

7.27 ACRE - ACTIVITY CENTER RESIDENTIAL - ORLANDO

S. APOPKA VINELAND RD, ORLANDO, FL 32821

Call for Updated Property Information!

TOWNHOMES – APARTMENTS - 55+ - WORKFORCE HOUSING



Tourist Area Development

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7.27 ACRE - ACTIVITY CENTER RESIDENTIAL - ORLANDO

S. APOPKA VINELAND RD, ORLANDO, FL 32821, ID# 28-24-35-5844-01-190

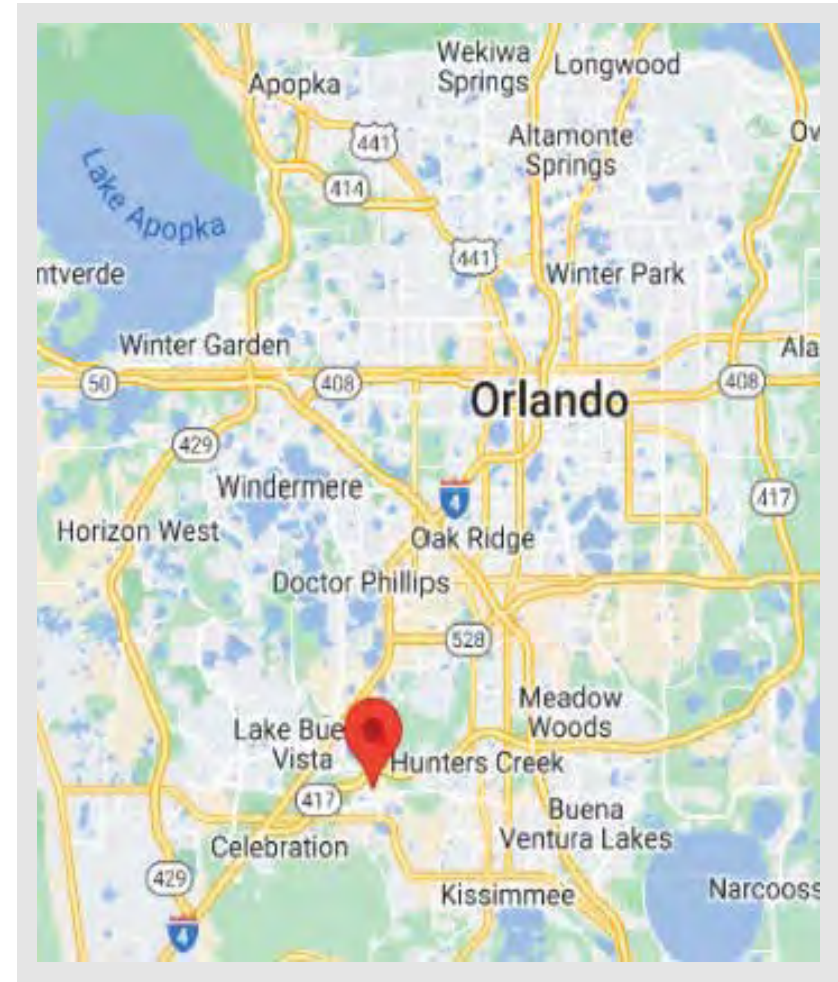
The S. Apopka Vineland Road /Poinciana Blvd development site is ideal for a **multifamily, townhome, BTR, Age 55+, LIHTC, senior independent living, and senior care** development in the attractions area located near to I-4 in Orange County, Florida. The site is on newly constructed Poinciana Blvd which is accessed from the Lake Buena Vista Village located along S. Apopka Vineland Road. The site is 10 mins from Walt Disney World just to the west of I-4 and 5 mins from Kissimmee and Celebration. The Central Florida Tollway is located less than ¼ mile from the property. The site is surrounded by tourist-oriented attractions, retail and hospitality and apartment residences.

The parcel consists of 7.27 acres on the southeast corner of the Lake Buena Vista Shops and Resort PD. We are estimating that the usable acreage is approximately 2.75 (+/-) acres. The southern property boundary is the Orange County line with Osceola County. A portion of the site is reported to be wetlands. The adjacent properties to the north along Poinciana Blvd are two newly constructed multi-story apartment complexes and the Lake Buena Vista Retail Center. The parcel to the south is the Sunrise Shopping Mall which includes a Publix Grocery less than 300 yards from the subject property.

The parcel is zoned A-2 with a Future Land Use of Activity Center Residential. The Orange County Vision 2050 proposal designation is T4.1 Neighborhood Traditional. Site surveys and Phase I environmental assessments are available.

The immediate area is seeing continuing development and growth due to its easily assessable location near to the attractions and the Greater Orlando Metropolitan area. Commercial and residential development in-fills are rapidly absorbing all nearby vacant sites. This is an ideal site for development development in an area with ongoing apartment/tenant demand. **Price - \$4,500,000 Contract Broker For Details!**

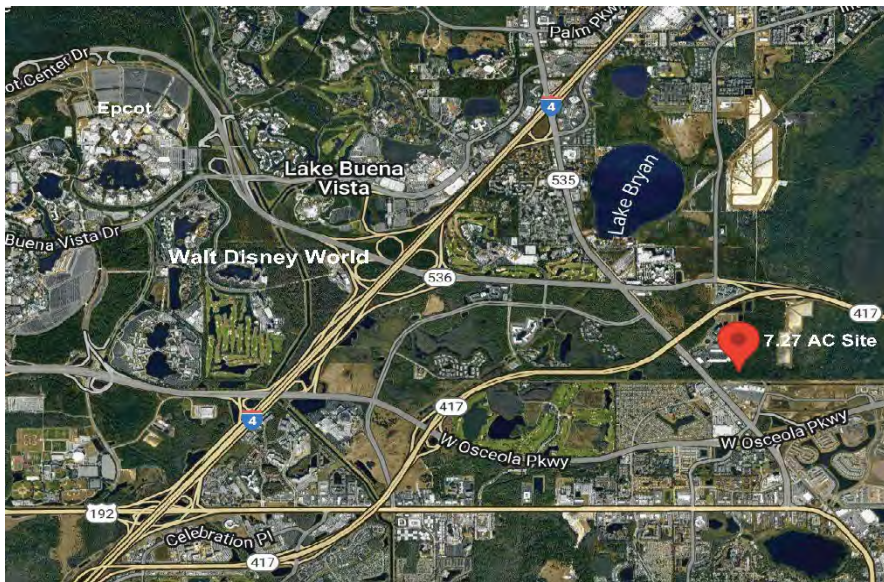
EASY ACCESS FROM GREATER ORLANDO



MULTIFAMILY, TOWNHOME, BTR, WORK FORCE HOUSING
AGE 55+, SENIOR INDEPENDENT LIVING, SENIOR CARE

7.27 ACRES RESIDENTIAL DEVELOPMENT

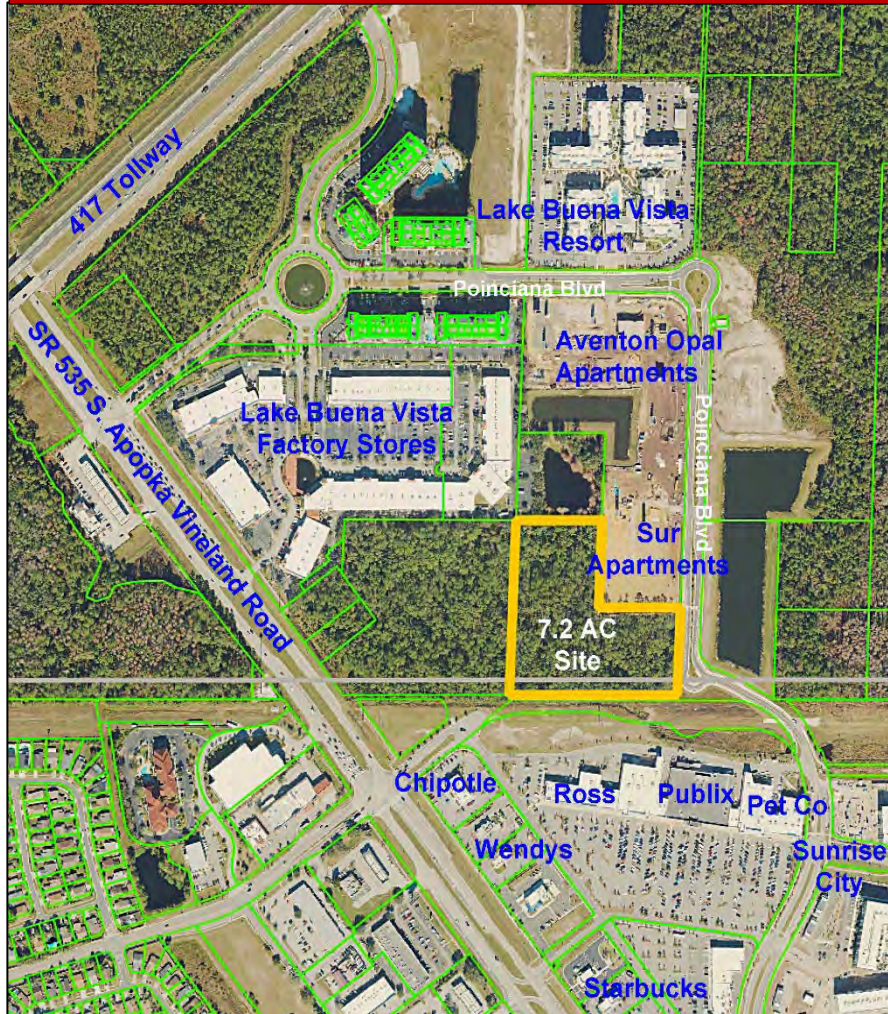
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SURROUNDING DEVELOPMENT: PROPERTY FEATURES

S. APOPKA VINELAND RD, ORLANDO, FL 32821, ID# 28-24-35-5844-01-190

NEARBY APARTMENTS & COMMERCIAL



BROAD RESIDENTIAL DEVELOPMENT OPTIONS

7.27 (+/-) Acres

Approximately 2.75 AC Use-able Estimate

ID# 28-24-35-5844-01-190

325' Frontage on Newly Constructed Poinciana Blvd

Level Site, Parcel is reported to have wet lands

Boundary Survey Available

Phase I Environmental Available

Zoning/FLU: A-2/Activity Center Residential

Vision 2050: T4.1 Targeted Neighborhood - Targeted

FAR: 1.5

Located In Orange County

High Intensity Apopka Vineland Rd Tourist District

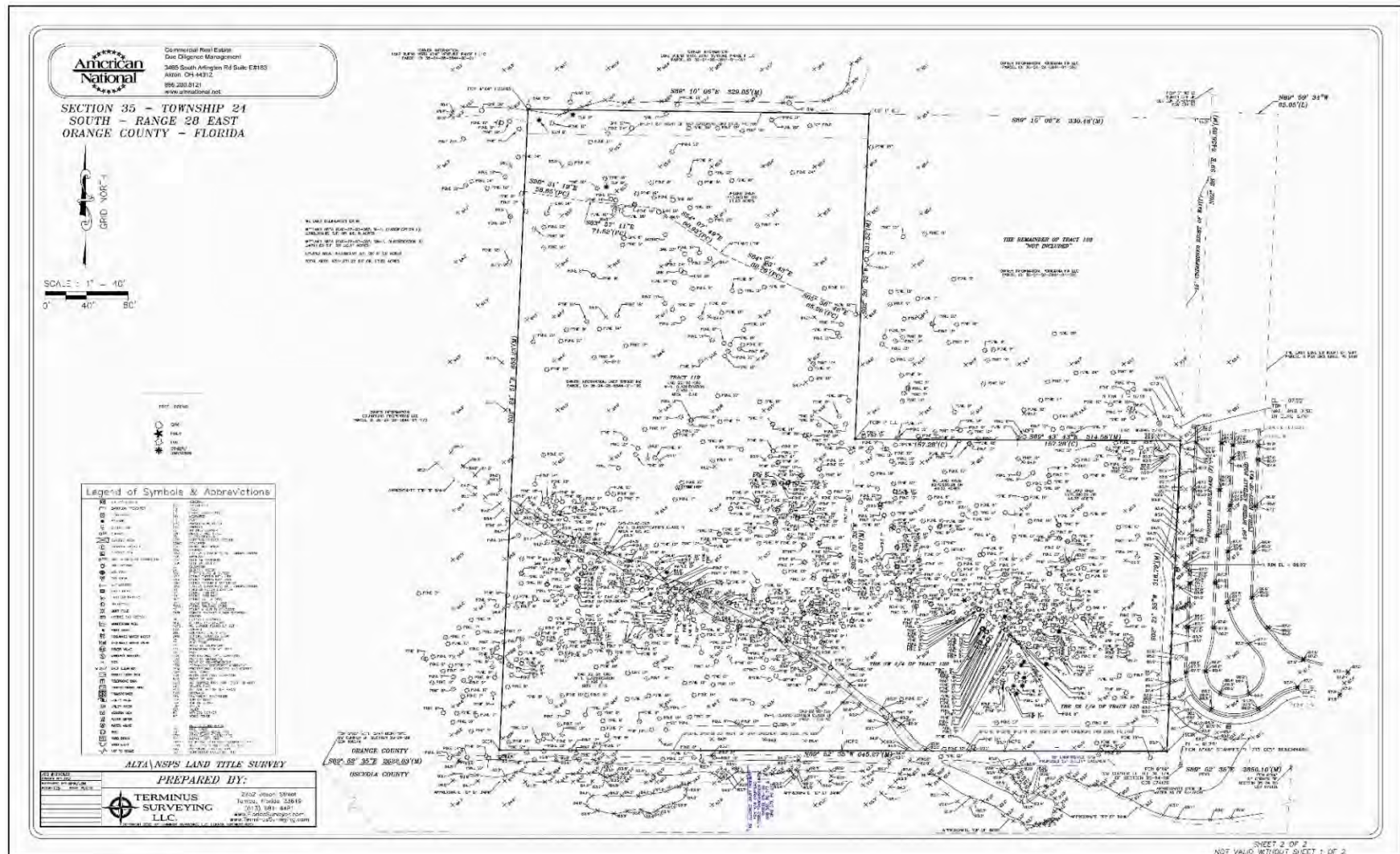
Adjacent to Lake Buena Vista Commercial and Residential PD

Adjacent to Sunrise Plaza Shopping Mall - Publix, TJ Maxx

10 Minutes to Disney World - 20 Minutes to Universal Studios – 5 Minutes to Kissimmee /Celebration

PROPERTY SURVEY

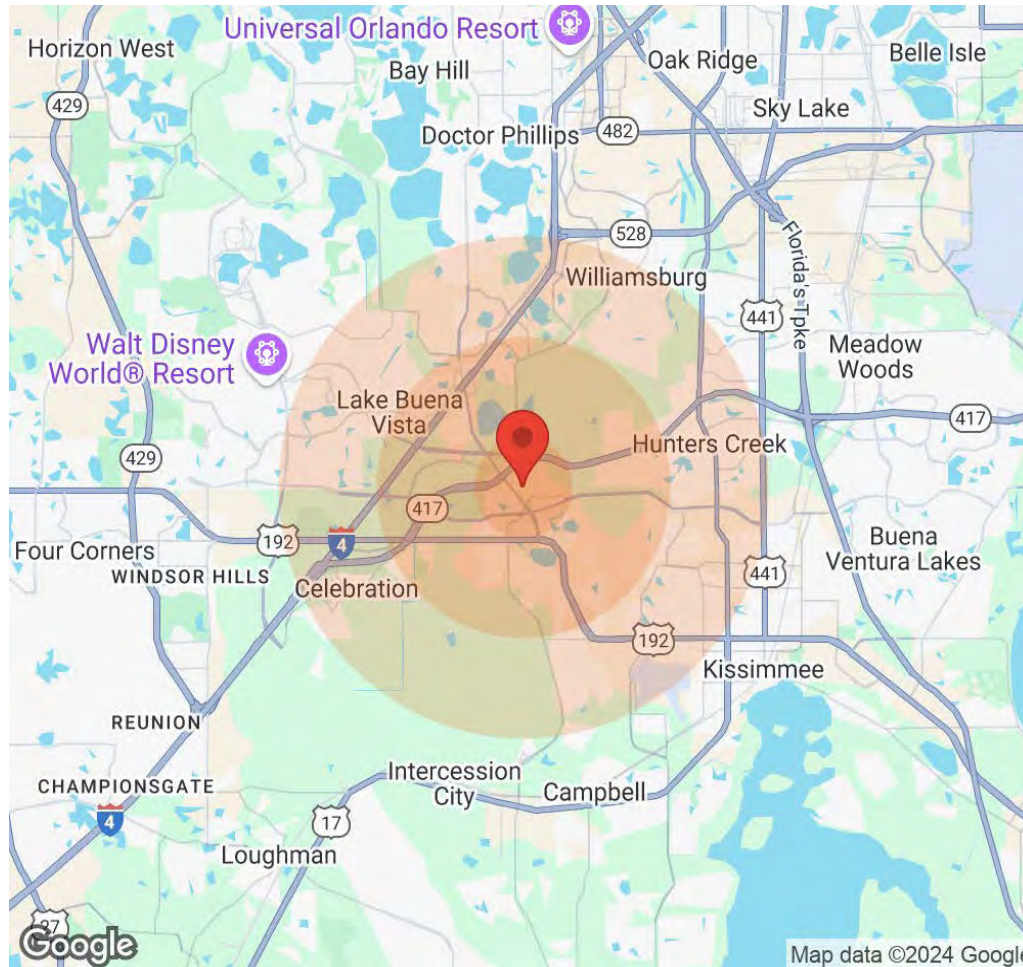
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RESIDENTIAL DEVELOPMENT OPTIONS: SF - MF - TH - BTR - LIHTC

NEARBY DEMOGRAPHICS

S. APOPKA VINELAND RD, ORLANDO, FL 32821, ID# 28-24-35-5844-01-190



Population	1 Mile	3 Miles	5 Miles
Male	N/A	18,988	61,519
Female	N/A	17,849	62,455
Total Population	N/A	36,837	123,974

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	5,976	23,401
Ages 15-24	N/A	3,783	15,154
Ages 25-54	N/A	18,086	52,547
Ages 55-64	N/A	4,318	14,417
Ages 65+	N/A	4,674	18,455

Race	1 Mile	3 Miles	5 Miles
White	N/A	25,687	88,107
Black	N/A	2,094	8,780
Am In/AK Nat	N/A	49	161
Hawaiian	N/A	2	36
Hispanic	N/A	12,200	49,616
Multi-Racial	N/A	7,826	30,968

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$50,195	\$47,542
< \$15,000	N/A	797	3,697
\$15,000-\$24,999	N/A	989	4,927
\$25,000-\$34,999	N/A	1,294	5,808
\$35,000-\$49,999	N/A	1,853	7,256
\$50,000-\$74,999	N/A	2,546	8,687
\$75,000-\$99,999	N/A	1,242	4,711
\$100,000-\$149,999	N/A	1,067	4,677
\$150,000-\$199,999	N/A	467	1,698
> \$200,000	N/A	218	1,666

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	19,929	66,956
Occupied	N/A	10,346	42,662
Owner Occupied	N/A	4,811	20,490
Renter Occupied	N/A	5,535	22,172
Vacant	N/A	9,583	24,294

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**COMMERCIAL / RESIDENTIAL
DEVELOPMENT OPPORTUNITY !**

