



FOR SALE

Approved 115-Unit Mixed-Use Site
One Block from Creative Village

1006 W Colonial Dr, Orlando, FL 32804

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PROPERTY SUMMARY

- 115 units + 6,790 SF commercial, structured parking, one block from Creative Village in the Heart of Orlando
- 115 Apartments consisting of 95,657 Residential Square Feet
- 29 Two-Bedroom Apartments, 50 One-Bedroom Apartments, and 36 Studio Apartments
- 1 Commercial/Retail Suite (4,422 Square Feet)
- 1 Commercial/ Restaurant Suite (2,368 Square Feet)
- 1 Building, 6 Stories
- 150 Parking Spaces across 3 Levels of Parking

Detailed Plans Available upon request

PROPERTY OVERVIEW

- Sale Price: \$2,499,000
- Lot Size: 57,884 SF/1.33 AC
- Approved Plans For:
 - Apartments = 115 Units, 95,657 SF
 - Commercial = 6,790 SF
 - Total Area = 102,497 SF

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PROFESSIONAL COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

MIXED-USE DEVELOPMENT SITE - ORLANDO, FL



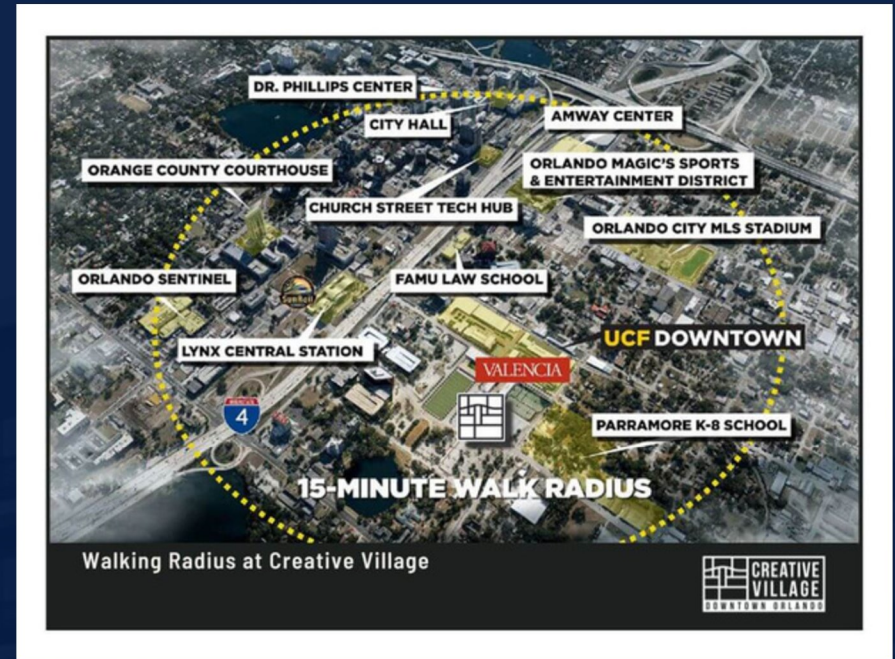
This is an exceptional opportunity to acquire a prime development site with approved plans for a six-story, mixed-use project in the heart of Orlando, Florida. Offered at a sale price of **\$2,499,000**, the property is a **1.33-acre** lot ready for development. The approved plans provide for a combination of residential units, commercial space, and parking garage within a single building, offering a compelling investment for a developer seeking a project in a high-demand urban market.

LOCATION AND PROXIMITY



Located at the southwest corner of West Colonial Drive and North Westmoreland Drive, the property is situated one block to the west of **Creative Village**. Providing a direct connection to a vibrant ecosystem of higher education and creative industries, with proximity to the new downtown campuses for **UCF** and **Valencia College**, as well as the **Electronic Arts (EA)** studio. The location also provides a connection to major city landmarks, including **Camping World Stadium**, and is well-positioned relative to both **Interstate 4 (I-4)** and the **408 East-West Expressway**.

THE FUTURE OF CREATIVE VILLAGE



Phase 2 of Creative Village is expected to be built in two phases between 2025 and 2030 and includes more than \$400 million in private investment. This includes office, market-rate and mixed-income residential units, a hotel and a reimagined Bob Carr and Bob Carr Plaza.

Upon full buildout, Creative Village will represent more than \$2 billion in new development and a dynamic mix of uses including:

- 900,000 sq. ft. of office/creative space (1,700 professionals)
- 800,000 sq. ft. of higher education space (8,000 students)
- 2,000+ residential units, 1,500 student housing beds (3,000 residents)
- 100,000 sq. ft. of retail/commercial space
- 225+ hotel rooms



W COLONIAL DR 31,000 cars per day

JOHN YOUNG PKWY 52,000 cars per day

N. ORANGE BLOSSOM TRL 22,000 cars per day



140,500
cars per day



408 EAST-WEST EXPY 119,500 cars per day

MAJOR ROAD MAP

**KM
CENTER**



**CAMPING
WORLD
STADIUM**

**inter & co
STADIUM**

**CENTRAL
BUSINESS
DISTRICT**

**CREATIVE
VILLAGE
DOWNTOWN ORLANDO**



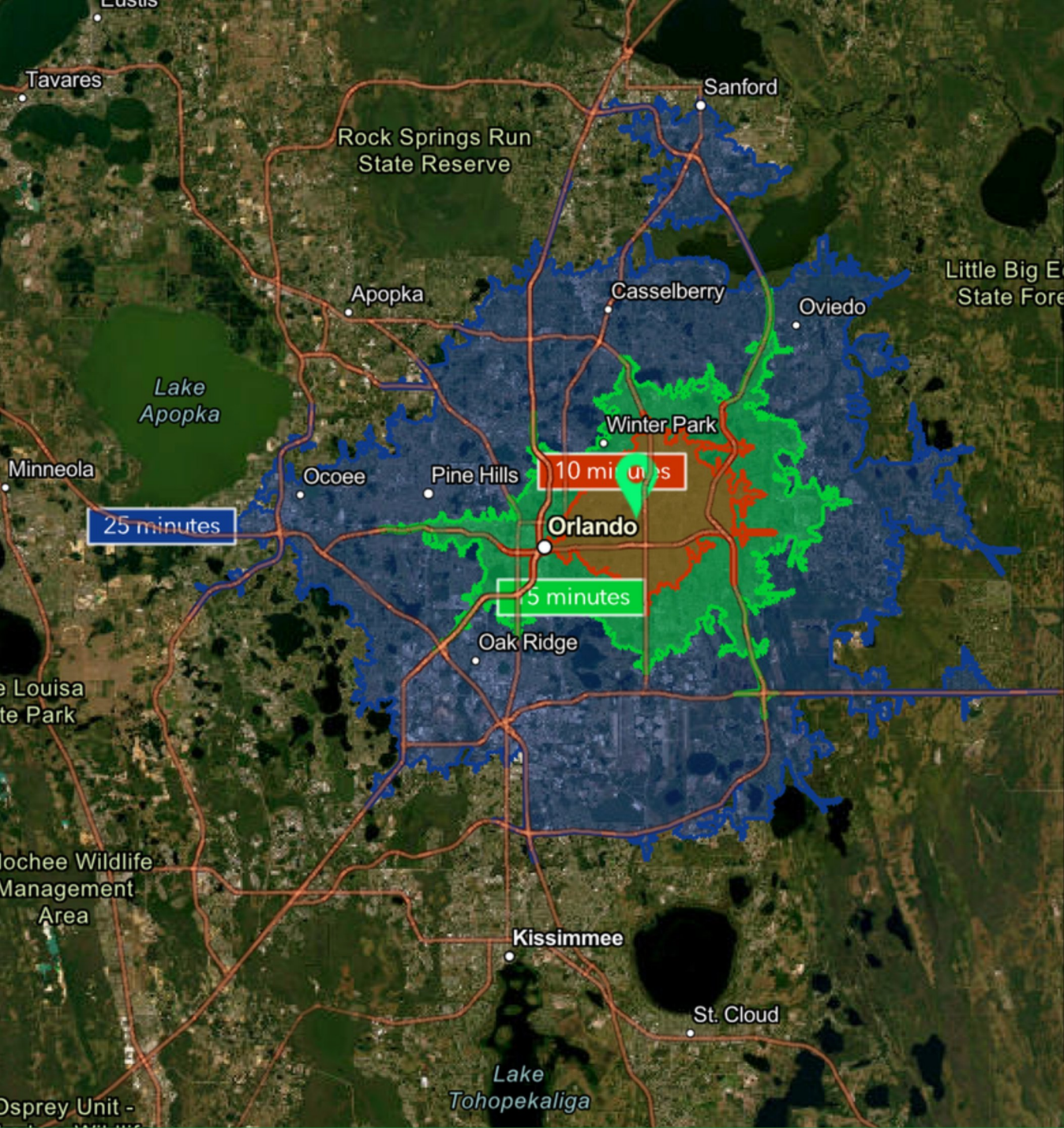
N. ORANGE BLOSSOM TRAIL

W COLONIAL DR

TRADE AREA

PROPERTY RENDERINGS





2026 Estimated Population	
10 minutes	134,276
15 minutes	545,204
25 minutes	1,607,255
2026 Total Households	
10 minutes	60,724
15 minutes	223,295
25 minutes	612,324
2026 Average Household Income	
10 minutes	\$119,842
15 minutes	\$103,583
25 minutes	\$115,171

DRIVE-TIME DEMOGRAPHICS



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