



SALE

0.66+/- Acre Riverfront Development Parcel

4084 HALIFAX DRIVE

Port Orange, FL 32127

PRESENTED BY:

JOHN W. TROST, CCIM

Principal | Senior Advisor

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



0.66+/- ACRE RIVERFRONT DEVELOPMENT PARCEL



PROPERTY DESCRIPTION

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

Prime riverfront 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 riverfront 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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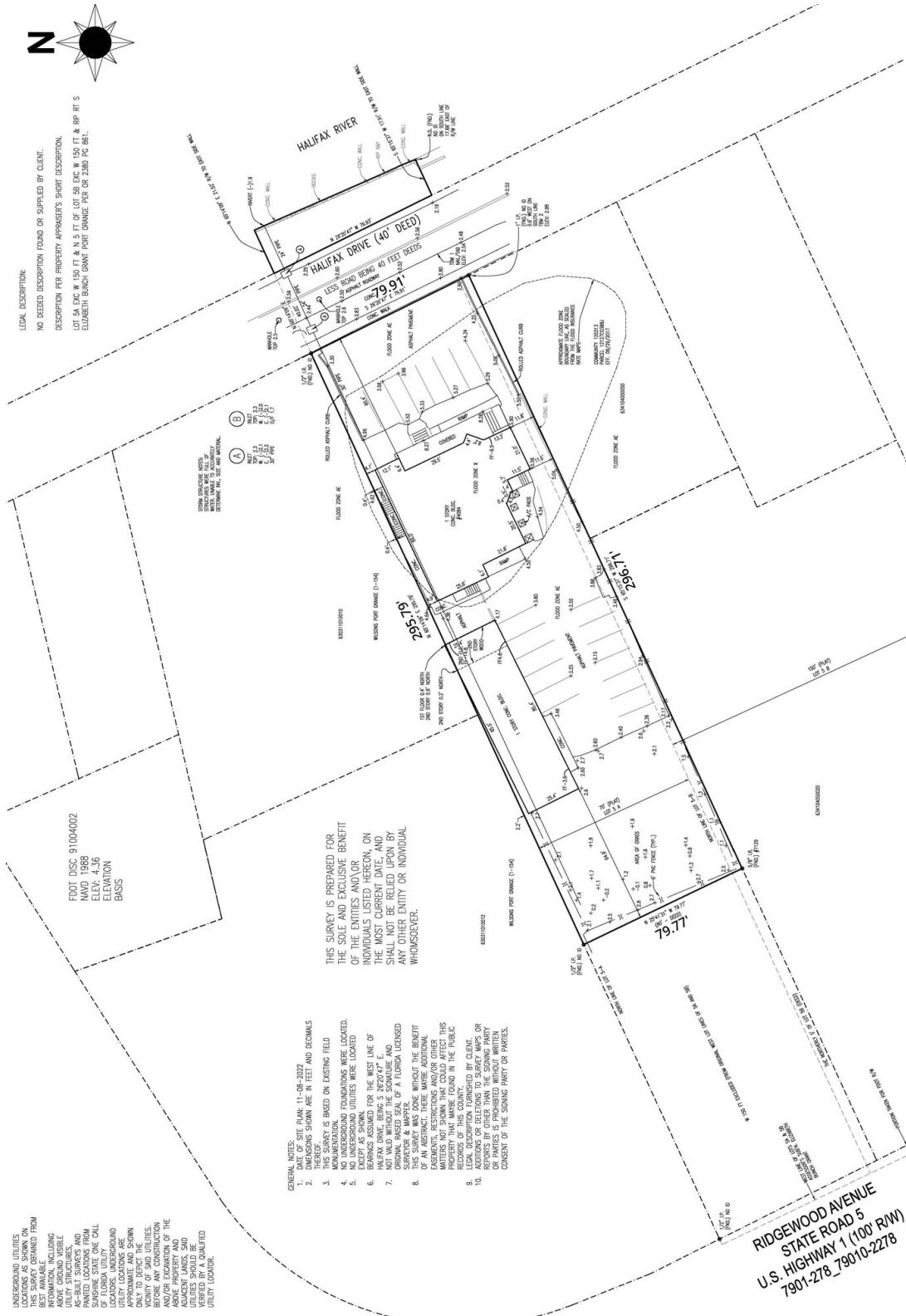
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SURVEY



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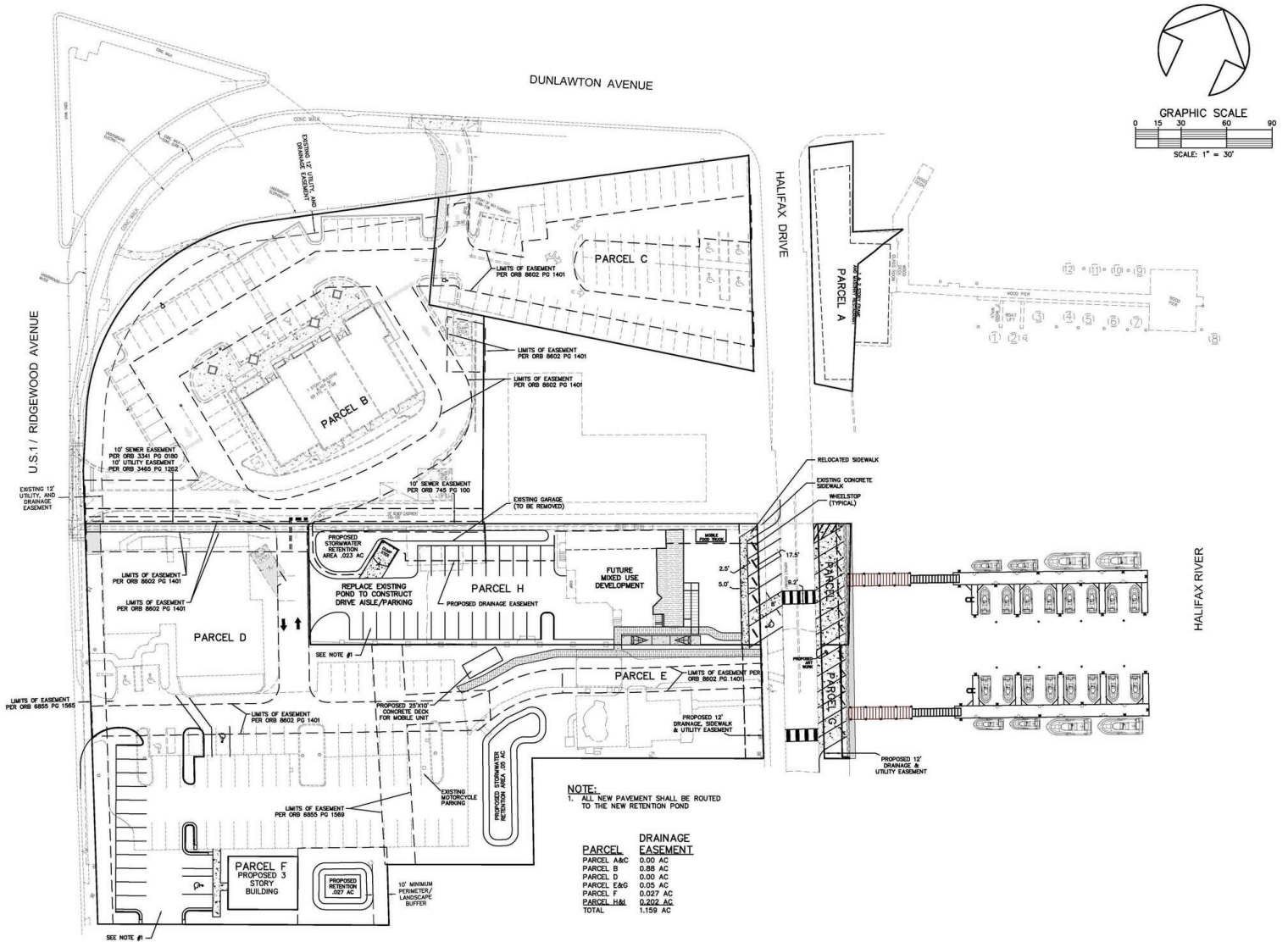
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PROPOSED SITE PLAN (SUBJECT PROPERTY - PARCEL H)



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LOCATION MAP



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