



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

FOR SALE

CBCWORLDWIDE.COM

VACANT LOT

Debarry, FL 32713



OFFICE

Gabriel Garrido, CCIM
386 775 8633
gabriel@cbcaigroup.com

Anthony Avila
386 456 6653
anthony@cbcaigroup.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
AI GROUP
1019 Town Center Drive, Orange City, FL 32763
386.775.8633



VACANT LOT

Debary, FL 32713

SALE



OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	1 Acres
Zoning:	BGC - Business, General Commercial
Market:	Orlando-Daytona Beach
Submarket:	Debary (West Volusia)
Price / SF:	\$2.27

PROPERTY OVERVIEW

One acre lot in Debary FL directly on Hwy 17-92. Opportunity to build a high exposure office building.

PROPERTY HIGHLIGHTS

- Highway 17-92 Frontage
- Between 24,000 - 30,000 daily vehicle traffic at site
- High afternoon returning home traffic
- Newly built (2020) several hundred unit apartment complex 1 mile south on the same side of highway
- High residential growth within 3 miles
- Close proximity to Interstate 4

CBCWORLDWIDE.COM

Gabriel Garrido, CCIM
386 775 8633
gabriel@cbcaigroup.com

Anthony Avila
386 456 6653
anthony@cbcaigroup.com





**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

LOCATION INFORMATION

SECTION 1

FOR SALE

CBCWORLDWIDE.COM

OFFICE

Gabriel Garrido, CCIM
386 775 8633
gabriel@cbcaigroup.com

Anthony Avila
386 456 6653
anthony@cbcaigroup.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

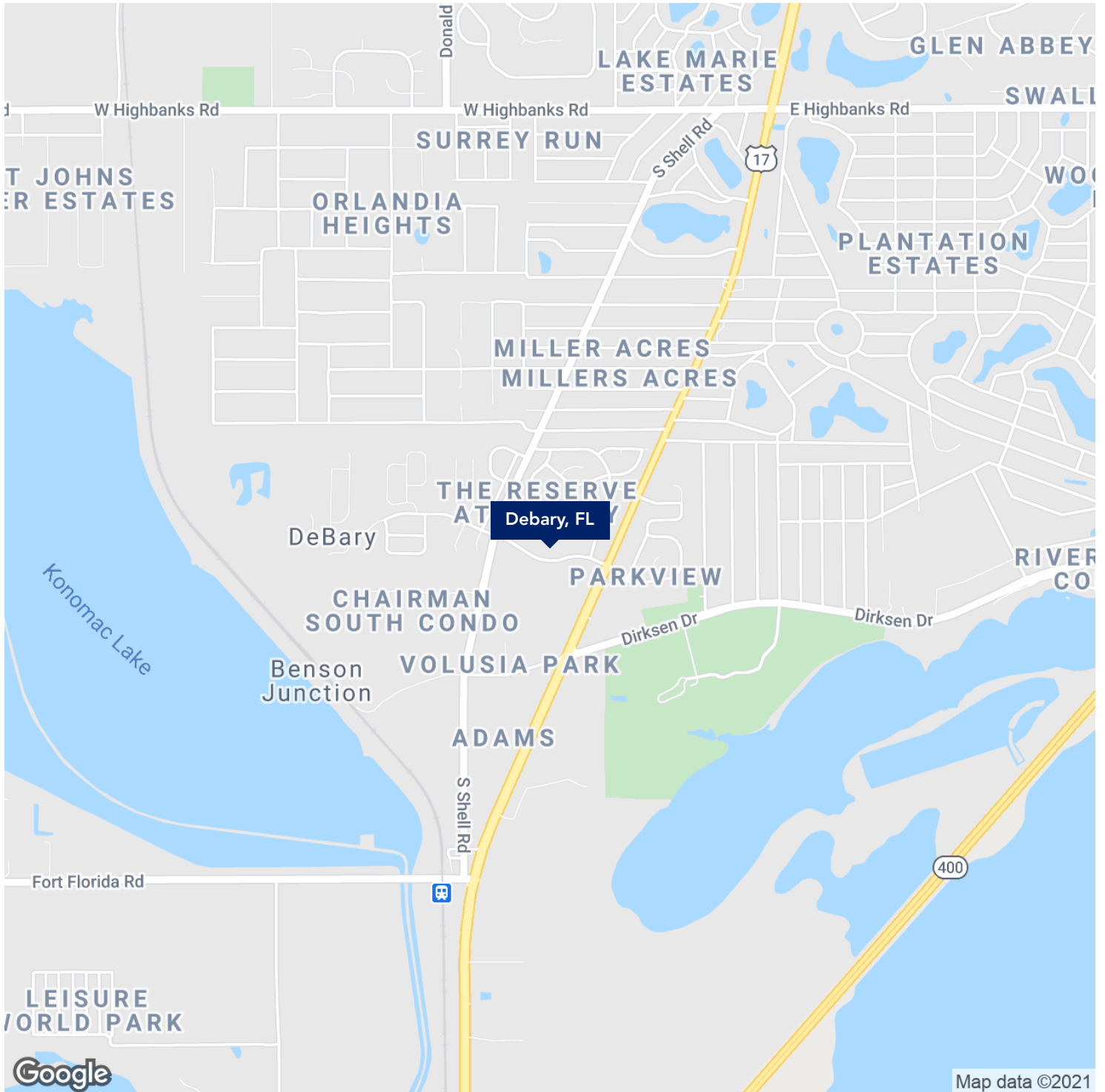
COLDWELL BANKER COMMERCIAL
AI GROUP
1019 Town Center Drive, Orange City, FL 32763
386.775.8633



VACANT LOT

DeBary, FL 32713

SALE



CBCWORLDWIDE.COM

Gabriel Garrido, CCIM
 386 775 8633
 gabriel@cbcaigroup.com

Anthony Avila
 386 456 6653
 anthony@cbcaigroup.com



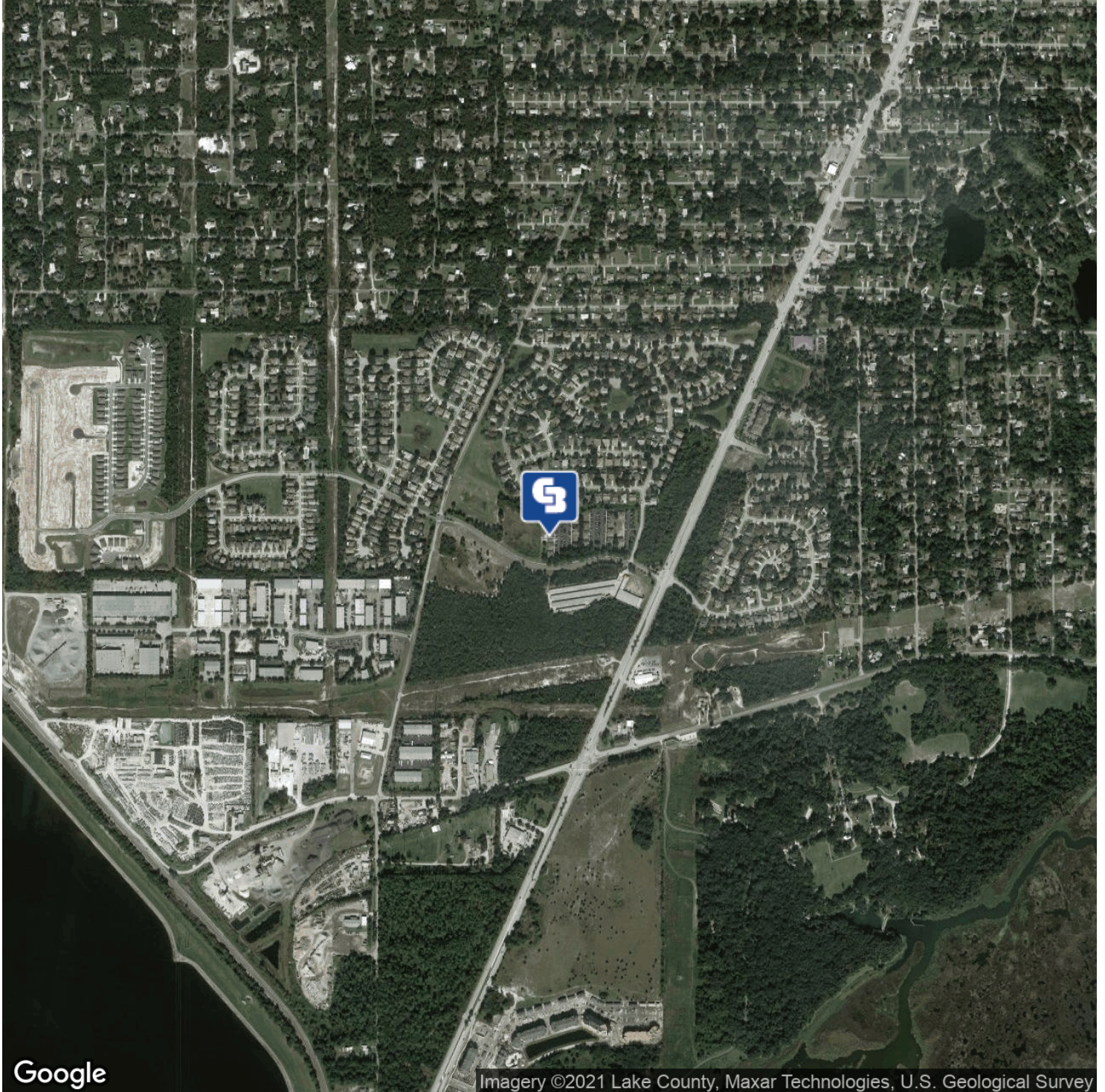
**COLDWELL
 BANKER
 COMMERCIAL**
 AI GROUP



VACANT LOT

Debary, FL 32713

SALE



Google

Imagery ©2021 Lake County, Maxar Technologies, U.S. Geological Survey

CBCWORLDWIDE.COM

Gabriel Garrido, CCIM
386 775 8633
gabriel@cbcaigroup.com

Anthony Avila
386 456 6653
anthony@cbcaigroup.com



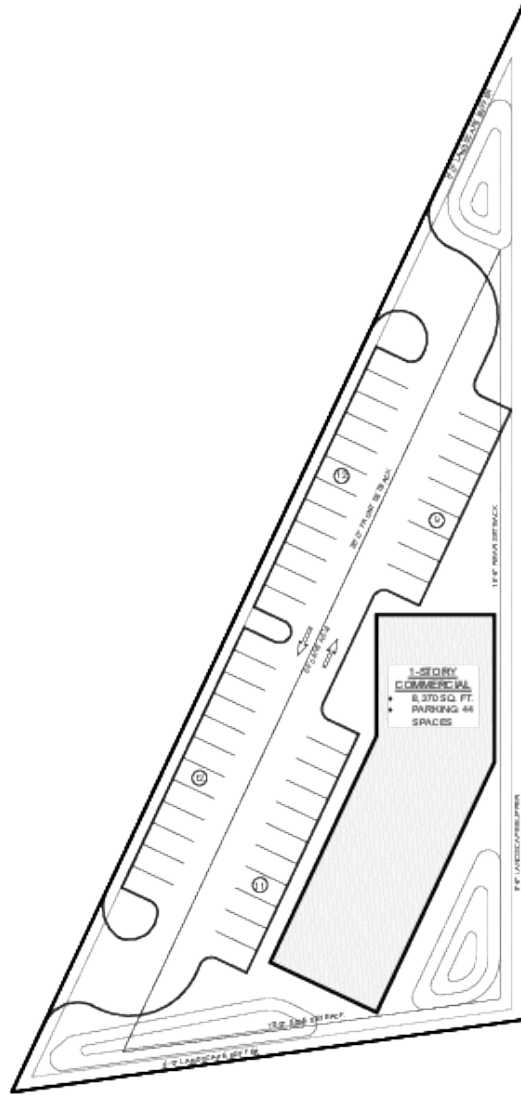
**COLDWELL
BANKER
COMMERCIAL**
AI GROUP



VACANT LOT

DeBary, FL 32713

SALE



1 SITE PLAN

SCALE: N.T.S.



STUBBS | ARCHITECTURE
 richard@stubbbsarchitecture.com
 407-989-3510

COMMERCIAL BUILDING
 S US Highway 17/92
 DeBary, FL 32713

DATE: 3/5/20

PROJECT: 2020.09

AS-1a

CBCWORLDWIDE.COM

Gabriel Garrido, CCIM
 386 775 8633
 gabriel@cbcaigroup.com

Anthony Avila
 386 456 6653
 anthony@cbcaigroup.com



COLDWELL
 BANKER
 COMMERCIAL
 AI GROUP



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

DEMOGRAPHICS
SECTION 2

FOR SALE

CBCWORLDWIDE.COM

OFFICE

Gabriel Garrido, CCIM
386 775 8633
gabriel@cbcaigroup.com

Anthony Avila
386 456 6653
anthony@cbcaigroup.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

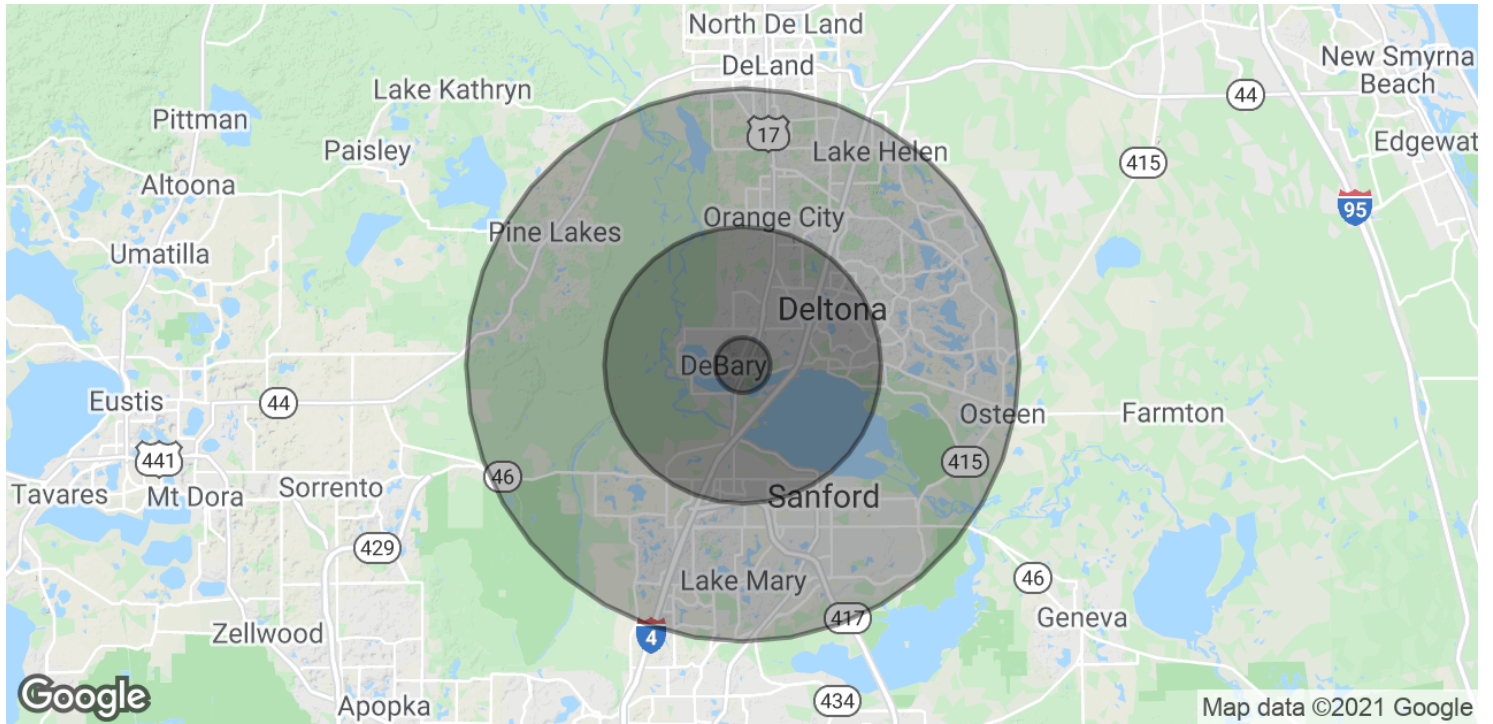
COLDWELL BANKER COMMERCIAL
AI GROUP
1019 Town Center Drive, Orange City, FL 32763
386.775.8633



SALE

VACANT LOT

Debary, FL 32713



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,985	60,336	269,108
Average age	43.0	39.9	39.2
Average age (Male)	42.2	39.5	38.3
Average age (Female)	43.6	40.4	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	754	23,882	100,699
# of persons per HH	2.6	2.5	2.7
Average HH income	\$79,936	\$67,213	\$68,430
Average house value		\$244,371	\$268,477

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Gabriel Garrido, CCIM
 386 775 8633
 gabriel@cbcaigroup.com

Anthony Avila
 386 456 6653
 anthony@cbcaigroup.com





VACANT LOT

Debary, FL 32713

SALE



GABRIEL GARRIDO, CCIM

Broker Associate

gabriel@cbcaigroup.com

Direct: 386.775.8633 | **Cell:** 305.923.9983

FL #2578

AI Group

1019 Town Center Drive
Orange City, FL 32763
386.775.8633

CBCWORLDWIDE.COM

Gabriel Garrido, CCIM
386 775 8633
gabriel@cbcaigroup.com

Anthony Avila
386 456 6653
anthony@cbcaigroup.com



**COLDWELL
BANKER
COMMERCIAL**

AI GROUP