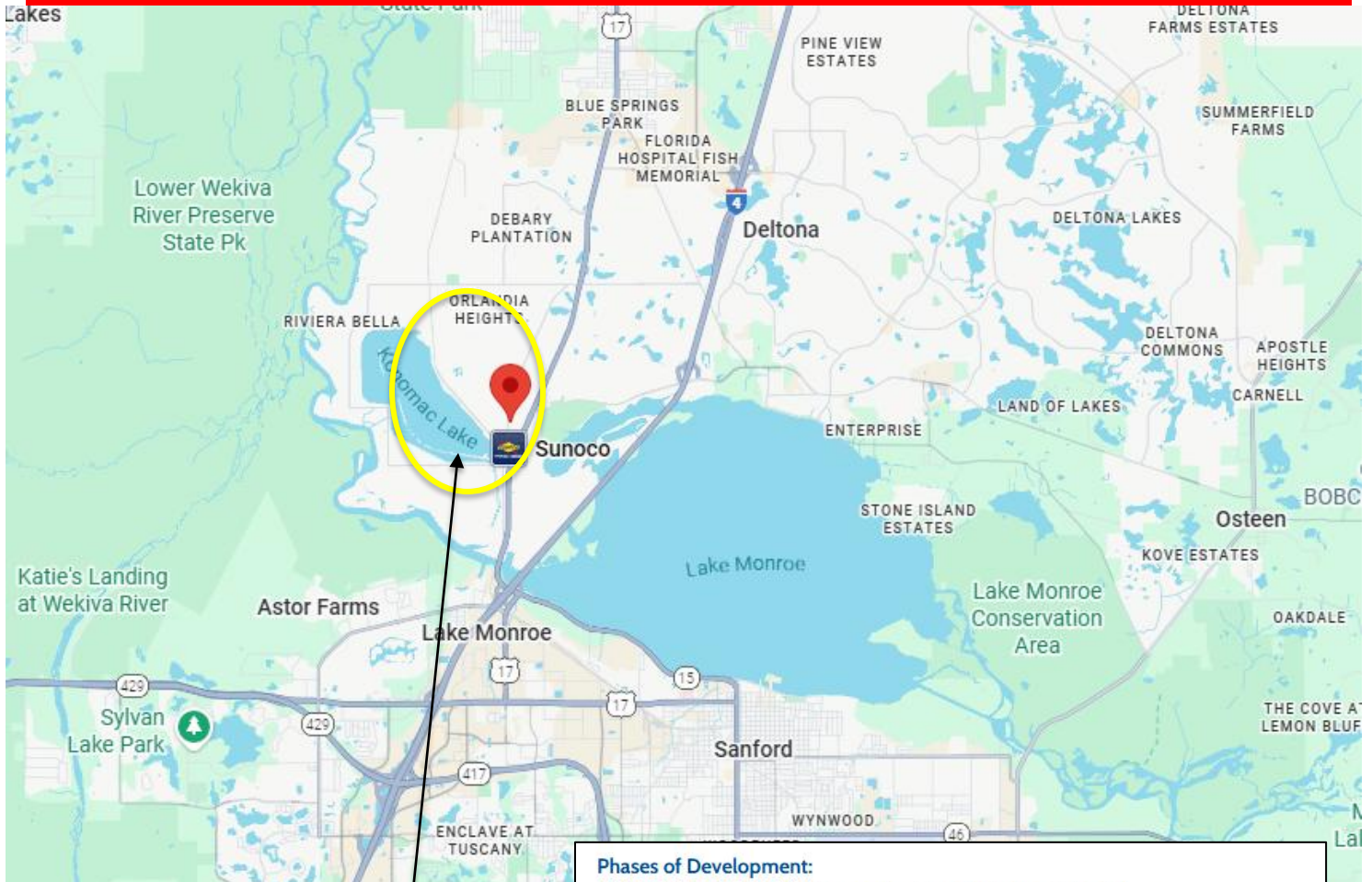
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	2,990	22,252	77,291
Households:	1,142	8,619	30,228
Avg Income:	\$81,553	\$95,300	\$84,747

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## MAP OVERVIEW



### DeBary Main Street:

New mixed-use development owned and developed by Mosaic, looking to bring connectivity, entertainment and urban living to DeBary.

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### Phases of Development:

DeBary Main Street's development will unfold in two distinct phases:

#### Phase 1-

East Side: Townhomes and Live-Work Units - The first phase will feature townhomes designed to provide comfortable living spaces. Additionally, live-work units will offer a combined environment for both residential living and work/retail purposes. Commercial out parcels will also be included in this phase.



#### Phase 2 -

Downtown: Retail and Residential Spaces - The second phase will introduce retail spaces on the ground floor, catering to shopping and dining needs. Above, residential spaces and apartments will provide diverse housing options.



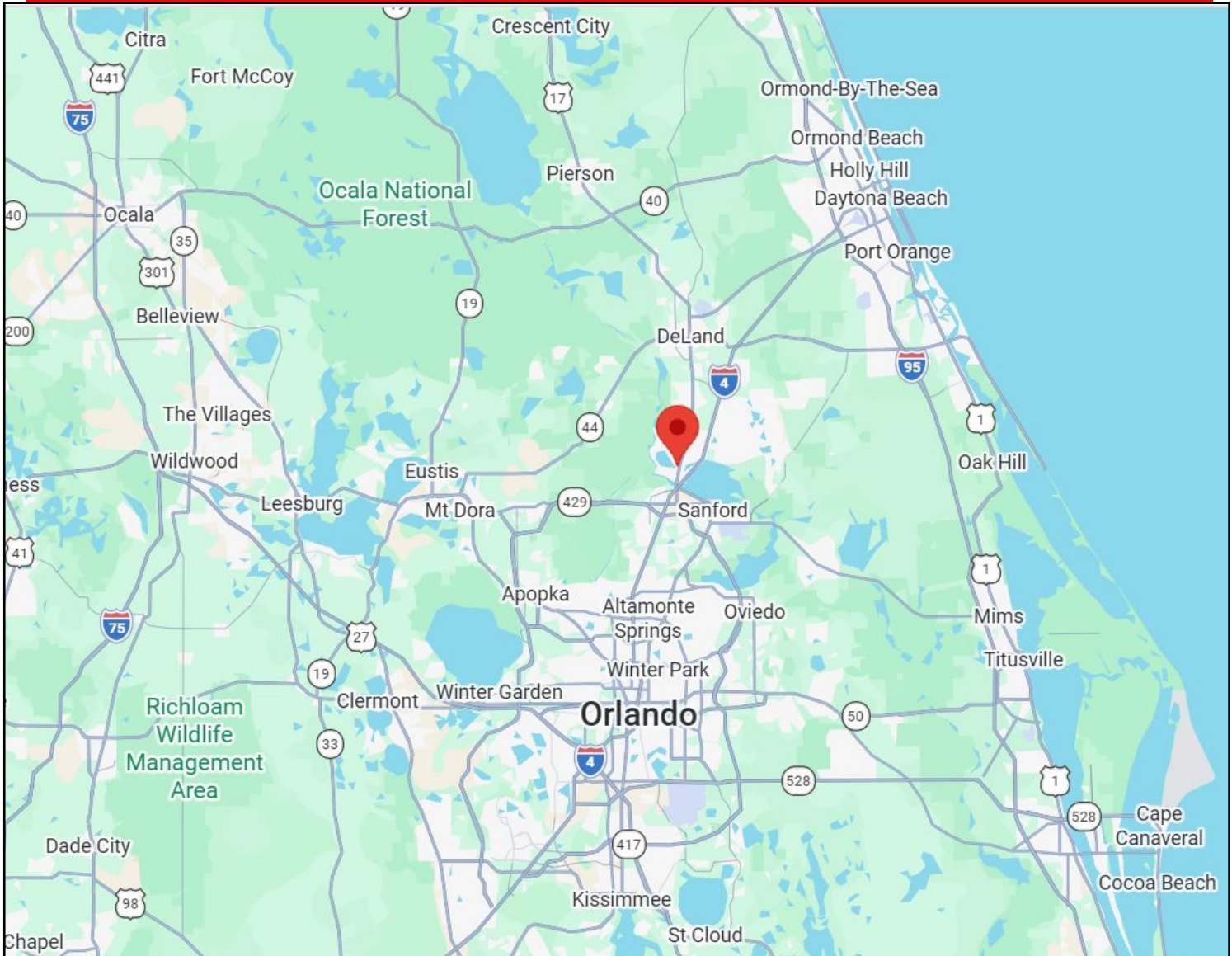
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## RELATION TO DOWNTOWN ORLANDO



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