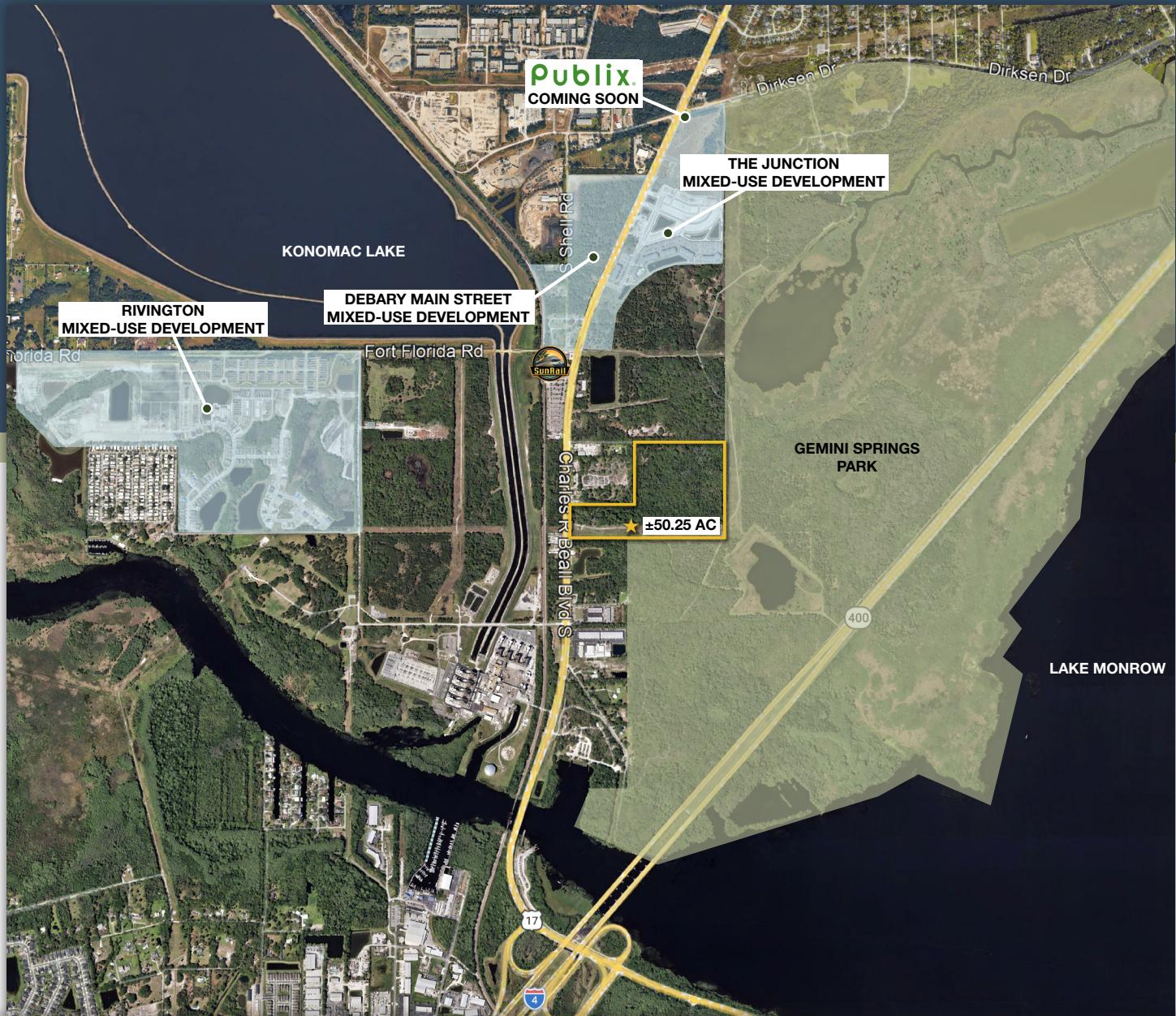




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



**±50.25 AC DOWNTOWN DEBARY MIXED USE  
SITE ACROSS FROM SUNRAIL STATION  
761 S. Charles R. Beall Blvd. DeBary, FL 32713**

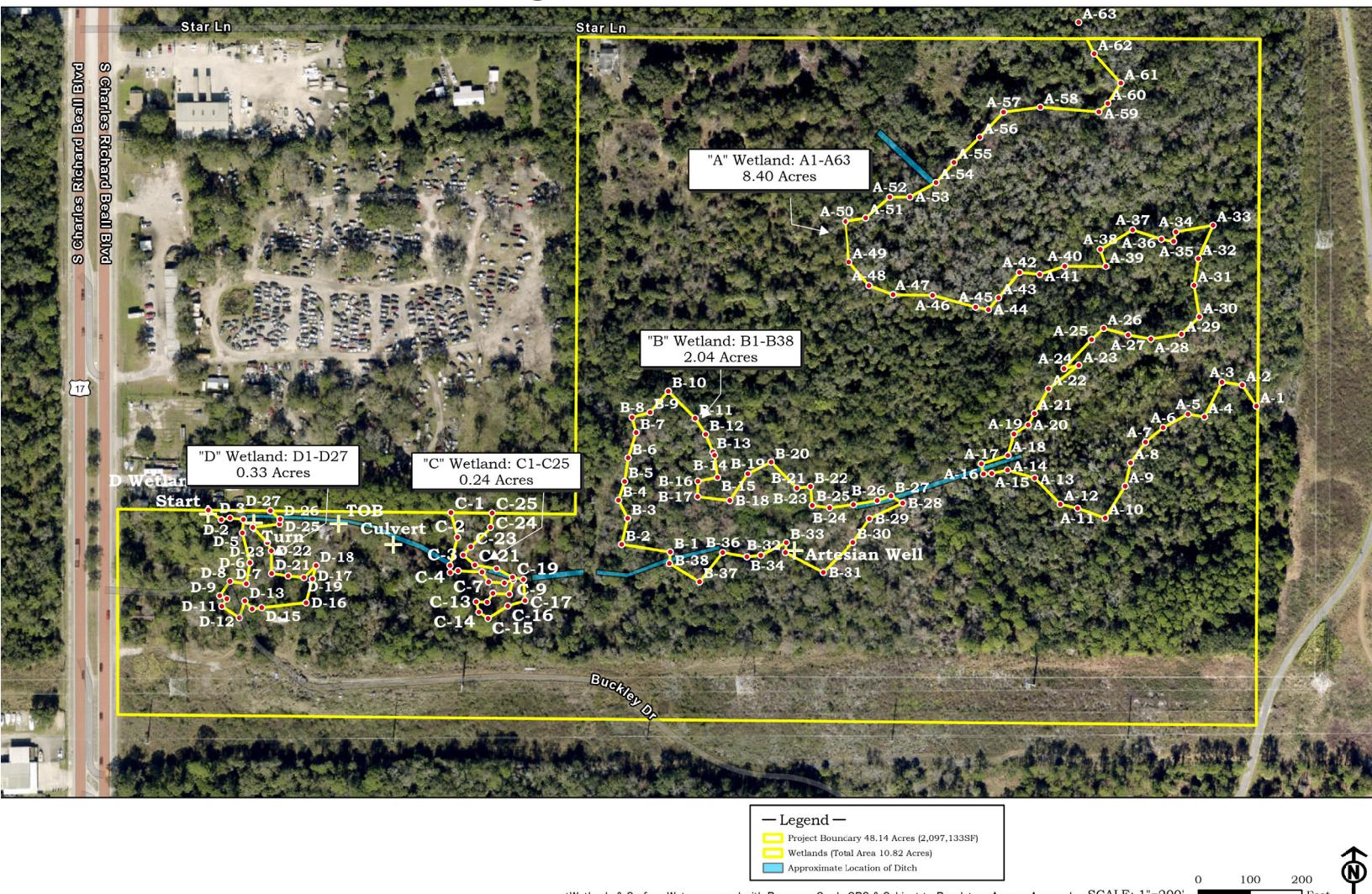
# PROPERTY DETAILS

- Size: ±50.25 acres
- Location: 761 S. Charles Beall Blvd. DeBary, FL 32713
- Utilities: Water & Sewer available
- Zoning: Agriculture within the Transit-Oriented Development (TOD) Overlay
- Price: \$5,600,000
- FLU: SE Mixed Use Area

## Property Highlights

Prime 50.25-acre mixed-use development opportunity located near DeBary Mainstreet, directly across from DeBary's SunRail Station. This property represents one of the last remaining large development sites along U.S. Highway 17, offering excellent visibility and convenient access to I-4. Positioned just one mile south of the newly developed DeBary Town Center, the site benefits from strong regional growth drivers, transit-oriented development potential, and proximity to established and emerging commercial amenities.

## WETLAND DELINEATION



# GEOGRAPHICAL DETAILS

## Local Demographics

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

DeBary, UC Census

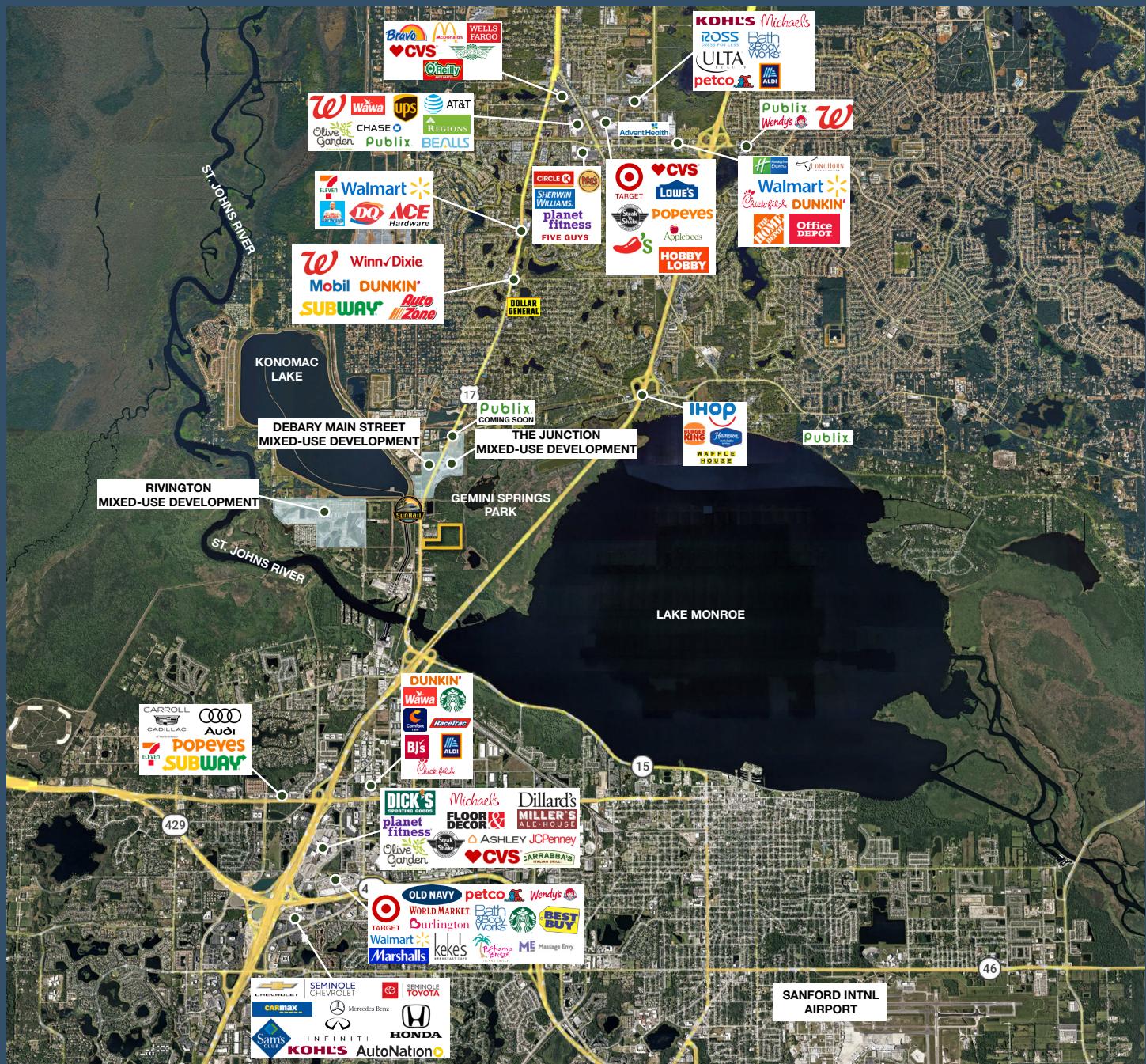
## County Demographics

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

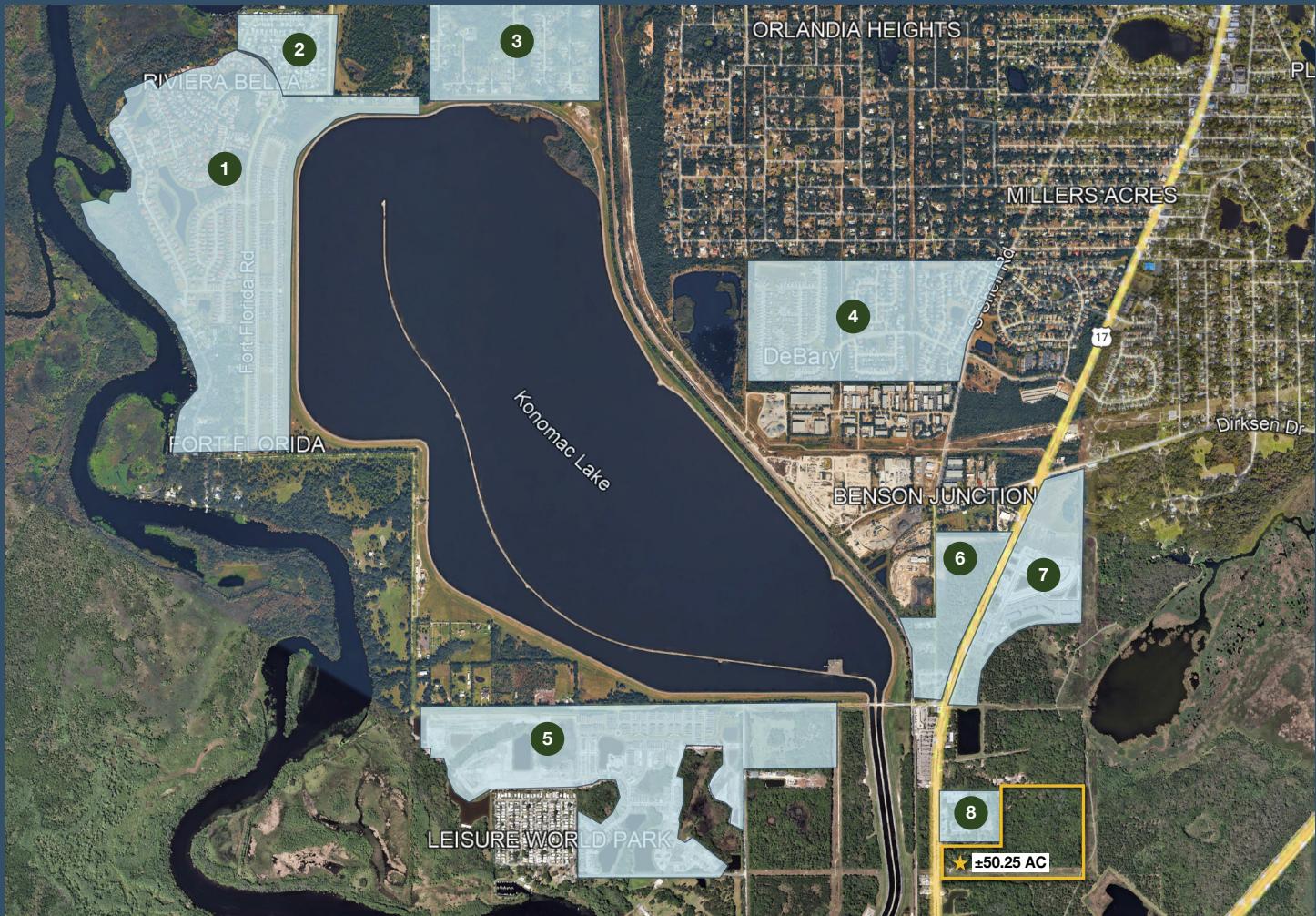
## Volusia County, US Census

# Daily Traffic Counts

- S. Charles Beall Blvd, HWY 17-92: 30,500
- I-4 at Seminole Blvd., HWY 17-92 exit: 140,000
- Dirksn Dr: 9,100
- SunRail: 400 (data from Q3 2025)



# LOCAL DEVELOPMENT



## 1. Riviera Bella:

DR Homes portion: 280 SF homes  
M/I Homes portion: 444 SF homes

## 2. Trader's Cove: 120 lots

## 3. St. Johns River Estates: 110 SF homes by LandSea Homes

## 4. SpringView: ~400 lots total DR Horton: 195 SF homes in 2021

## 5. Rivington: 978 SF homes Retail space

## 6. DeBary Main Street:

Falcone Group: 290 townhomes & 36 live-work units, 25,000+ sq ft retail space  
Mosaic Development: 407 luxury apartments, 35,000+ sq ft retail space

## 7. The Junction:

Landsea Homes Portion: 150 SF homes  
Integra 289: 289 apartments  
Master Plan includes grocery-anchored shopping center & other retail space

## 8. Beaulieu Apartments: 270 units

# DEBARY MAIN STREET

## DeBary break ground on new Main Street project

By: Patrick Connolly | January 24, 2024 | Orlando Sentinel

The City of DeBary has broken ground on its new Main Street district, a 52-acre transit-oriented development creating a walkable, high-density downtown adjacent to the SunRail station. The project will deliver a mix of apartments, townhomes, live-work units, and locally focused retail, establishing DeBary's first true downtown core. Developed in partnership with Falcone Group and Mosaic Development, Main Street will add more than 700 residential units and significant retail space, supporting projected population growth to approximately 30,000 residents over the next five years. Designed around public plazas, restaurants, and gathering spaces, the district is uniquely positioned near more than 600 acres of parks and outdoor recreation, offering an urban lifestyle with immediate access to natural amenities.

Read the full article: [DeBary breaks ground on new Main Street district | Orlando Sentinel](#)

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## 'A place to hang our hat': DeBary city manager talks downtown development

By: Trevor Fraser | October 17, 2024 | Orlando Business Journal

As DeBary's long-envisioned downtown moves closer to reality, City Manager Carmen Rosamonda says Main Street is intended to become both a social heart and a gateway to the city's growing ecotourism identity. In an interview with the Orlando Business Journal, Rosamonda described a downtown designed around lifestyle where trails, outdoor amenities, and a walkable Main Street converge near the SunRail station. He pointed to steady progress on both the private development and the public side of the equation, including major road upgrades, new multi-use trails, a future central park, and the expansion of Alexander Island into a significant riverfront destination.

Rosamonda also noted increasing interest from restaurants, retailers, and a potential grocery tenant, signaling that Main Street is beginning to attract the commercial energy needed to support DeBary's next phase of growth.

Read the full article: [DeBary city manager talks downtown development | OBJ](#)



# REGIONAL MAP

## Drive Times

- Deltona: 10 min
- Sanford Intnl' Airport: 15 min
- DeLand: 20 min
- Orlando: 35 min
- Daytona Beach: 40 min
- Walt Disney World Resort: 45 min
- Space Coast: 1 hr

