

Gateway
Center for
the Arts

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Ladybird
Academy

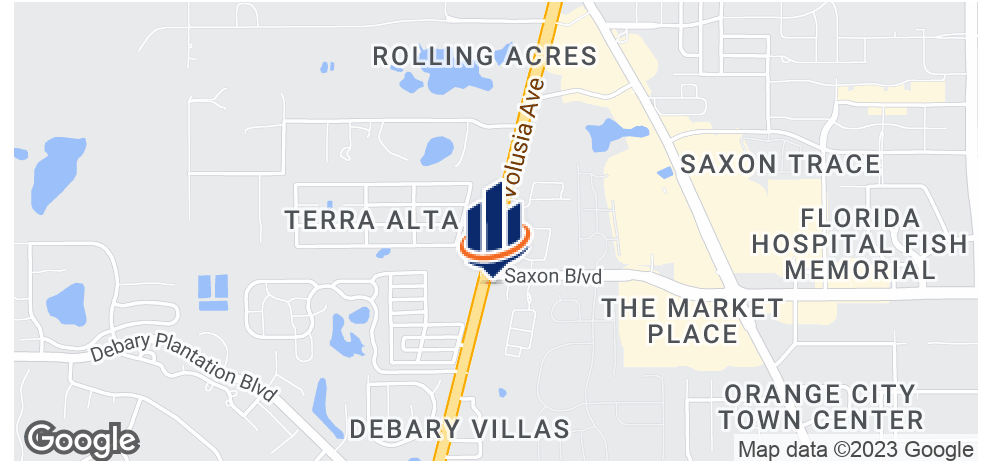
Saxon Cove
Apartments

SAXON COVE, RETAIL PADS FOR IMMEDIATE DEVELOPMENT

SEC SAXON BLVD & US 17-92 DEBARY, FL 32713

Chris Butera
Principal
386.453.4789
chris.butera@svn.com

Property Summary



OFFERING SUMMARY

Pricing:	See Pricing Matrix [On Page 4]
Lot Sizes:	1.21 - 1.69 acres
Zoning:	PUD
AADT:	US 17-92 32,000 cars Saxon Blvd 18,000 cars
Parcel ID's:	22-18-30-20-00-0020, 0030,0040,0050,0060

PROPERTY OVERVIEW

SVN Alliance is pleased to offer these five pad-ready commercial development outparcels in DeBary, FL. The outparcels are ready for immediate development and come with usable zoning (PUD), existing storm water systems and driveway curb cuts. They are located at the SEC of the lighted intersection of Saxon Blvd & US 17-92 (N Charles Richard Beall Blvd) in DeBary, just across the street from Orange City.

The pad ready development sites can be acquired in bulk or individually. The outparcels are ideally sized from 1.2 to 1.6 acres and have potential for gas/C-store, retail, medical or office. The existing PUD allows most commercial uses and is developer friendly. Seller has flexibility and can work with developers/tenants in order to secure full entitlements. Contact SVN Alliance for further information.

PROPERTY HIGHLIGHTS

- Five pad-ready commercial development outparcels
- Existing storm water systems and driveway curb cuts
- Ready for immediate development
- Can be acquired individually or in bulk

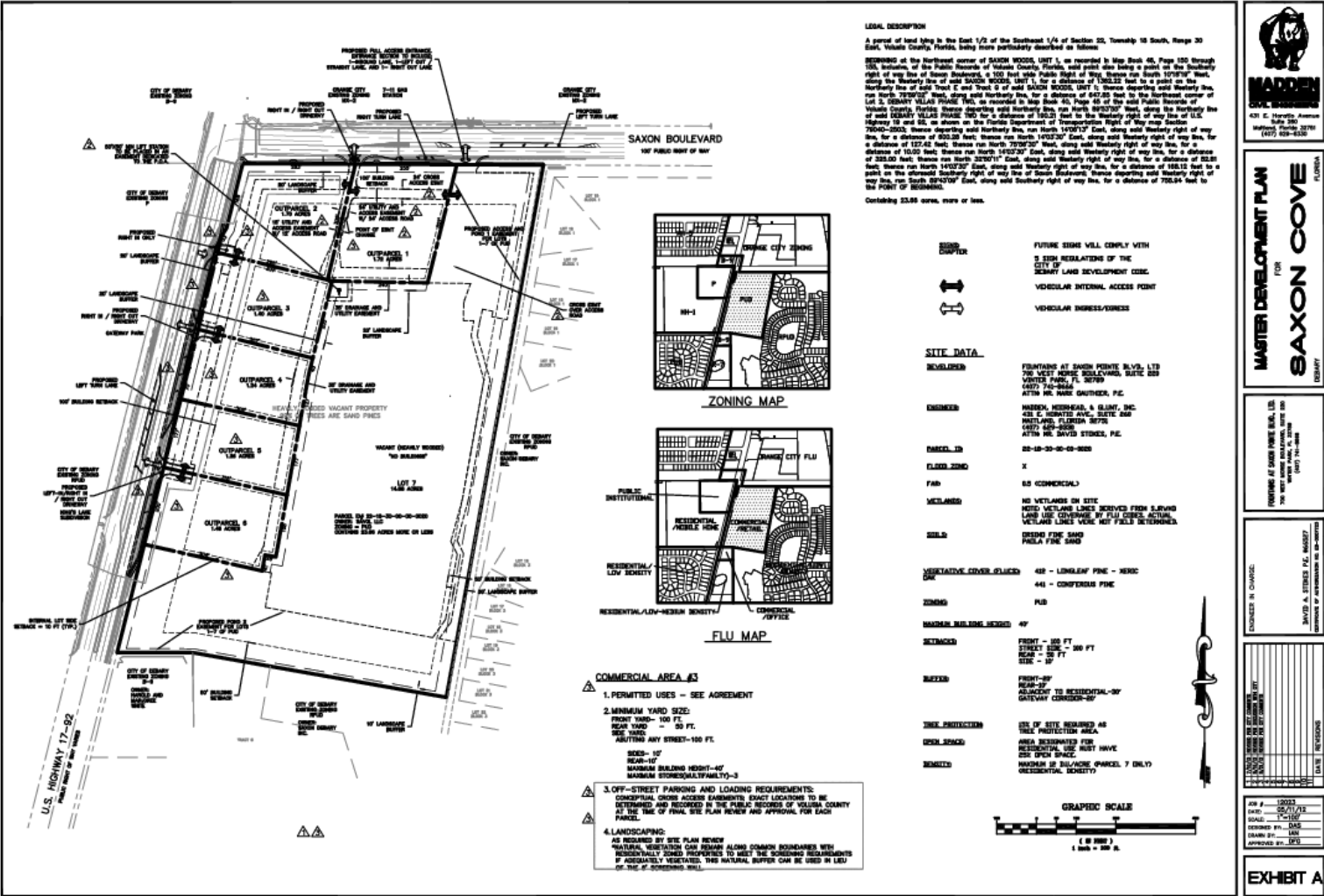
Lots 1 - 5



Pricing Matrix

Lot #	Size [AC]	Price/Acre	Sale Price	Status	Description
2	1.69	\$739,645	\$1,250,000	Available	Busy Corner Lot -- Pad-Ready
3	1.35	\$444,445	\$600,000	Available	Pad-Ready Lot w/ Drainage and Driveway in Place
4	1.21	\$309,918	\$450,000	Available	Pad-Ready Lot w/ Drainage and Driveway in Place
5	1.26	\$357,143	\$450,000	Available	Pad-Ready Lot w/ Drainage and Driveway in Place
6	1.5	\$400,000	\$600,000	Available	Pad-Ready Lot w/ Drainage and Driveway in Place

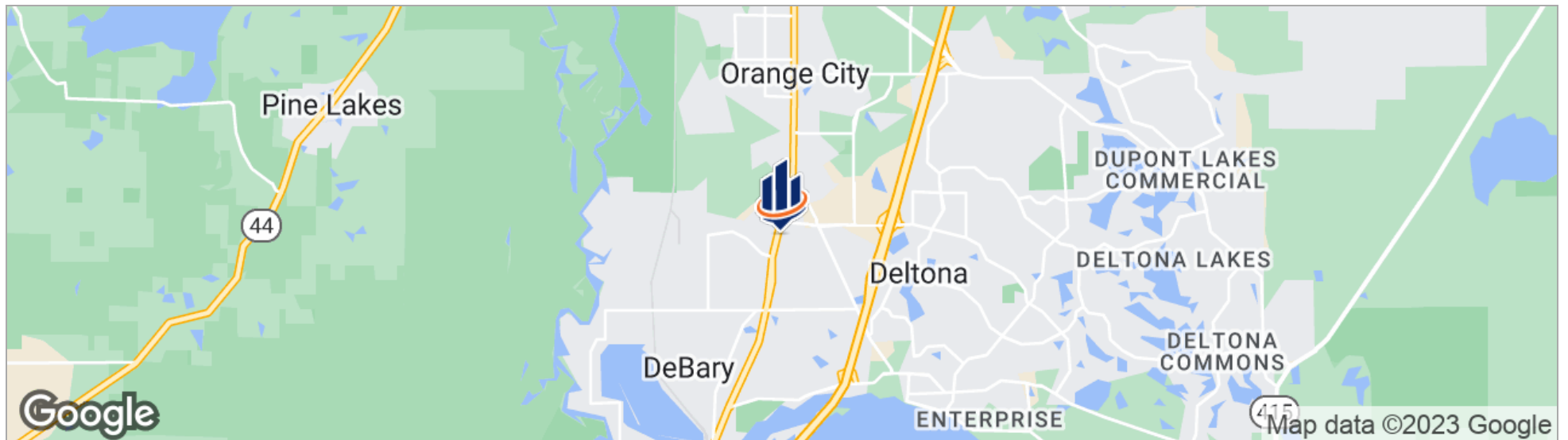
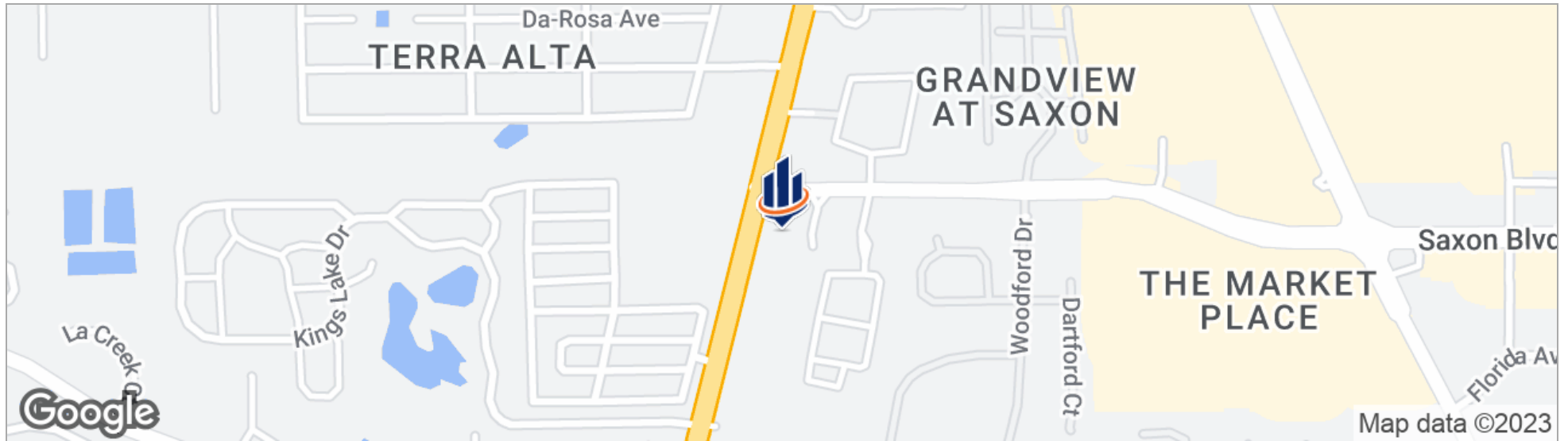
Master Development Plan



Debary/Orange City Aerial



Location Maps



Demographics

DEMOGRAPHIC SUMMARY

895 N Charles Richard Beall Blvd, Debary, Florida, 32713



Drive time band of 0 - 10 minutes

KEY FACTS

59,093

Population



23,943

Households

46.4

Median Age

\$41,067

Median Disposable Income

EDUCATION

9%

No High School Diploma



34%

High School Graduate



34%

Some College



22%

Bachelor's/Grad/Prof Degree

INCOME



\$49,091

Median Household Income



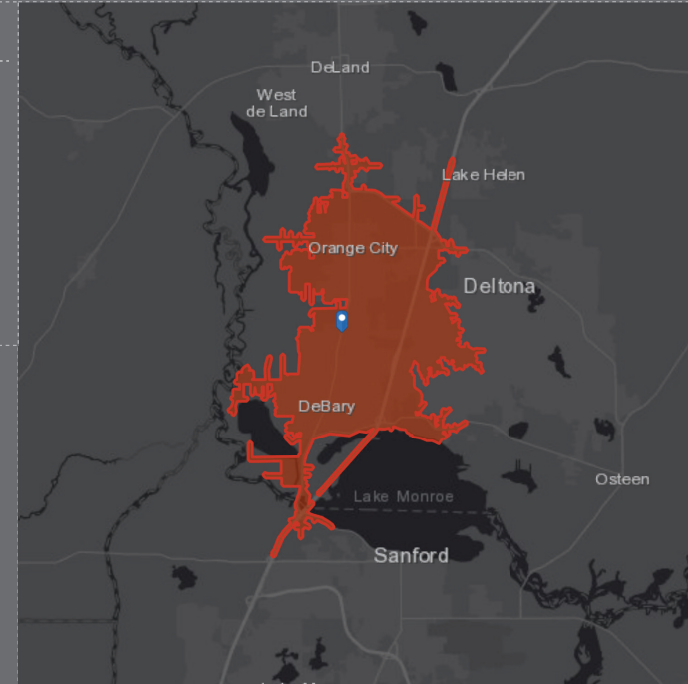
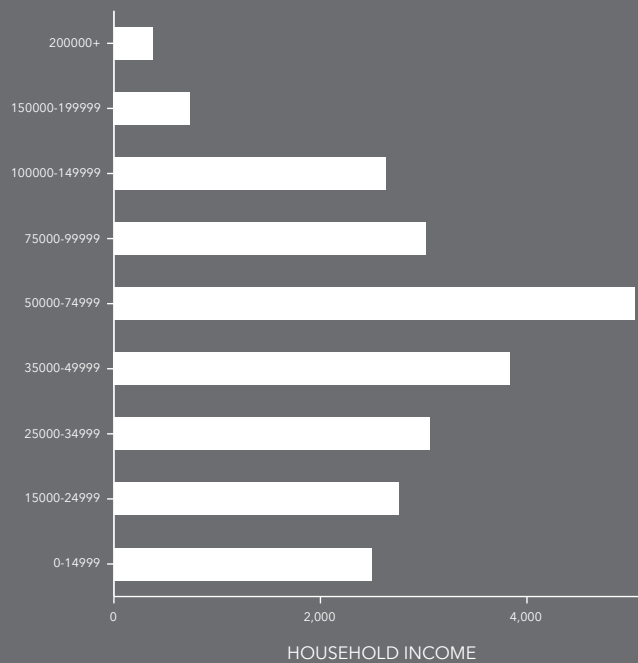
\$25,160

Per Capita Income



\$107,772

Median Net Worth



EMPLOYMENT



65%

White Collar



20%

Blue Collar



15%

Services

3.8%

Unemployment Rate