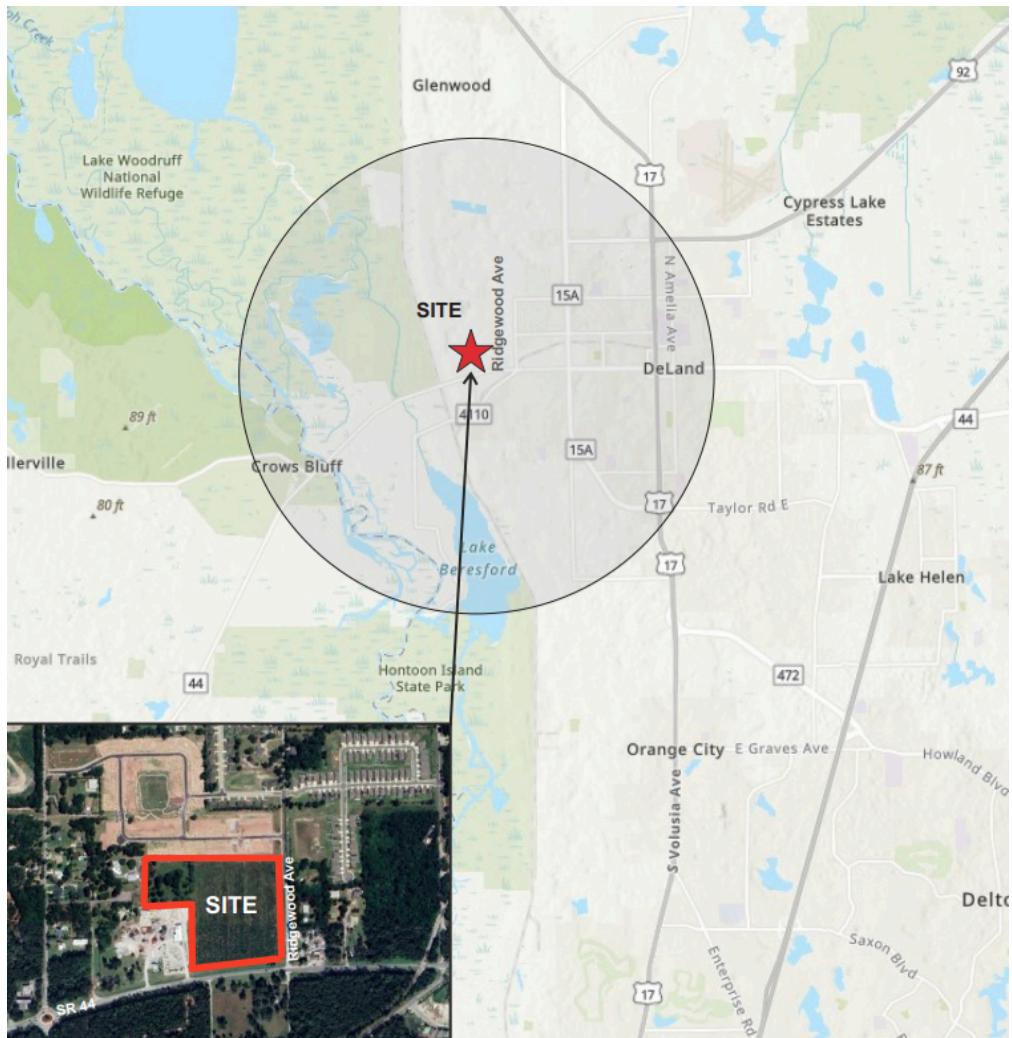


BUSINESS > REAL ESTATE

MAS Development advancing townhome community near DeLand SunRail station



South Florida-based MAS Development is planning a 152-unit townhome community in DeLand along State Road 44 and just over a mile and a half away from the city's



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South Florida-based [MAS Development](#) recently received approval from the DeLand City Commission to move forward with a 152-unit townhome project near the city's SunRail station.

The proposed development is set to rise on 20.13 acres at 210 N Ridgewood Ave. along State Road 44, just over a mile and a half from the station on Old New York Avenue.

MAS sought to annex the subject property, change the land use designation from Volusia County Rural to City of DeLand Medium Residential and rezone it from Volusia County A-3C to the DeLand Reserve Planned Development designation.

City commissioners approved all three aspects of the development by unanimous 5-0 vote, as it fits within the Transit Oriented Development/Redevelopment area — which encourages “higher density and a mixture of uses, in order to make a transit system more efficient for the DeLand area” — identified in the [city's 2050 Vision Plan](#).

According to MAS Development Acquisitions Director Nico Chami, the project will include 88 front-loaded 24-foot townhome lots and 64 rear-loaded 20-foot townhome lots. Chami said both offerings will have two-car garages.



The site plan for a proposed 152-unit townhome project from South Florida-based MAS Development set on just over 20 acres in DeLand. (Courtesy of EcoPlan Inc.)

Amenities for the development will include a nature trail and dog park, according to Chami, with the northwest corner of the property left alone to let oak trees grow.

"We are preserving every single oak tree in that region and putting it as a natural amenity in a park area for the residents," he said. "Along with a walking trail around that area so our residents can go for a run or a quick walk with a dog park and tot lot area."

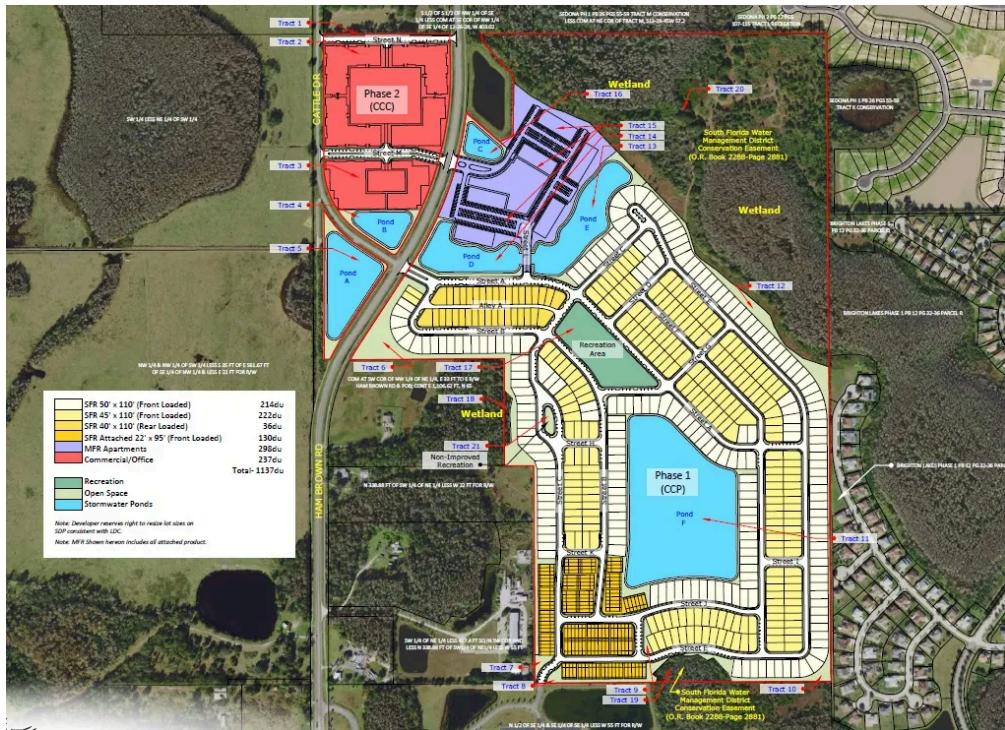
Chami said MAS positioned the project at its proposed location due to its proximity from the nearby SunRail station, which opened last August.

Attorney Glenn Storch of Daytona Beach-based [Storch Law Firm](#), representing MAS at the commission meeting, told commissioners that the development is exactly the type of project they have been asking for near the station.

"Your DeLand comp plan vision specifically provides for this area as something that is now going to be contributing toward this area around the SunRail station," Storch told commissioners. "It makes a huge difference and now, all of a sudden, everything around that SunRail station is happening."

Chami said he expects the project to receive full approvals by Q4 of 2026 and that MAS is actively looking for more land in Central Florida next year.

"We wrapped up 2025 strong and we're trying to move forward into 2026 with a unique outlook," he said.



Ham Brown Preserve has an approved preliminary subdivision plan calling for 300 multifamily units and 565 single family homes and townhomes east of Ham Brown Road. The seller retained the portion west of the road that has entitlements for 237 dwelling units as part of a mixed-use commercial center. (Site plan by Rj Whidden & Associates)

MAS is also currently under contract for the final phase of Ham Brown Reserve in Kissimmee and is planning a mixed-use project with apartments and retail.

Ashton Woods and Starlight Homes are currently developing the first phase of the project, which is entitled for 565 single-family homes and townhomes. The homebuilder rebranded the community as "Hawks Run" and currently offers more than a dozen floor plans with a range of pricing options starting at about \$330,000 for a townhome and topping out in the mid-to-high \$500s.

The project straddles Ham Brown Road, and the east side of the community was zoned Community Center Perimeter. MAS is eyeing the 20 acres west of

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