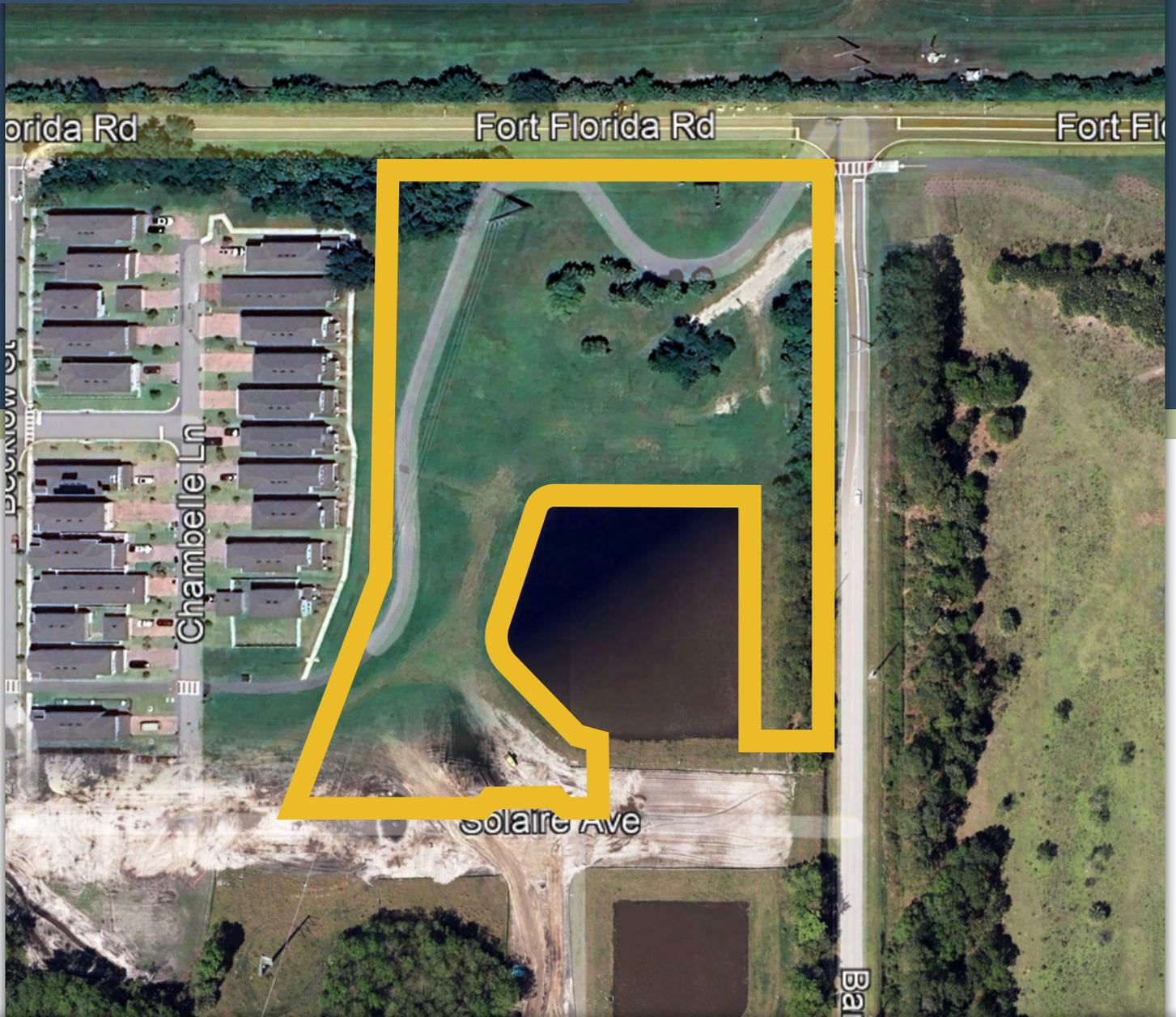




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



RIVINGTON COMMERCIAL DEVELOPMENT OPPORTUNITY

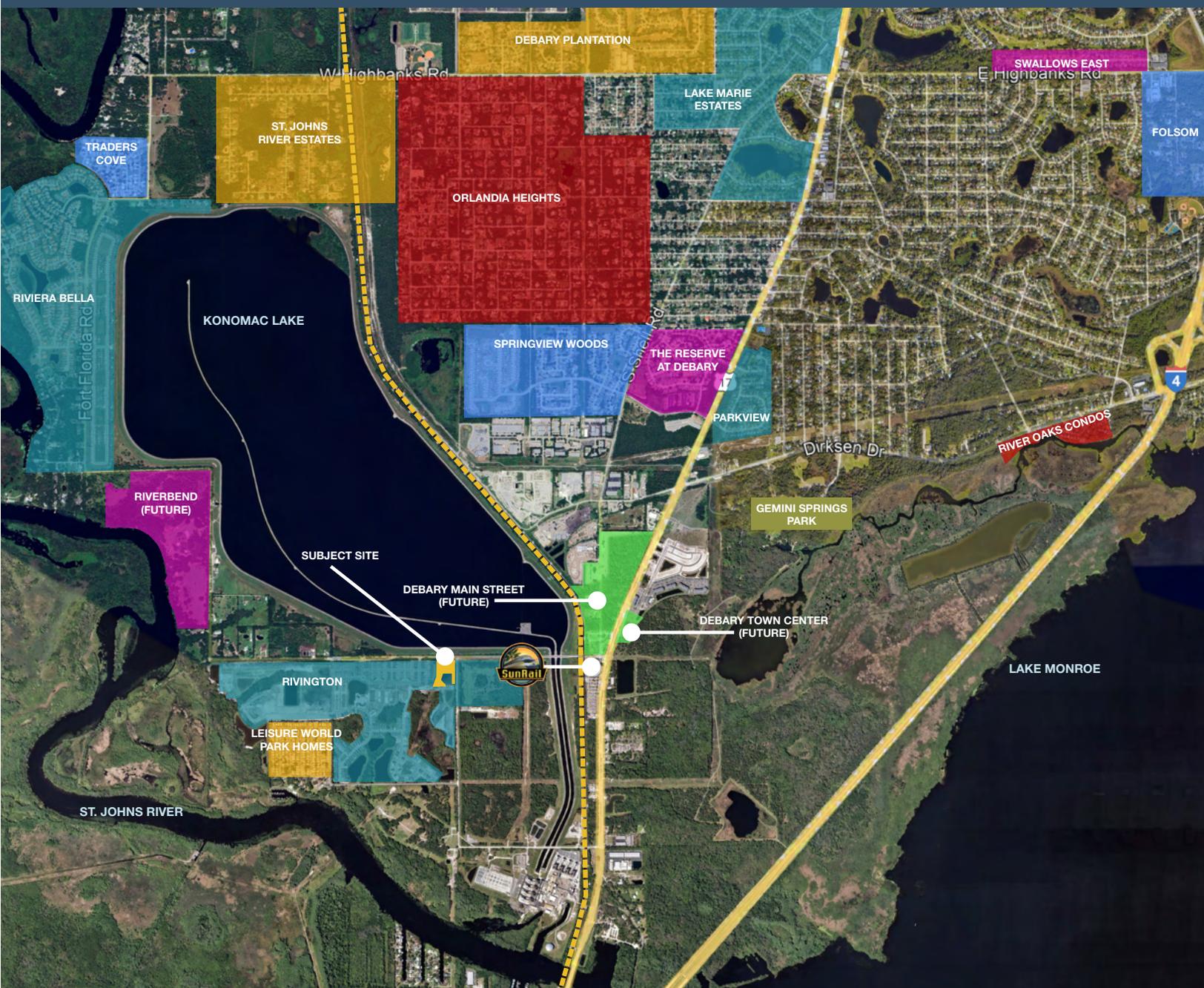
4.3± acres on Solaire Avenue

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: \$250,000

Property Highlights

4.3 acre commercial outparcel with a buildable footprint of about an acre located at the entrance to Debarý'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

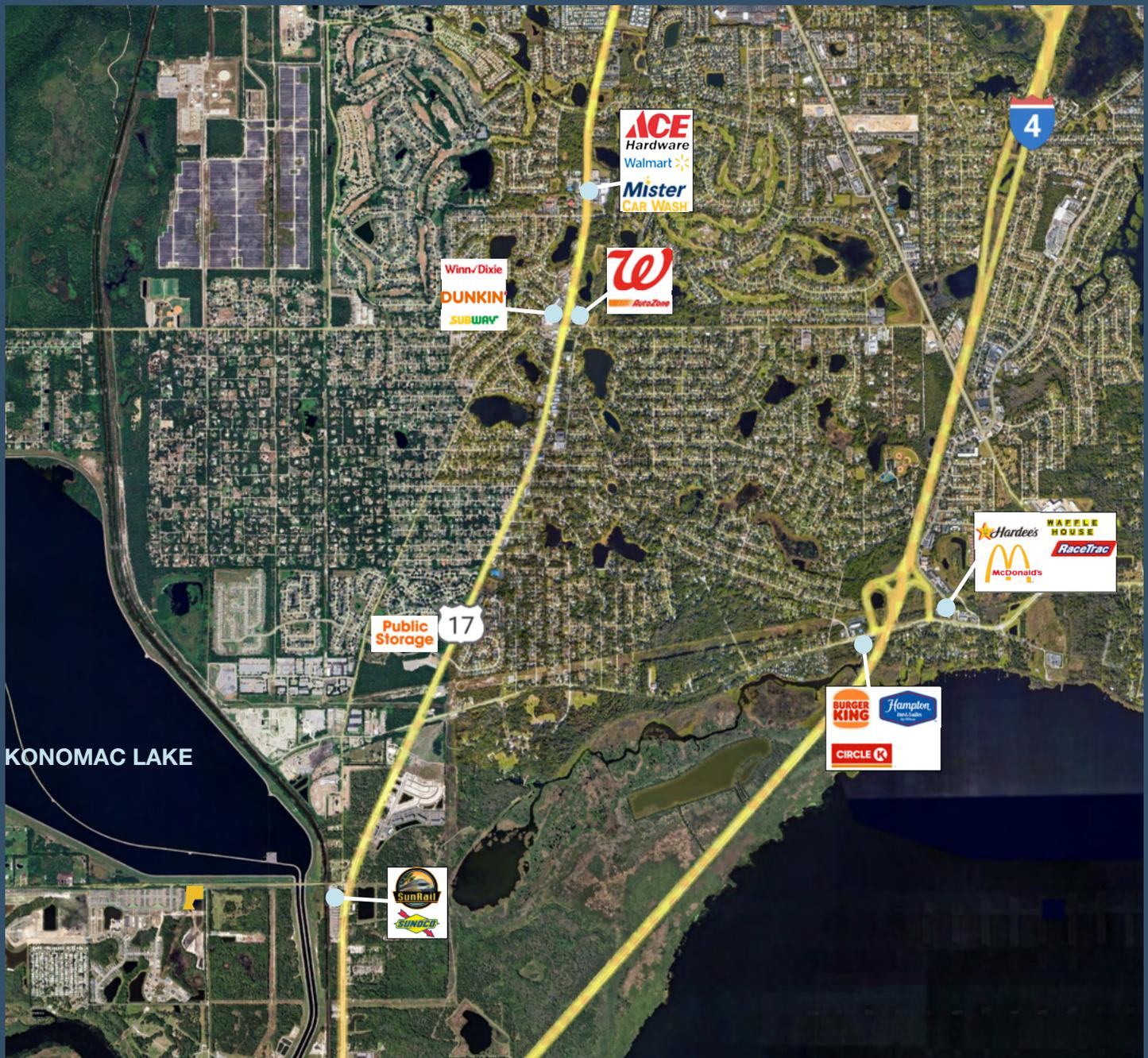
County Demographics

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

Volusia County, 2023 US Census

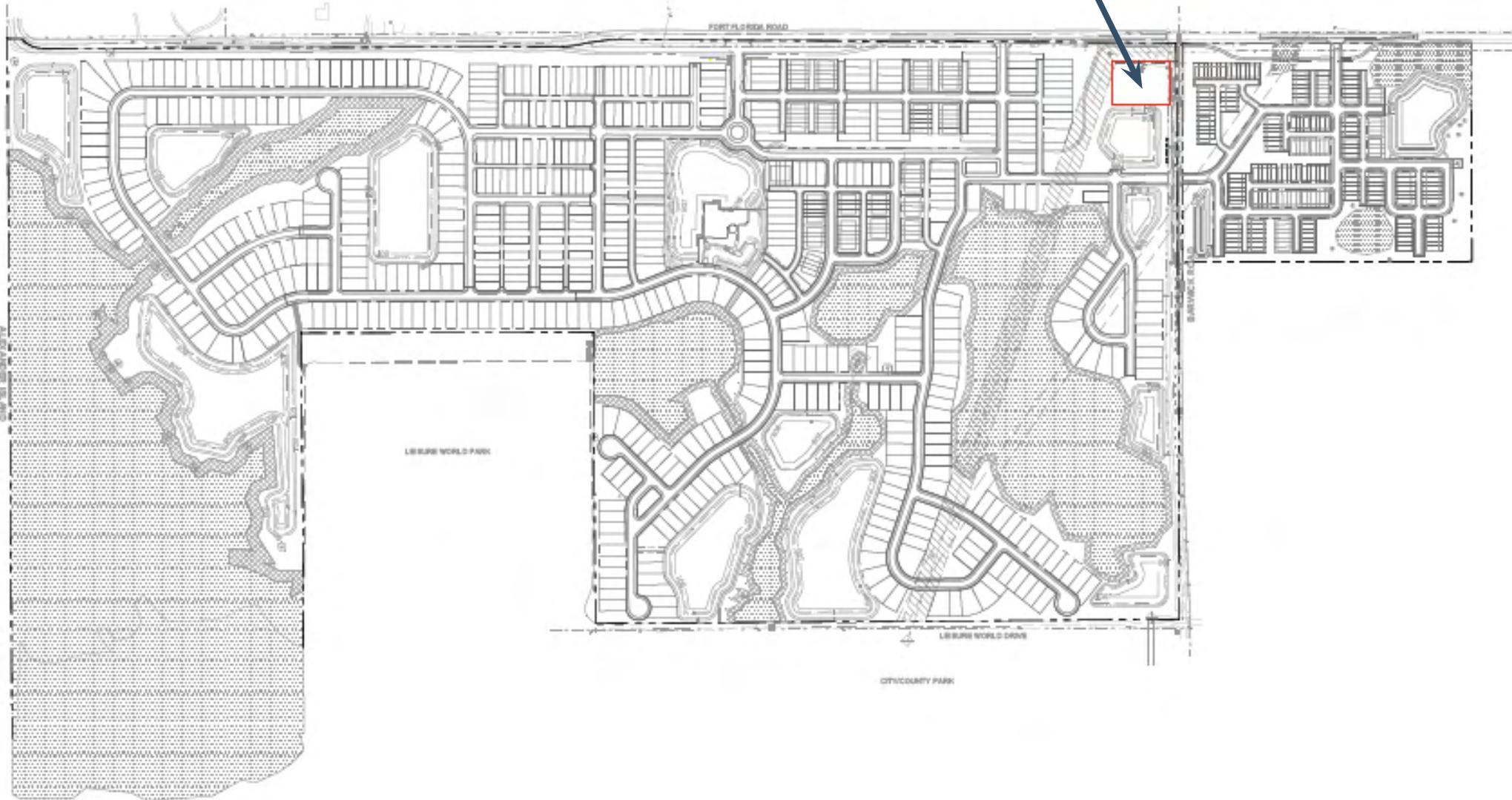
Daily Traffic Counts

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



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

