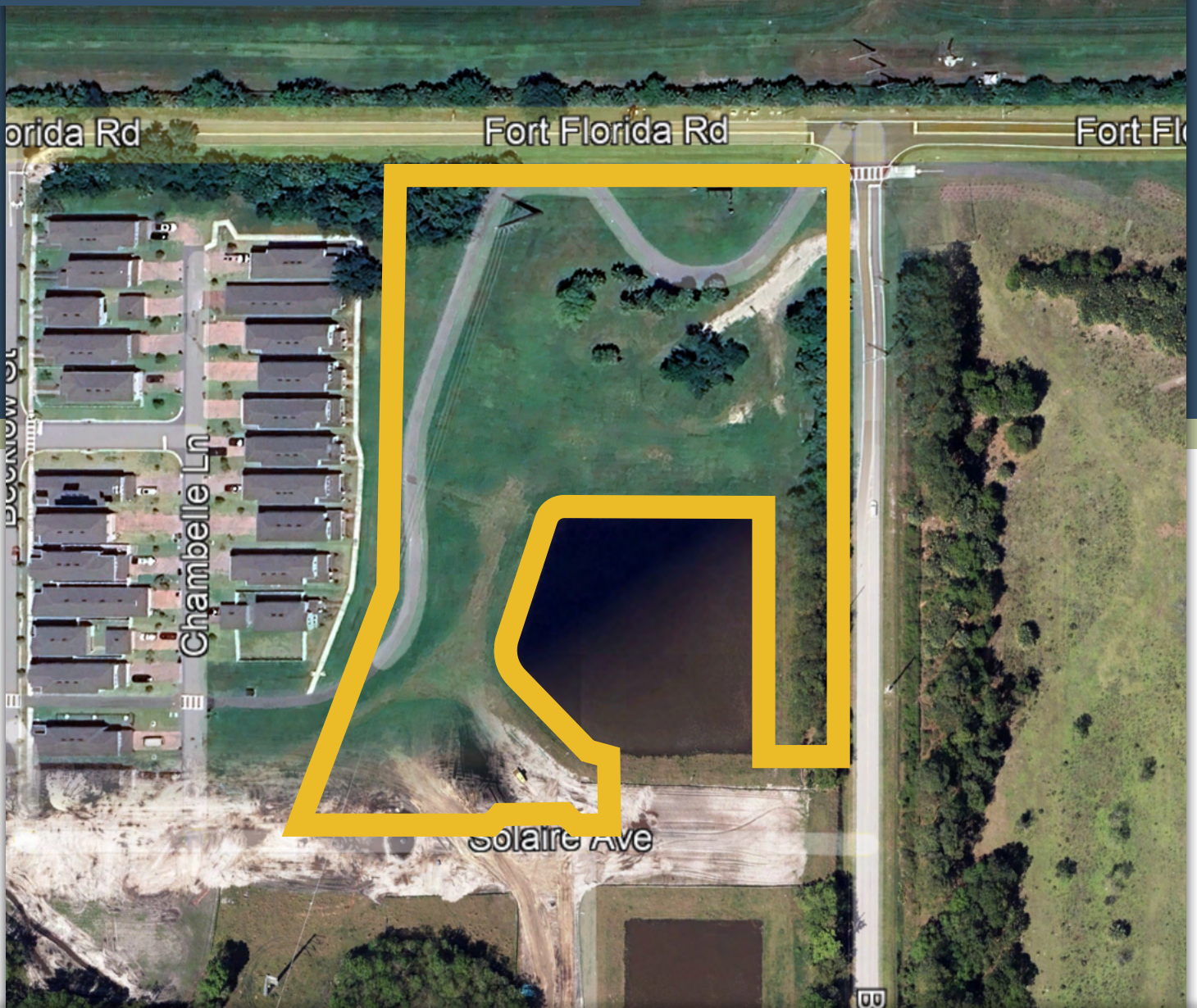




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



RIVINGTON COMMERCIAL DEVELOPMENT OPPORTUNITY

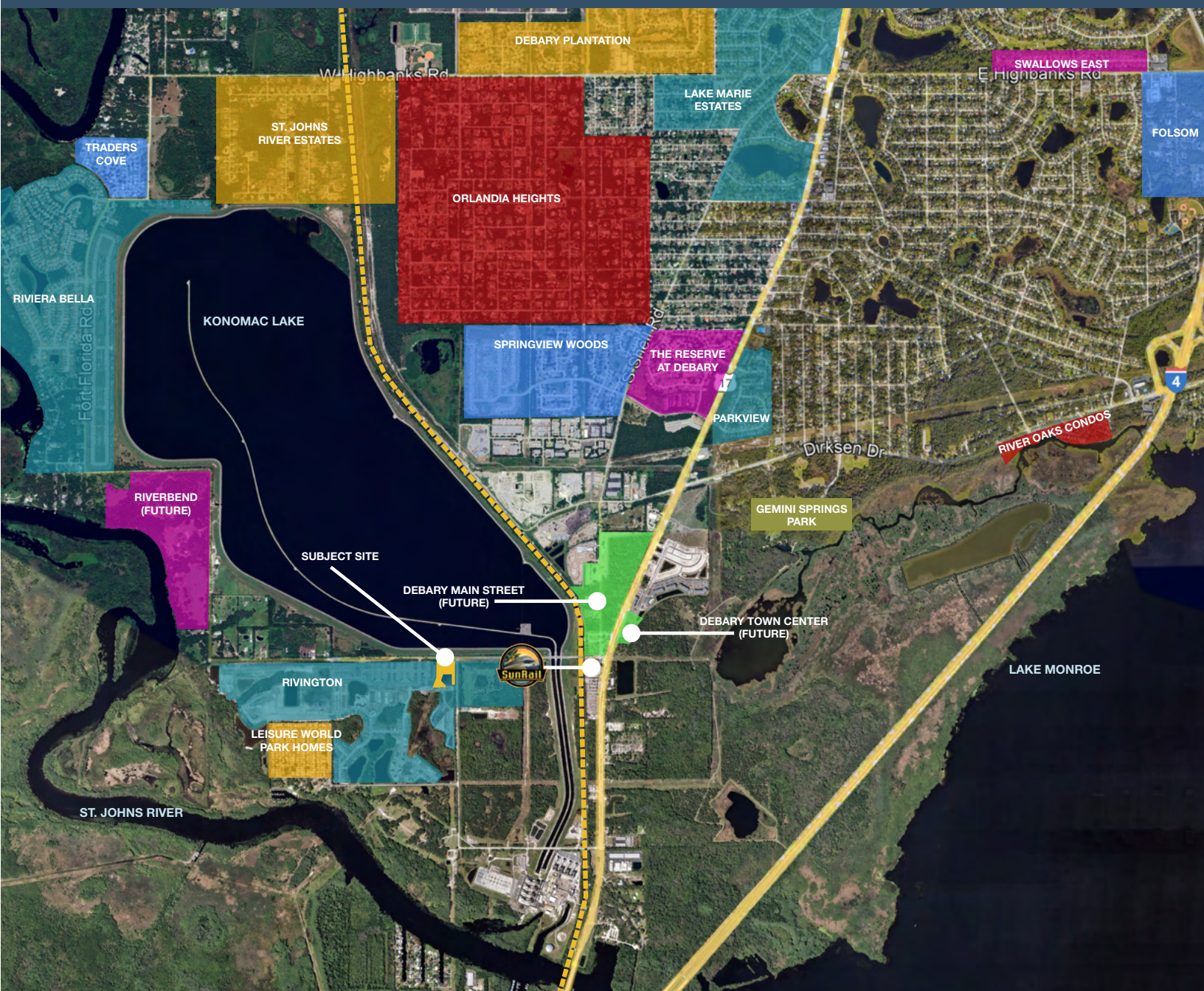
4.3± acres on Solaire Avenue

PROPERTY DETAILS

- Size: 4.3± gross ac, 1± net buildable ac
- Parcel ID: 900807000FD5
- Zoning: MPUD, Mixed Use Planned Unit Development
- Utilities: Water & Sewer available to site
- Frontage: 420' along Fort Florida Rd. & 520' on Barwick Rd.
- Price: \$500,000

Property Highlights

4.3 acre commercial outparcel with a buildable footprint of about an acre located at the entrance to Debary's Rivington Masterplan, a 979 lot residential community. Average sales prices within Rivington are in the mid 400's.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 22,602
- Median HH Income: \$87,391
- Median Home Value: \$307,600

DeBary, 2023 US Census

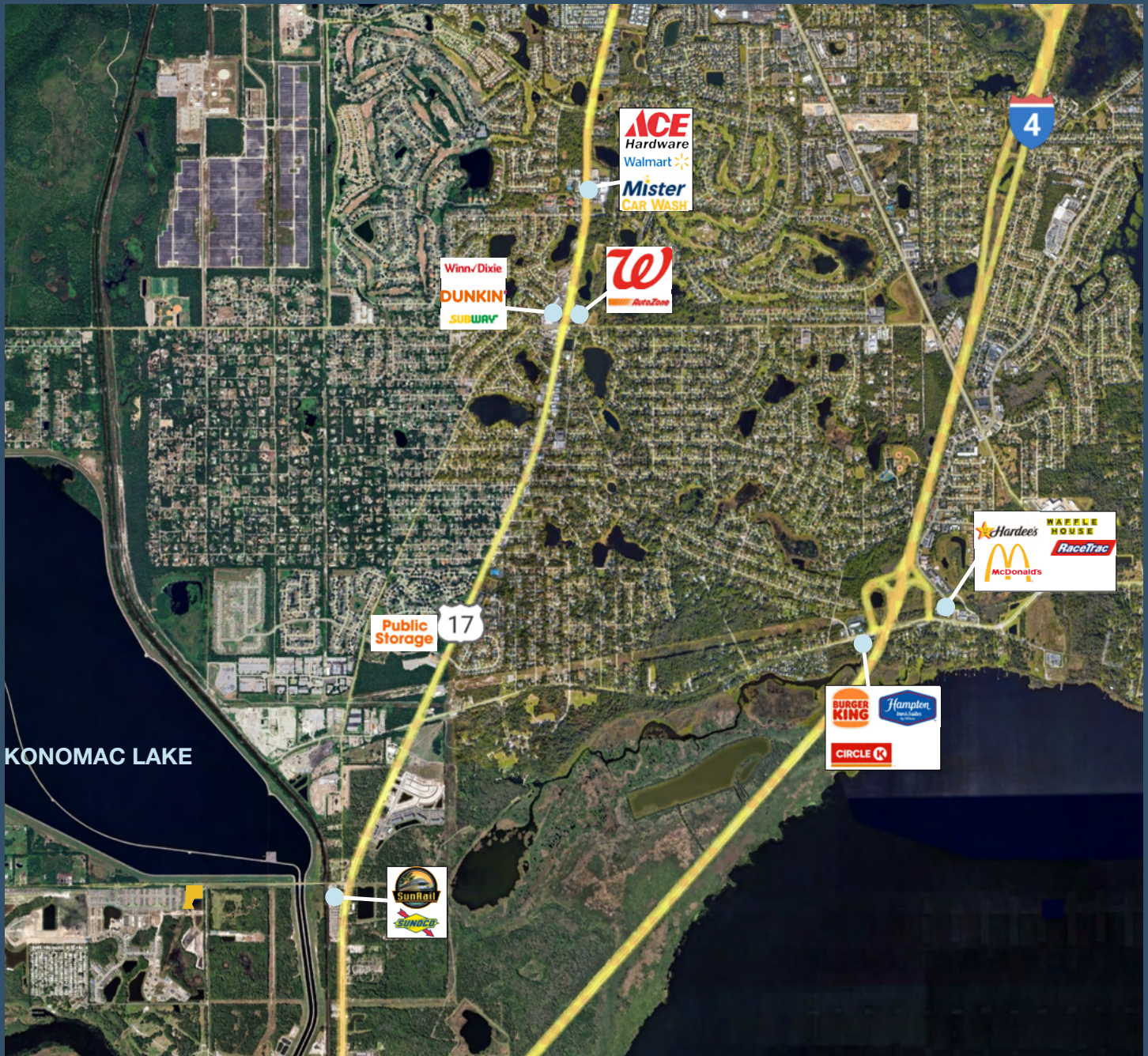
County Demographics

- Total Population: 568,229
- Median HH Income: \$66,581
- Median Home Value: \$278,000

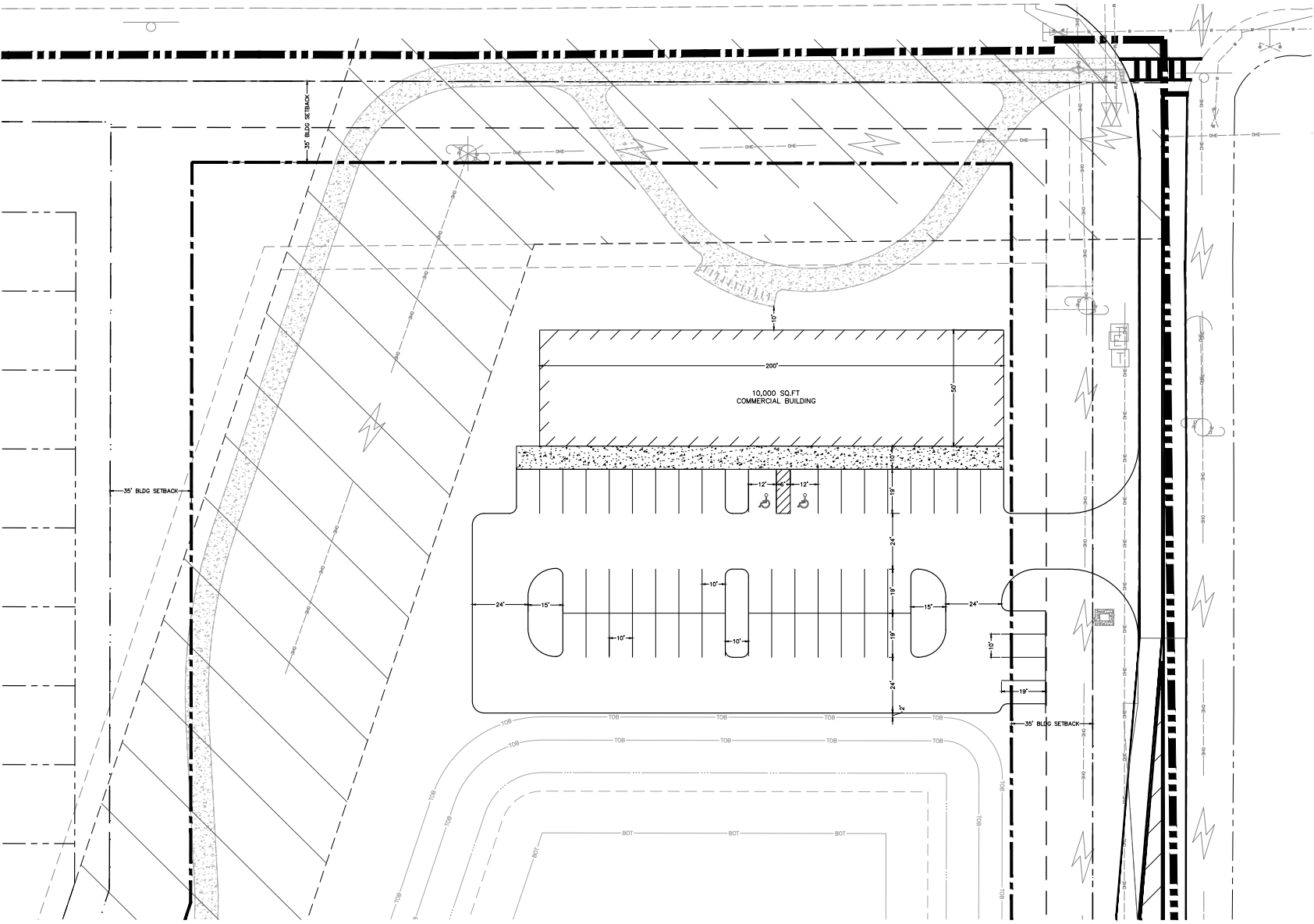
Volusia County, 2023 US Census

Daily Traffic Counts

- Total Population
- Total Household Units
- Median Age
- Average HH Income
- Median Property Value



CONCEPT PLAN



SITE DATA	
CURRENT ZONING:	MUPD (CITY OF DEBARY)
TOTAL PARKING	51 SPOTS
PARKING REQUIRED	50 SPOTS
PERIMETER BUFFERS	
FRONT:	REQUIRED: 20 FT (MIN.)
SIDE:	0 FT (MIN.)
REAR:	20 FT (MIN.)
STREET SIDE:	20 FT (MIN.)
BUILDING SETBACKS	
NORTH:	REQUIRED: 35 FT (MIN.)
EAST:	35 FT (MIN.)
SOUTH:	35 FT (MIN.)
WEST:	35 FT (MIN.)

DISCLAIMER:
THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ENGINEERING AND JURISDICTIONAL REVIEW.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn

SP-01

RIVINGTON COMMERCIAL

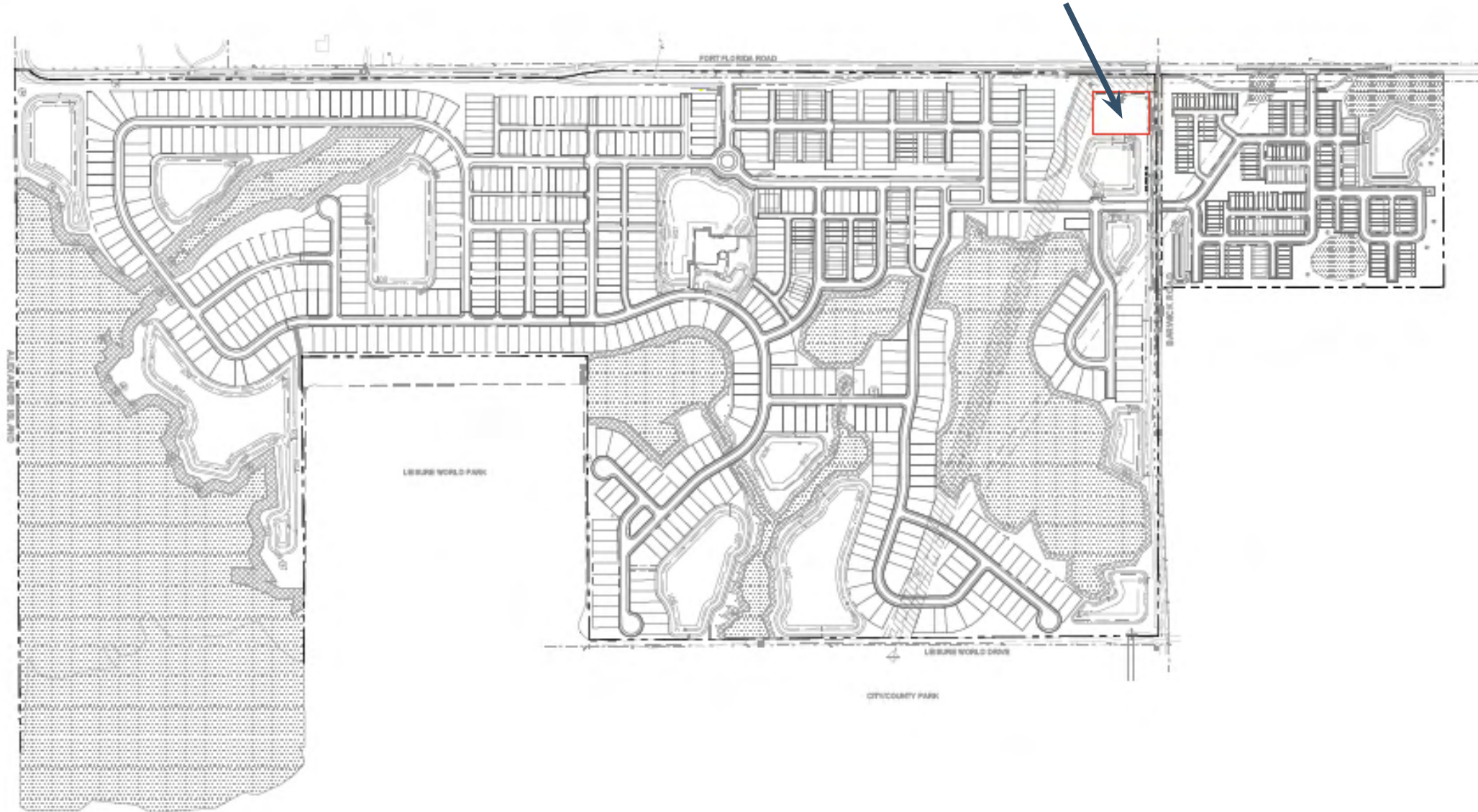
DEBARY, FLORIDA

CONCEPTUAL SKETCH

06/09/2025 - CONTACT JOSHUA ENOT, P.E. (321) 754-0413 JOSHUA.ENOT@KIMLEY-HORN.COM

RIVINGTON MASTER PLAN

SUBJECT SITE



REGIONAL MAP

Drive Times

- Deltona: 10 min
- Sanford: 15 min
- DeLand: 20 min
- Orlando: 35 min
- Mt. Dora: 40 min
- New Smyrna Beach: 40 min
- Titusville: 1 hr

