

# Commercial Infill Sites

**Vacant Land - 2 Separate Parcels Available**

**6.6 ac +/- & 1.56 ac +/-**

**All parcels enjoy offsite retention**

**SEC Spring Vista Dr & S Shell Rd**

**Debary, FL, 32713**



## Boss Commercial Real Estate

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*Commercial Real Estate Infill Sites, Retail Office Zoning, Near I-4, Debary, FL*

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## OVERVIEW

### *Commercial Real Estate Infill Sites, Retail Office Zoning, Near I-4, Debary, FL*



#### **AVAILABLE, FOR SALE:**

Four Separate Parcels of Land, EST Useable/Allowable Impervious

Parcel 1:	3.86 ac	2.9ac	\$1,800,000
Parcel 2:	1.56 ac	1.18ac	\$725,000
Parcel 3: <b>SOLD</b>	.83 ac	.64ac	<b>SOLD</b>
Parcel 4: <b>SOLD</b>	2.13 ac	1.62ac	<b>SOLD</b>

#### **USES:**

BPUD, Commercial Uses, Specifically Outlined on Page 8

#### **NEIGHBORING BUSINESSES:**

Professional Offices just off the NWC of US Hwy 17-92 and Spring Vista Dr. and Public Storage (national tier mini-warehouse).

#### **LOCATION:**

Parcel 1 is situated at the SEC of Shell Rd and Spring Vista Dr. To its SW are 30 +/- Flex Warehouse/Industrial Parcels. W and N a plethora of residential. Parcel 2 hugs the Public Storage to its South with 588 linear FT +/- of frontage along Spring Vista Dr. Parcel 3 and 4 sit strategically at the intersection of US Hwy 17-92 and Spring Vista Dr: 3 at the SWC, 4 at the NWC

#### **SUMMARY:**

South Volusia County is booming with growth as a "bedroom" community for Orlando. Plenty of fine wholesome living to be had in this S Volusia County municipality. Its expanding residential growth requires commercial retail goods and services. These four infill land sites with solid demographics remain available.



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## AREA GROWTH

### Commercial Real Estate Infill Sites, Retail Office Zoning, Near I-4, DeBary, FL

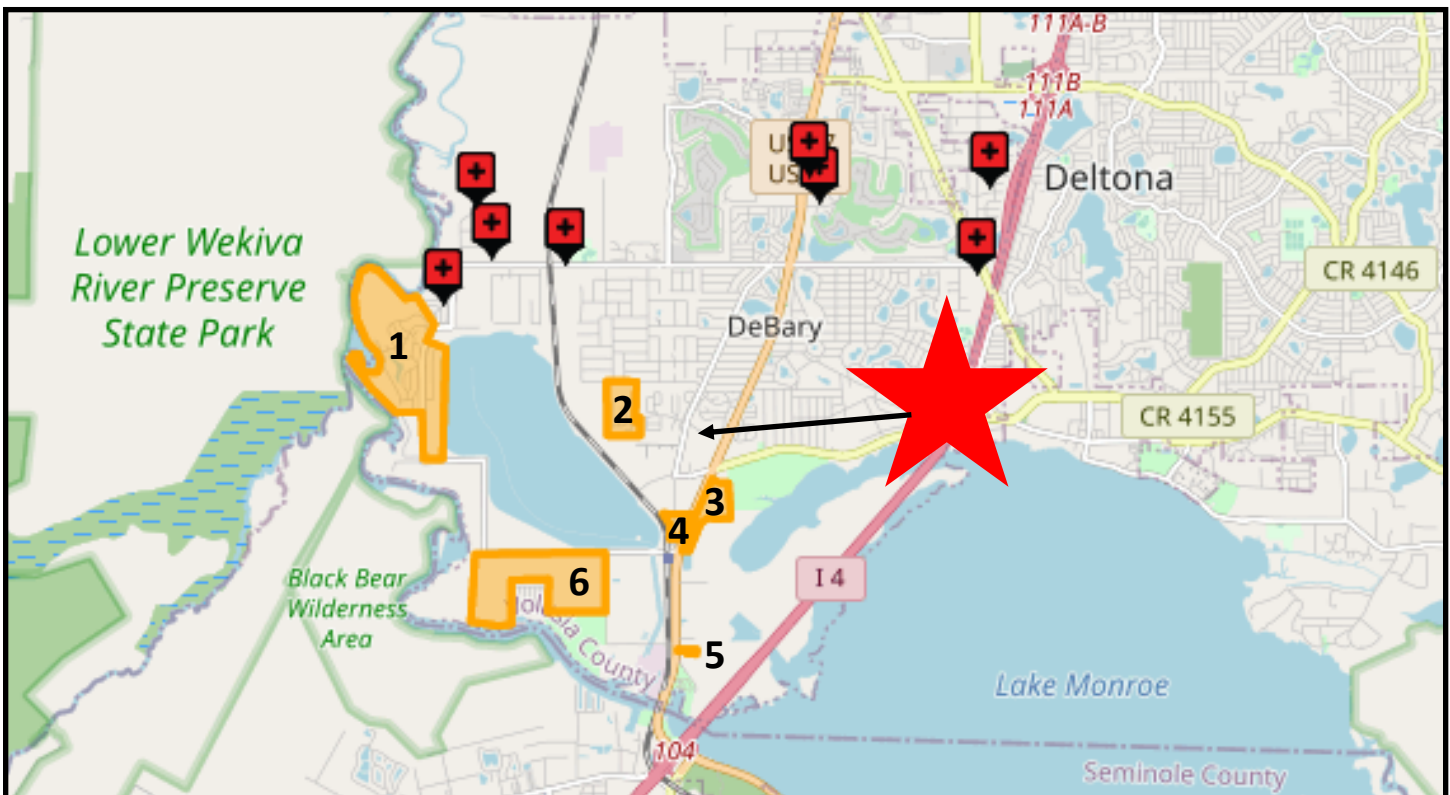


Highbanks Marina



Highbanks Marina Camp Resort

## POPULAR ACTIVITY PICTURES



#### Development Projects DeBary, FL

1. 279 SFH, 63.68 acres, Rivera Bella
2. 2. 195 SFH, 64.22 ac, Springview Woods

#### Development Projects DeBary, FL

3. 150 SFH, 32 acres, The Junction
4. DeBary Main Street  
(Mixed Use Development Project)

#### Development Projects DeBary, FL

5. White Sign Company
6. Rivington  
Mixed Use Development,  
700 SFH, 30k SF Commercial



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## DEBARY AERIAL OVERVIEW

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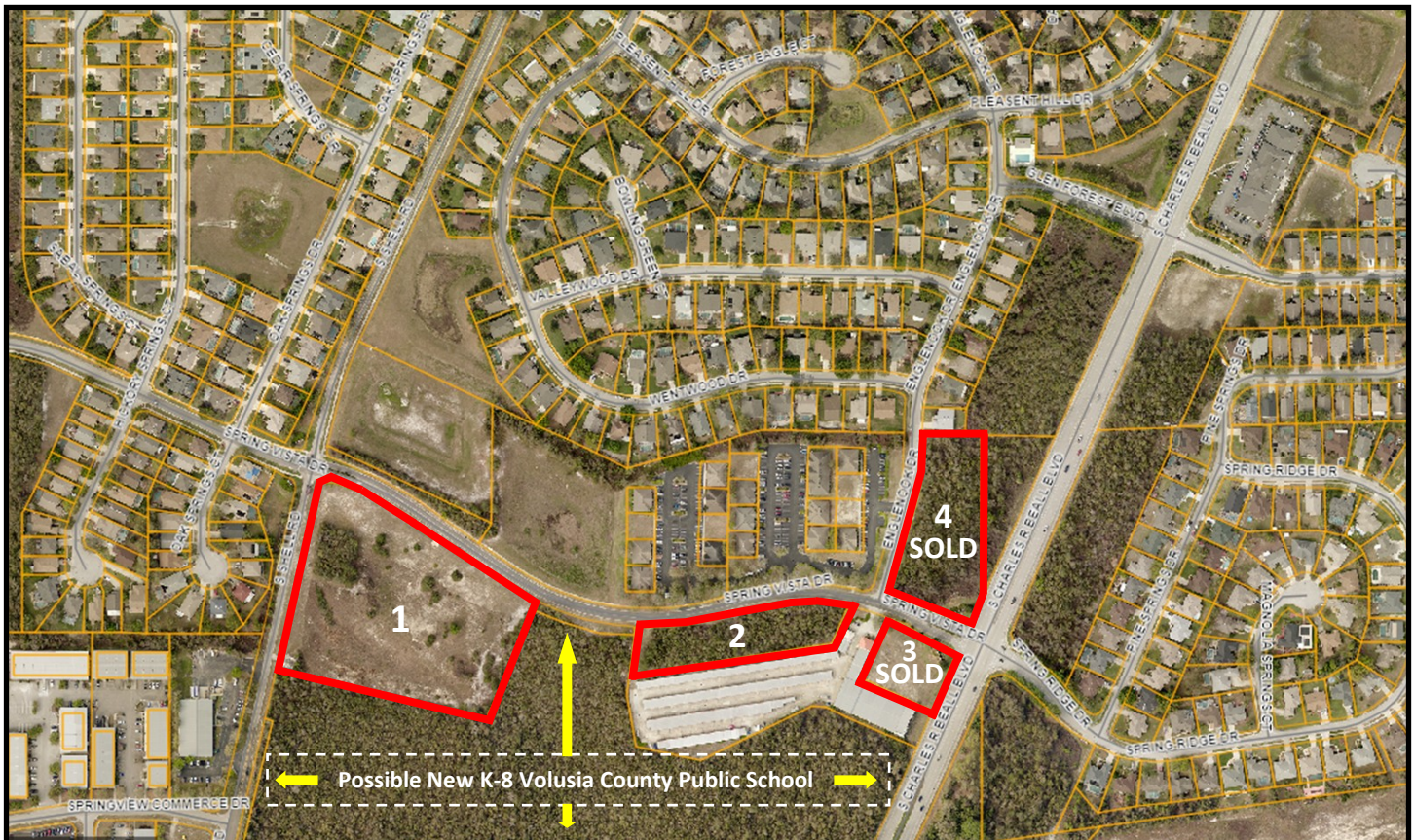
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## FOUR PARCEL LOOK

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### IMMEDIATE AREA, 4 PARCEL OVERVIEW



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## BPUD PERMITTED USES

*Commercial Real Estate Infill Sites, Retail Office Zoning, Near I-4, DeBary, FL*

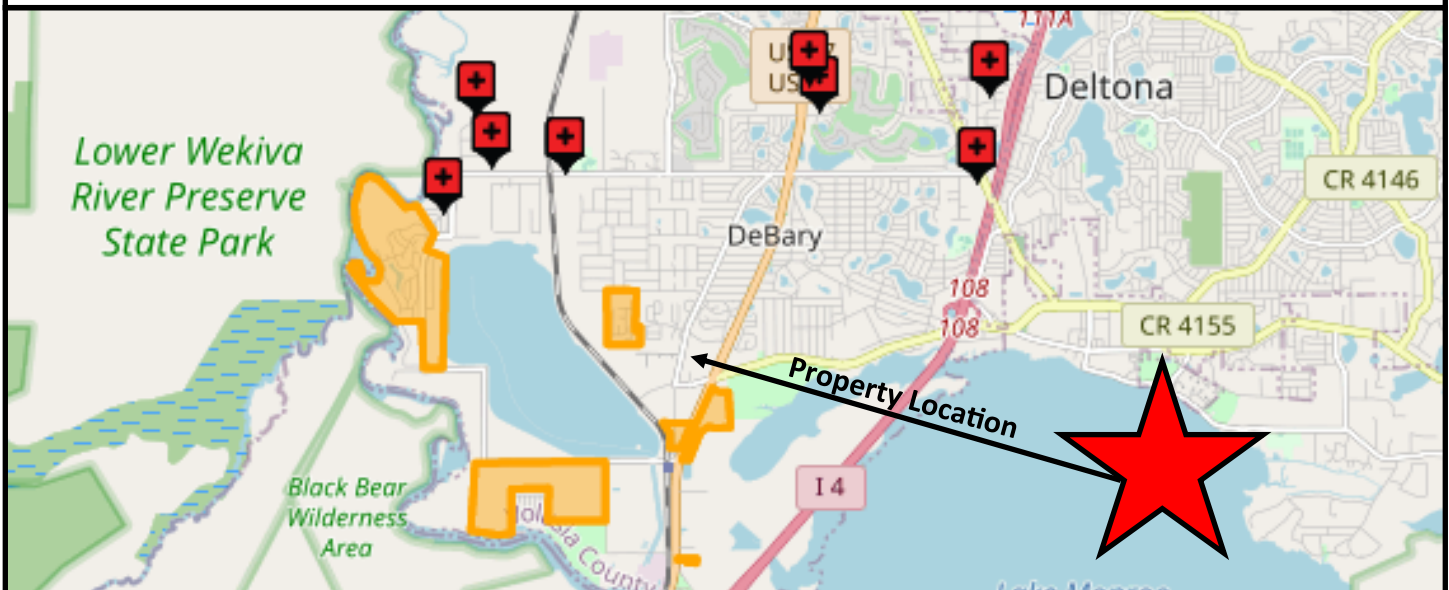
### BPUD - PERMITTED USES, Parcel 1

School, Public Private or Professional  
Personal Services  
Professional Offices  
Utility Services, Public  
Funeral Homes  
General Offices  
Civic Center

Private Club  
Civic Center  
Private Club  
Day Care  
House of Worship  
Nursing Home  
Single Family Dwelling, Manager

### **Parcel 2-4** THOSE PERMITTED IN PARCEL 1, PLUS, THE FOLLOWING:

Retail Sales & Service, Banking, Specialty, Arcades, Restaurants, Car Washes, Hotel-Motel, Veterinary Clinic (no outside ops), Theater, Showroom, Personal Mini Storage, Nursery Plan



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## DEBARY & DEMOGRAPHICS

### *Commercial Real Estate Infill Sites, Retail Office Zoning, Near I-4, Debary, FL*

## Debary, FL Overview

Located on the northern shore of the beautiful St. Johns River, DeBary is the gateway to southwestern Volusia County with direct access to Interstate 4 and U.S. Highway 17/92 serving as a corridor between Orlando, Sanford, and Daytona Beach. This area is the third largest consumer region in the United States with a population of just over 7 million.

International airports in Daytona Beach, Sanford, and Orlando and a network of highways and railways help make DeBary a cost-effective and logistically important location in which to do business, in addition to providing an exceptionally fine quality of life.

DeBary offers outstanding housing values in all price ranges and styles. These include upscale country clubs, championship golf courses, river-side homes with access to Lake Monroe and the beautiful St. Johns River. Life in DeBary includes boating, fishing, a variety of parks, including the 210-acre Gemini Springs Park and the 100-acre Nature Park with hiking, bicycle riding, and walking trails.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,084	23,644	77,239
AVG HH INCOME	\$81,790	\$74,959	\$70,477
MEDIAN AGE	44.9	48	40.7
HOUSEHOLDS	1,611	9,629	30,850
DAILY TRAFFIC	25,109 VEHICLES PER DAY at Charles Richard Beall Blvd and Spring Ridge Dr 1,604 VEHICLES PER DAY at S Shell St and Springview Commerce Dr		



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## REAL ESTATE REPRESENTATIVE

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### BOSS COMMERCIAL REAL ESTATE SUMMARY

Boss Commercial Real Estate was born from the simple idea that service and commitment to our client is paramount. That “simple” commitment translates to a level of service to our client that is unparalleled in our industry. We use a broad set of necessary skills in our armamentarium to overachieve for our client’s: hands-on time-tested commercial real estate (CRE) expertise, negotiation intuitiveness & experience, municipality & stake-holder relationship building depth, inherent geographic-demographic area knowledge, and the ability to navigate municipal land use regulations early - all these in effort to achieve a wildly successful outcome for our client.

Typical CRE assignments involve a number of moving parts in the support of a client to successfully achieve their commercial real estate transaction goal. These transactions involve procurement of a buyer or tenant (for a property owner) or a real estate asset or space (for a client interested to purchase or lease). These possible CRE procurement assignments are simply the beginning of the our adventure together. Marketing and diligent effort to seek out and find the best buyer or tenant for the property owner is the work of a multi-platform, multi-media, proprietary data base endeavor that involves discipline, fortitude, persistence, and salesmanship. This process is similar to, but slightly different, than the pursuit of a real estate asset or space desired by a Buyer or Tenant. Our client’s know their real estate requirement—it is our responsibility to seek, find, and to fulfill it. Given the unique nature of each parcel of commercial real estate, our team will sort through countless possibilities, distill those into a narrowed set of defined options, to maximize the quality level of the site selection process, and our client’s time. We do not limit our field of search to on-market properties, we will pursue off market real estate possibilities as well. Whatever it takes.

No where, anywhere, will you find a team more committed to an all out effort to serve your real estate mission than our company.



**Scott Garrett**  
**BROKER**

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Scott grew up in southeast Iowa where he graduated high school then went on to attend Wentworth Military Academy Junior College, Lexington, MO. He had no intention to join the military following the completion of his two year degree program at Wentworth, however, a 3 year Army ROTC scholarship for the balance of his education persuaded him otherwise. Following graduation with his AA at Wentworth Military Academy, Scott attended Stetson University, DeLand, FL, to obtain his Bachelors of Science in Finance.

Following college, Mr Garrett served 4 years active duty in the United States Army. Since then, he has enjoyed sales experiences with office equipment, then orthopaedic implant devices. Since January 2012, Scott has aggressively represented client’s exclusively working within the commercial real estate sector. He has assisted all types of commercial real estate assignments with client’s ranging from small business to national brands: vacant land, retail, industrial, office, and site procurement work for large scale developers of residential and commercial projects throughout Florida.



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# Commercial Infill Sites

## Vacant Land

All parcels enjoy offsite retention,

Total Land Size: 8.16 ac +/-

*SEC Corner of Spring Vista Dr & S Shell Rd*

Debary, FL, 32713



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