

Shovel-Ready Medical Office Pad

66 Spring Vista Drive · DeBary, Florida 32713 · Volusia County



PRICE — SINGLE PAD

\$185,000

BOTH PADS

\$350,000 package

BUILDING APPROVED

3,000 SF

ZONING

PO

Pad site for a 3,000 SF medical/professional office building within an existing office park with shared common area and parking. Pad is rough graded and all utilities are stubbed in. Development approval is in place and drawings are 90% complete for a two-unit building with 1,500 SF per side. A builder or owner-user can move to permit in weeks rather than the 6-9 months a raw site would require. A second identical pad within the same park is also available — package pricing for both.

WHY THIS SITE

- **Entitlement risk already retired.** Site plan approval is in hand — no rezoning, no site plan cycle, no utility extension.
- **Vertical cost only.** Grading and utilities are complete, so budget goes into the building rather than the dirt.
- **Parking is common area.** The pad is not encumbered by on-site parking requirements.
- **Proven product in this park.** The same building has already been built and sold on site — the plan set and the exit are both established.
- **Two-unit design is pre-drawn.** Build for one user, or split 1,500 SF per side and sell or lease each half.

LOCATION & GROWTH DRIVERS

- Direct access to Hwy 17-92 and I-4; minutes to the DeBary SunRail station.
- DeBary Main Street TOD under construction immediately north of the park.
- New single-family home community delivering within the trade area.
- Serves the DeBary, Deltona, Orange City, and DeLand market.

PATH TO PERMIT

- 1 Close on the pad. Site plan approval and utilities are already in place.
- 2 Finalize the remaining 10% of drawings and seal for permit.
- 3 Submit for building permit — no site plan or zoning review required.
- 4 Vertical construction on a graded pad with utilities stubbed to the site.

CONVEYS & BUILD-OUT

Survey, approved site plan, and architectural drawings convey to buyer. Seller is a licensed Florida general contractor and can deliver the building complete under separate contract — pricing on request.

PROPERTY FACTS

Parcel ID	9004-13-00-0090
Zoning	PO — Professional Office
Approved Use	Medical / Prof. Office
Building Size	3,000 SF, single story
Configuration	Two units, 1,500 SF ea.
Site Condition	Rough graded
Utilities	Stubbed to site
Parking	Shared common area
Site Plan Approval	In place
Drawings	90% complete
Second Pad	Available

The pad is platted to the approved building footprint. Parking, drive aisles, landscaping, and stormwater are shared common area of the office park and are maintained by the association, so no on-site parking is carried on the pad itself.



APPROVED BUILDING — TWO UNITS, 1,500 SF EACH

Bennet Sebastian

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