

# LAND FOR SALE

Molly Garrett  
407-927-3787  
Molly@BossCRE.com



301 Sunrise Blvd, DeBary 32713



## Property Highlights

Land Size: 1.07 AC   Zoned: B-6   FLU: C/R   Municipality: DeBary

Close To: I-4, Toll Road 417, Hwy 17-92, Orlando Sanford Intl Airport

Frontage on Sunrise Blvd: 275 Ft      Frontage on Palm Rd: 268 Ft

Off-Site Retention – Effectively Increasing Land Size by 20%

Purchase Price: **\$450,000**      Price Per AC: **\$420,561**

## Property Demographics

Traffic Count: **19,334 vehicles per day**

1-Mile	3-Mile	5-Mile
--------	--------	--------

Population: 3,911	36,185	100,623
-------------------	--------	---------

Households: 1,513	13,982	38,917
-------------------	--------	--------

Avg HH \$: \$75,433	\$80,260	\$77,358
---------------------	----------	----------

# LAND FOR SALE

Molly Garrett  
407-927-3787  
[Molly@BossCRE.com](mailto:Molly@BossCRE.com)



## Access

Located on  
two street  
corners

Located within  
1,000 FT of the  
on/off ramp of I-4

## Median Cut

## Median Cut

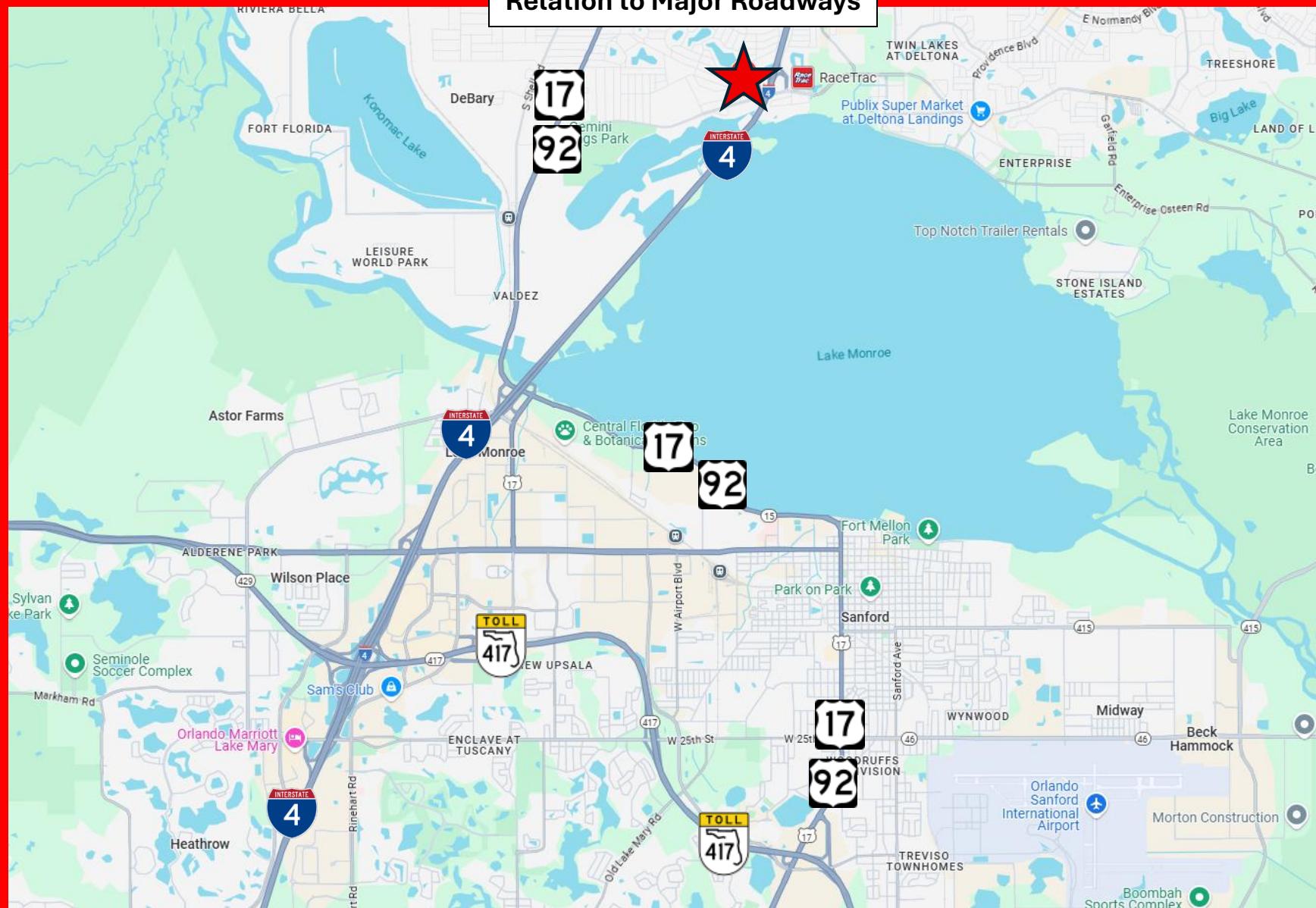


# LAND FOR SALE

Molly Garrett  
407-927-3787  
Molly@BossCRE.com



## Relation to Major Roadways

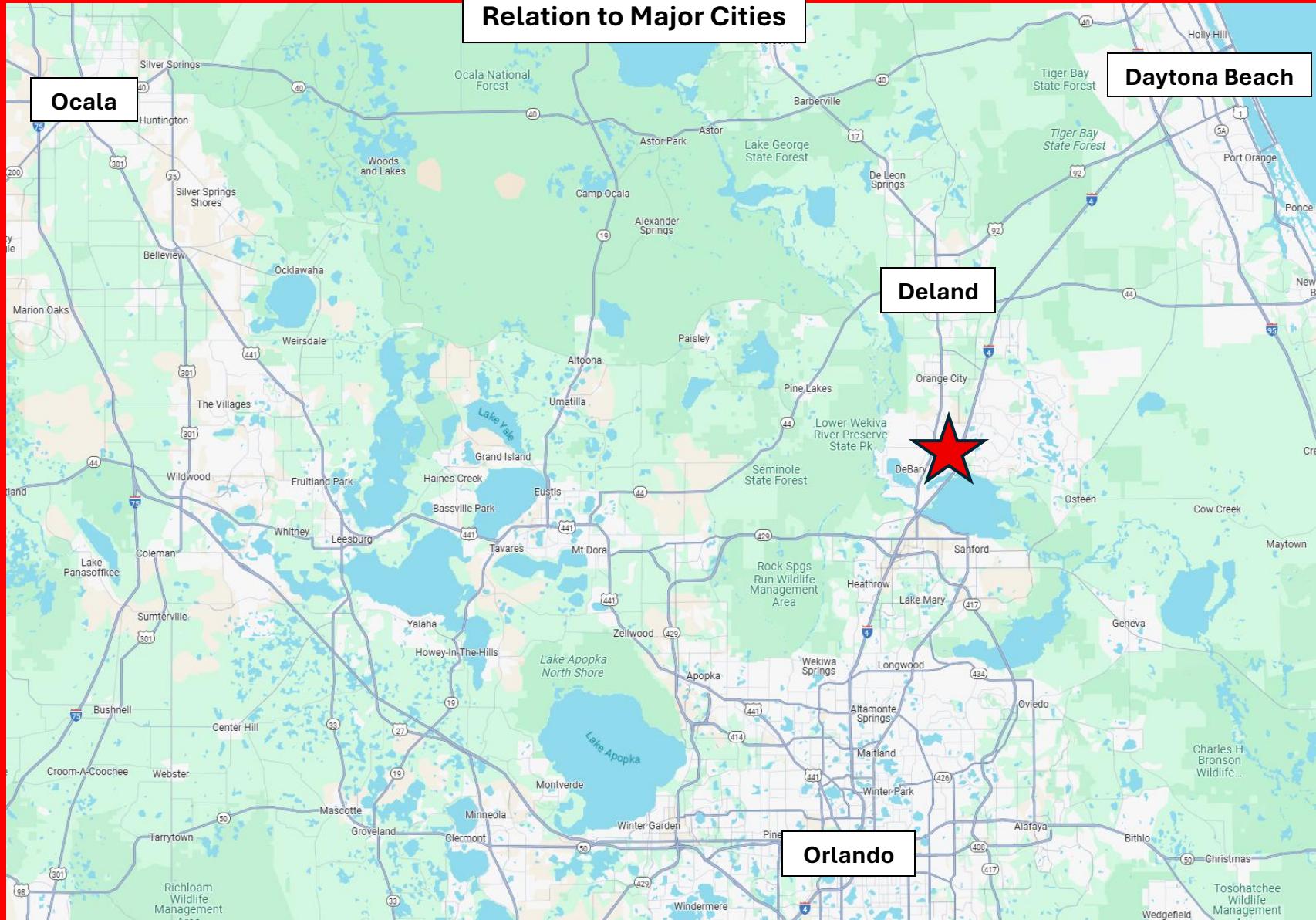


# LAND FOR SALE

Molly Garrett  
407-927-3787  
Molly@BossCRE.com



## Relation to Major Cities



# LAND FOR SALE

Molly Garrett  
407-927-3787  
Molly@BossCRE.com



## Permitted Uses – B-6 Zoning

- (a) *Purpose and intent.* The purpose and intent of the B-6 Highway Interchange Commercial Classification is to provide a specialized classification for hotels, motels and tourist-related retail facilities near major highway interchanges.
- (b) *Permitted principal uses and structures.* In the B-6 Highway Interchange Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures unless a use is found to be substantially similar in nature by the City Manager:

Automobile rental agencies.

Automotive service stations, Types A and B.

Bars as accessory uses to hotels and restaurants.

Barbershops and beauty shops.

Car washes.

Communication towers not exceeding 70 feet in height above ground level.

Convenience stores, with or without fuel dispensers.

Excavations only for stormwater retention ponds for which a permit is required by this Code.

Hotels/motels.

Laundry and dry cleaning off-site establishments.

Mobile food dispensing vehicles.

Publicly owned parks and recreational areas.

Restaurants, Types A and B.

Retail sales and service.

Tire sales.