



707 S GOLDWYN STREET, ORLANDO, FL 32803

MIXED-USE .49 ACRE DEVELOPMENT SITE FOR SALE!



707 S. GOLDWYN AVE, ORLANDO, FL 32805

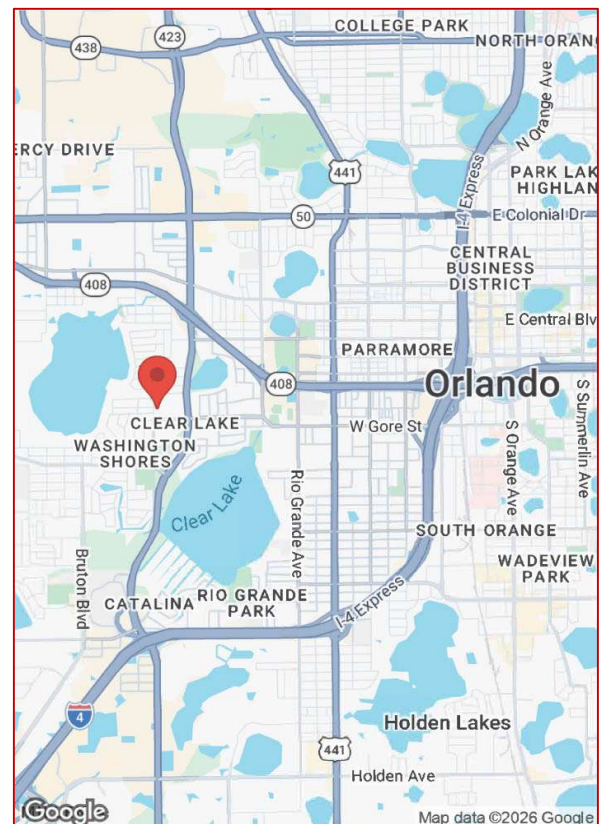
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VACANT COMMERCIAL PARCEL

ZONING ORL-AC-1/SP

Attention Developers or Owner-Users. Development site near to downtown Orlando. KW Commercial is pleased to present this Orlando location for a Residential or Commercial project. Office / Retail / Professional Services. Previously approved for Twelve-Unit Multifamily Development.

Call broker for details. \$525,000.



Mark Arnold 407-353-6391 marnold@kwcommercial.com

KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 3657 MAGUIRE BLVD, ORLANDO FL 32803

.49 DEVELOPABLE ACRES – NUMEROUS POTENTIAL USES

Commercial Services development opportunity in neighborhood location just off John Young Parkway. Minutes from downtown Orlando, this convenient site provides easy access to major Orlando Tollways and Roadways and the Greater Orlando Metropolitan area. This vacant in-fill parcel is located within an established neighborhood which includes adjacent residences, banks, retail services, childcare and an Orlando fire station.

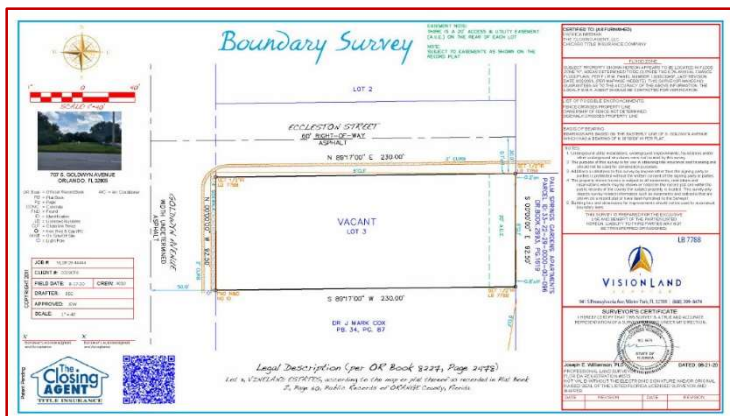
The property was previously approved for the development of a 12-unit, three story apartment building. Prior development documentation is available, including civil, architectural and engineering plans. All property assessments, surveys and Geotech are available. Near to shovel ready!

Ideal for small investment/development or for owner-user location for retail or professional services businesses.

POTENTIAL USE EXAMPLES

Residential Apartment / TownhomeS
Physician's Office
Dental Services
Health Services / Clinic
Spa / Salon / Personal Services

Retail Sales/ Food Services
Professional Office User
Legal Services
Institutional & Charitable Services
Sales and Distribution



PROPERTY FEATURES

.49 ACRES

95' STREET FRONTAGE – GOLDWYN
230' STREET FRONTAGE – ECCLESTON

UTILITIES TO SITE

ZONING – ORL-AC-1/SP

FLU – COMMERCIAL SERVICES



OUTSTANDING DEVELOPMENT OPTIONS

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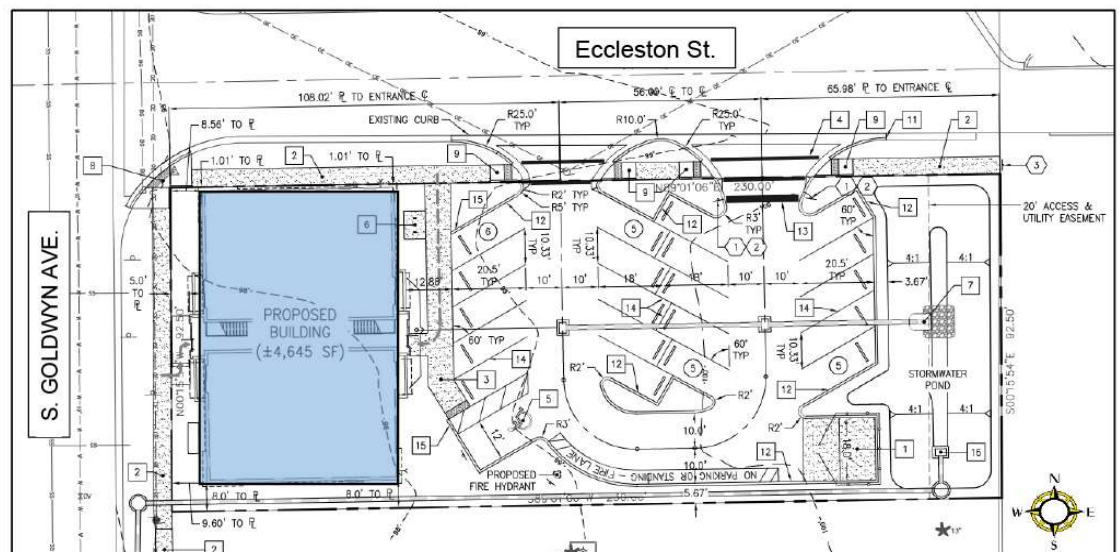
.49 DEVELOPABLE ACRES – NUMEROUS POTENTIAL USES

JOIN NEARBY BUSINESSES AND RESIDENTIAL SUBDIVISIONS



NEARBY FOOD, RETAIL & PROFESSIONAL SERVICES

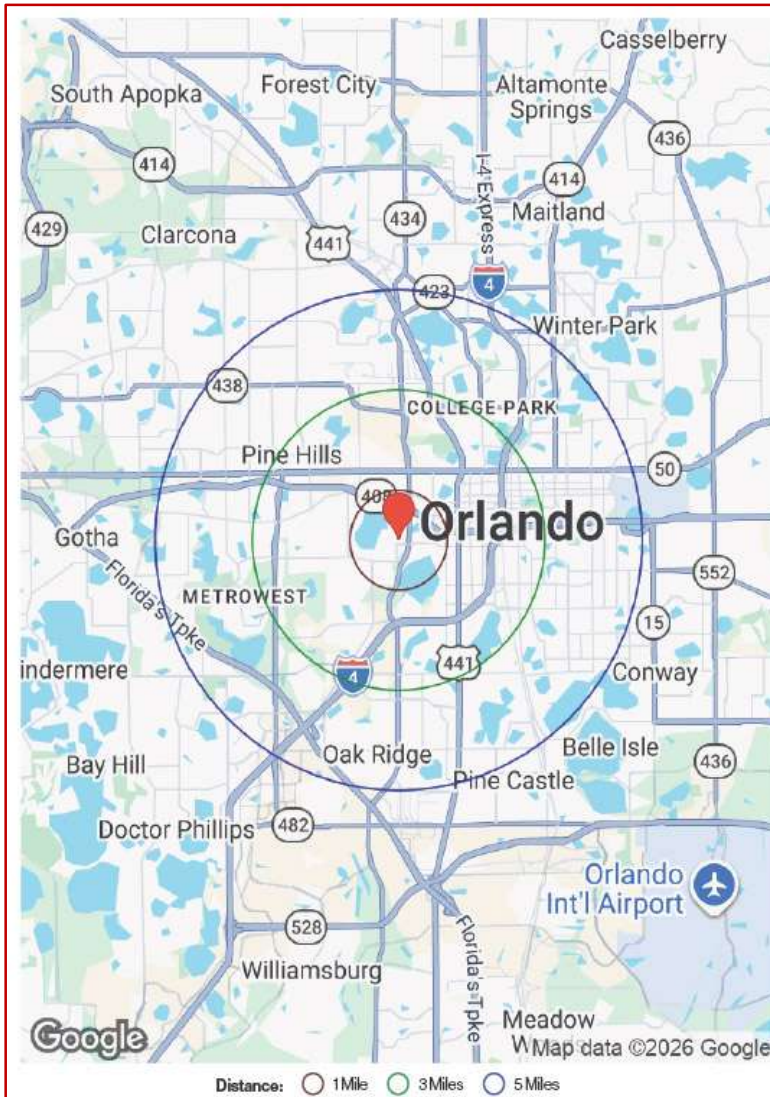
**Previously
Approved
12 Unit
Apartment
Site Plan**



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.49 DEVELOPABLE ACRES – NUMEROUS POTENTIAL USES

NEIGHBORHOOD DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,517	59,665	171,261
	Female	5,389	59,921	176,420
	Total Population	9,906	119,587	347,681
Race / Ethnicity	White	652	30,531	105,869
	Black	7,777	56,038	127,425
	Am In/AK Nat	5	84	243
	Hawaiian	N/A	36	104
	Hispanic	1,289	26,716	91,753
	Asian	62	3,839	14,290
	Multiracial	84	1,878	6,571
	Other	37	478	1,425
Housing	Total Units	4,125	53,767	154,245
	Occupied	3,834	50,292	144,616
	Owner Occupied	1,494	14,934	51,925
	Renter Occupied	2,340	35,358	92,691
	Vacant	291	3,474	9,629
Age	Ages 0 - 14	1,966	21,137	61,810
	Ages 15 - 24	1,157	14,549	41,177
	Ages 25 - 54	3,897	54,757	163,094
	Ages 55 - 64	1,231	12,365	37,271
	Ages 65+	1,654	16,776	44,328
Income	Median	\$49,213	\$61,659	\$67,546
	Under \$15k	580	6,534	14,853
	\$15k - \$25k	508	4,087	9,971
	\$25k - \$35k	387	4,587	12,726
	\$35k - \$50k	467	6,016	17,293
	\$50k - \$75k	666	7,443	24,480
	\$75k - \$100k	442	7,273	20,252
	\$100k - \$150k	458	6,730	21,200
	\$150k - \$200k	69	2,587	9,689
	Over \$200k	258	5,035	14,153



The 707 S Goldwyn Avenue property provides investors and/or owner-users with an attractively priced in-fill parcel ready for your residential development or retail storefront or office-facility.

The location is great as a manageable multi-family development / investment. The site is also well located for a medical or professional services facility serving the nearby community.

Information provided in this presentation has been prepared from sources deemed to be reliable, but is not guaranteed to be a complete summary or statement of all available data necessary for making a purchase or investment decision. No representations or warranties are made by KW Commercial, Parks Commercial Group, LLC 3657 Maguire Blvd, Orlando, Florida 32803 or Northwest Orange North Lake Group, 112 E. 5th Ave. Mount Dora, FL 32757 as to the accuracy, completeness or implied future performance of the information provided. Any information and financial projections are provided for informational purposes only and do not constitute a recommendation.

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