



**SALE**

# 0.66+/- Acre Riverfront Development Parcel

**4084 HALIFAX DRIVE**

Port Orange, FL 32127

**PRESENTED BY:**

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581

C: 386.295.5723

john.trost@svn.com



**PROPOSED  
MIXED-USE  
PROJECT WITH UP  
TO 460 MF UNITS**

**REVIVAL**  
Lounge  
**Axiom Bank**  
Banking and More

# 0.66+/- ACRE RIVERFRONT DEVELOPMENT PARCEL



## PROPERTY DESCRIPTION

0.66+/- Acre Riverfront Development with Numerous Possibilities on the Halifax River.

Prime waterfront site within the Catfish Commons Planned Commercial Development, offering Mixed Use Center (MXU) zoning and flexible development potential:

Residential: Up to 8 long or short-term rental units

Marina: Zoned for up to 12 boat slips for motorized or non-motorized vessels with the City of Port Orange

Event Venue: Ideal for waterfront gatherings

Mobile Commercial: Flexible use options for pop-up or mobile businesses

### Additional Highlights

Max building height: 45 feet

Flexible setbacks and zero-lot-line development allowed

Dock access permitted beyond 100 feet (subject to approvals)

6 dedicated marina parking spaces on site

City development review and permit fees waived for 5 years (Excludes impact/stormwater fees)

Cross access easements in place

### Strategic Location

Part of the vibrant Catfish Commons - a growing mixed-use destination with restaurants, retail, and residential components. Total of 220 shared parking spaces across the PCD, supporting seamless integration with neighboring businesses.

### Ideal for Developers, Hospitality, or Waterfront Investors

Unlock the potential of this rare waterfront parcel - perfect for mixed-use, waterfront dining, boutique lodging, or marina-based operations.

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## OFFERING SUMMARY

SALE PRICE:	\$799,000
LOT SIZE:	0.66+/- Acres
PARCEL NO:	6341-04-05-0010
TRAFFIC COUNT:	28,500 AADT Dunlawton Avenue
ZONING:	PCD

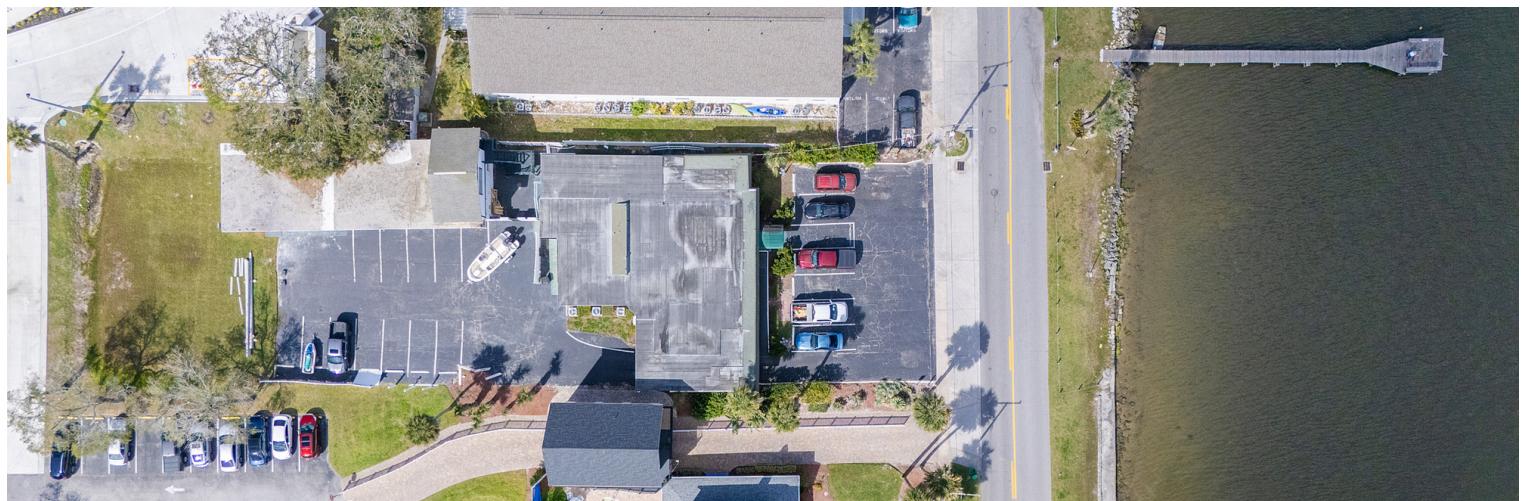
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,744	24,872	49,137
TOTAL POPULATION	3,666	51,752	106,192
AVERAGE HH INCOME	\$55,751	\$69,309	\$74,269

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## ADDITIONAL PHOTOS



### JOHN W. TROST, CCIM

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LEGAL DESCRIPTION:  
NO DEEDED DESCRIPTION FOUND OR SUPPLIED BY CLIENT.  
DESCRIPTION PER PROPERTY APPRAISER'S SHORT DESCRIPTION.  
LOT 5A EXC W 150 FT & N 5 FT OF LOT 5B EXC W 150 FT & RIP R  
ELIZABETH BUNCH GRANT PORT ORANGE, FL 32160-0861  
EXC W 150 FT & N 5 FT OF LOT 5B EXC W 150 FT & RIP R  
ELIZABETH BUNCH GRANT PORT ORANGE, FL 32160-0861

LOT 5A EXC W 150 FT & N 5 FT OF LOT 5B EXC W 150 FT & RIP RT S  
ELIZABETH BUNCH GRANT PORT ORANGE PER OR 2380 PG 861.

FDOT DISC 91004002  
NAVD 1988  
ELEV: 4.36  
ELEVATION  
BASIS

UNDERGROUND UTILITIES  
LOCATIONS AS SHOWN ON  
THIS SURVEY OBTAINED FROM  
THE BEST AVAILABLE  
INFORMATION, INCLUDING  
INFORMATION FROM  
AERIAL, GROUND, VISIBLE  
AND UTILTY STRUCTURES.  
THESE LOCATIONS ARE  
PASSED ON LOCATIONS FROM  
THE SUNSHINE STATE LINE CALL  
OR ON LAND OWNED BY  
LOCATORS. UNDERGROUND  
UTILITY LOCATIONS ARE  
DRAFTED TO THE UTILITY  
LOCATOR OR SAD UTILITIES.  
BEFORE ANY EXCAVATION OF THE  
ABOVE OR EXCAVATION OF THE  
ADJACENT PROPERTY AND  
ADJACENT LANDS, SAD  
UTILITIES SHOULD BE  
VERIFIED BY A QUALIFIED  
UTILITY LOCATOR.

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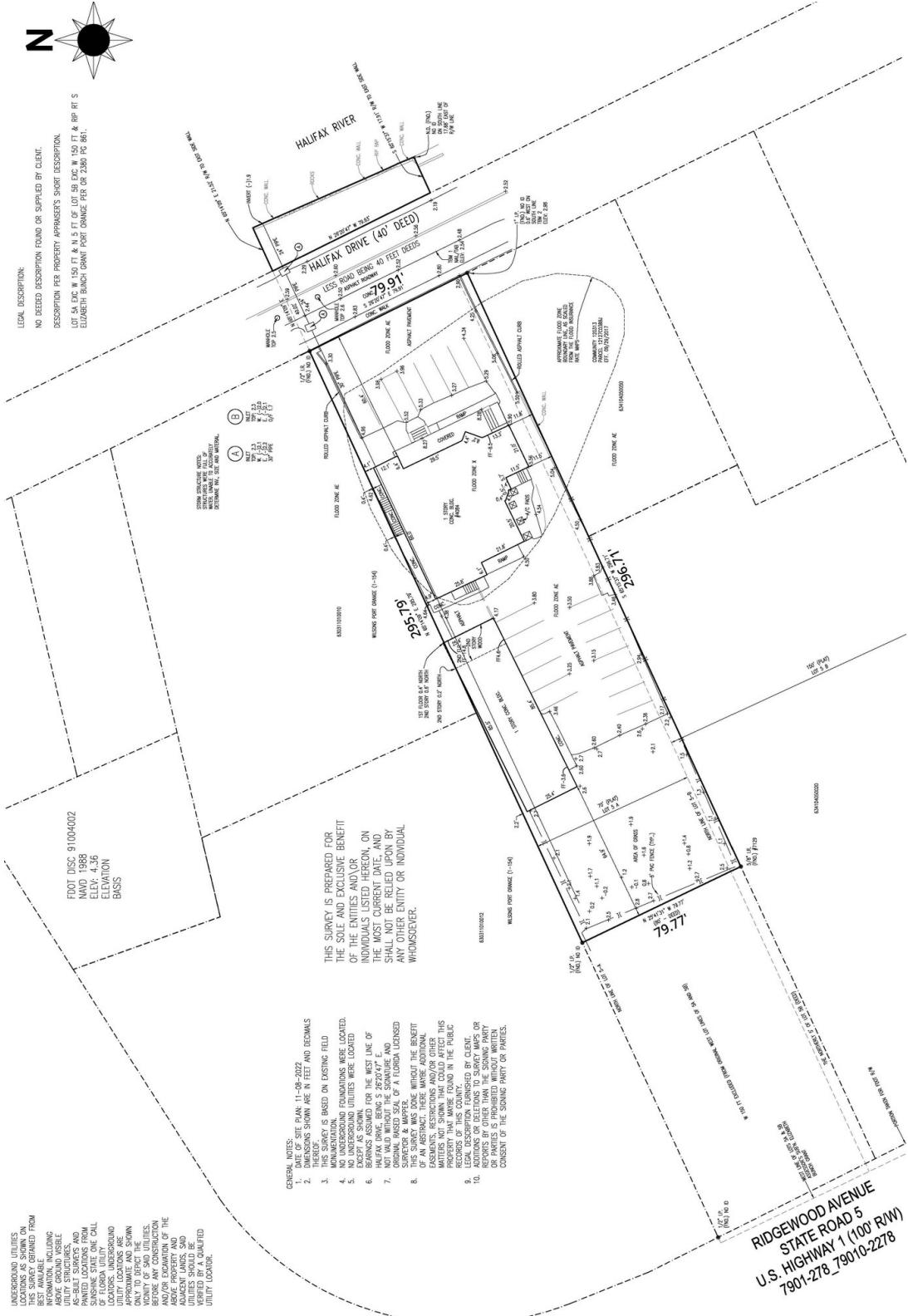
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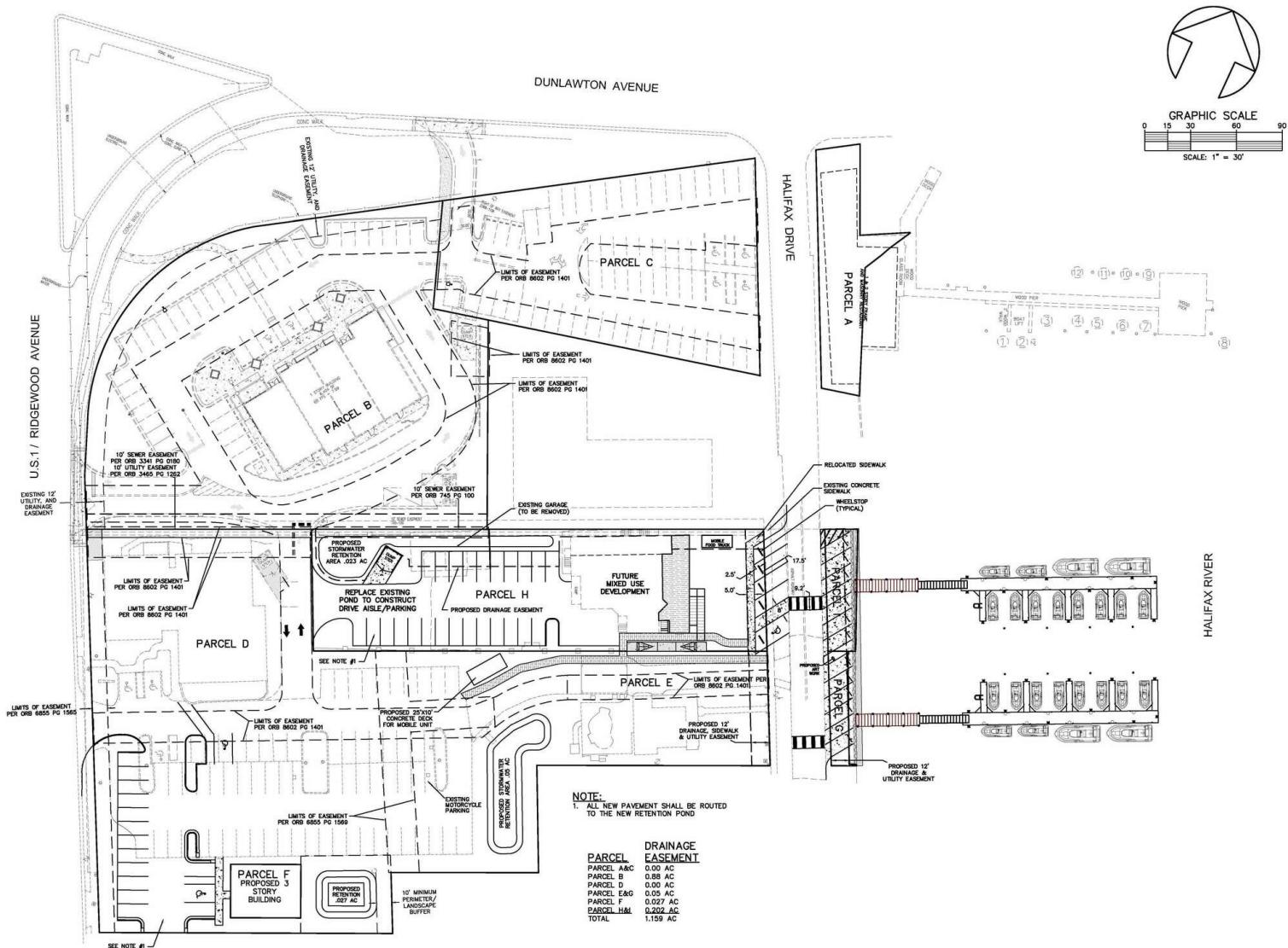
THIS SURVEY IS PREPARED FOR  
THE SOLE AND EXCLUSIVE BENEFIT  
OF THE ENTITIES AND/OR  
INDIVIDUALS LISTED HEREON, ON  
THE MOST CURRENT DATE, AND  
SHALL NOT BE RELIED UPON BY  
ANY OTHER ENTITY OR INDIVIDUAL  
WHOMSOEVER.

1. GENERAL NOTES: DATE, PAN, 11-16-2022,  
2. DATES SITE PAN,  
3. THERE IS NO SNOW IN THE FIELD  
4. THIS SURVEY IS BASED ON EXISTING FIELD  
5. NO CONSTRUCTION, DEMONSTRATIONS, ETC. LOCATED.  
6. NO UNDERGROUND TUNNELS WERE LOCATED  
7. BEARINGS ASSUMED FOR THE WEST LINE OF  
8. HALIFAX DRIVE BEING S 2620747 E.  
9. NO FURNISHED WITH A SURVEYOR'S LICENSE  
10. NO SURVEYOR & MAPPER, OR A SURVEYOR LOCATED  
11. THIS SURVEY WAS DONE WITHOUT THE BENEFIT  
12. OF AN ABSTRACT, THERE MAY BE ADDITIONAL  
13. INFORMATION LOCATED ON OTHER SURVEYS  
14. OR DOCUMENTS LOCATED ON OTHER SURVEYS  
15. PROPERTY THAT HAVE BEEN TOLD IN THE PUBLIC  
16. RECORDS OF THIS COUNTY.

17. LEGAL DESCRIPTION FURNISHED BY CLIENT  
18. LOCATIONS OF PROPERTY LINE, ETC. BY SURVEYOR, MAP  
19. OR PARTIES IS PROHIBITED WITHOUT WRITTEN  
20. CONSENT OF THE SURVEYOR PART OR WRITTEN



**PROPOSED SITE PLAN (SUBJECT PROPERTY - PARCEL H)**



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# LOCATION MAP



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