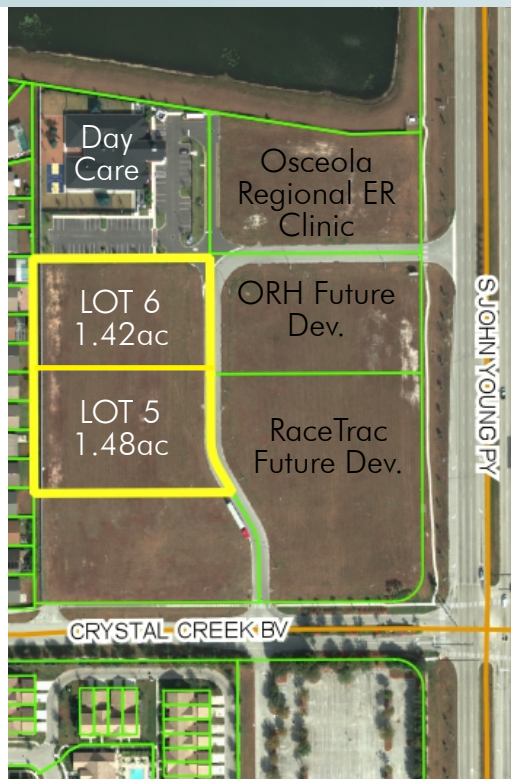


# SOUTH ORANGE COMMERCIAL

LOCATED ON HIGHLY TRAVELED JOHN YOUNG PARKWAY

2.90± acres • Orange County, FL

LAND FOR SALE



## LOCATION

Located on the W side of Crystal Commerce Way within the Crystal Creek Commercial Planned Development.

## SIZE

2.90± total acres (level at road grade, ready for development). Property is legally divided into two lots described as Lot 5 (1.48 acres) and Lot 6 (1.42 acres).

## PRICE

Lot 5: \$775,000

Lot 6: \$745,000

## LAND USE

Zoned PD Commercial which allows a wide variety of commercial uses by the Orange County.

## ROAD FRONTAGE/TRAFFIC

Lot 5: 205'± on W side of Crystal Commerce Way

Lot 6: 200'± on W side of Crystal Commerce Way

Average daily traffic counts along John Young Parkway in this area are 61,907 (in 2014).

## UTILITIES

Available from Orange County

## DESCRIPTION

South Orange County commercial parcel located along highly travelled John Young Parkway within unincorporated Orange County. Recent developments within Crystal Creek include an Osceola Regional Hospital ER Clinic and Racetrac convenience store. (Racetrac site is still undeveloped) Osceola Regional Hospital also purchased Lot 2 and is being held for future development. The site is high and dry with excellent physical, legal and economic characteristics.

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.

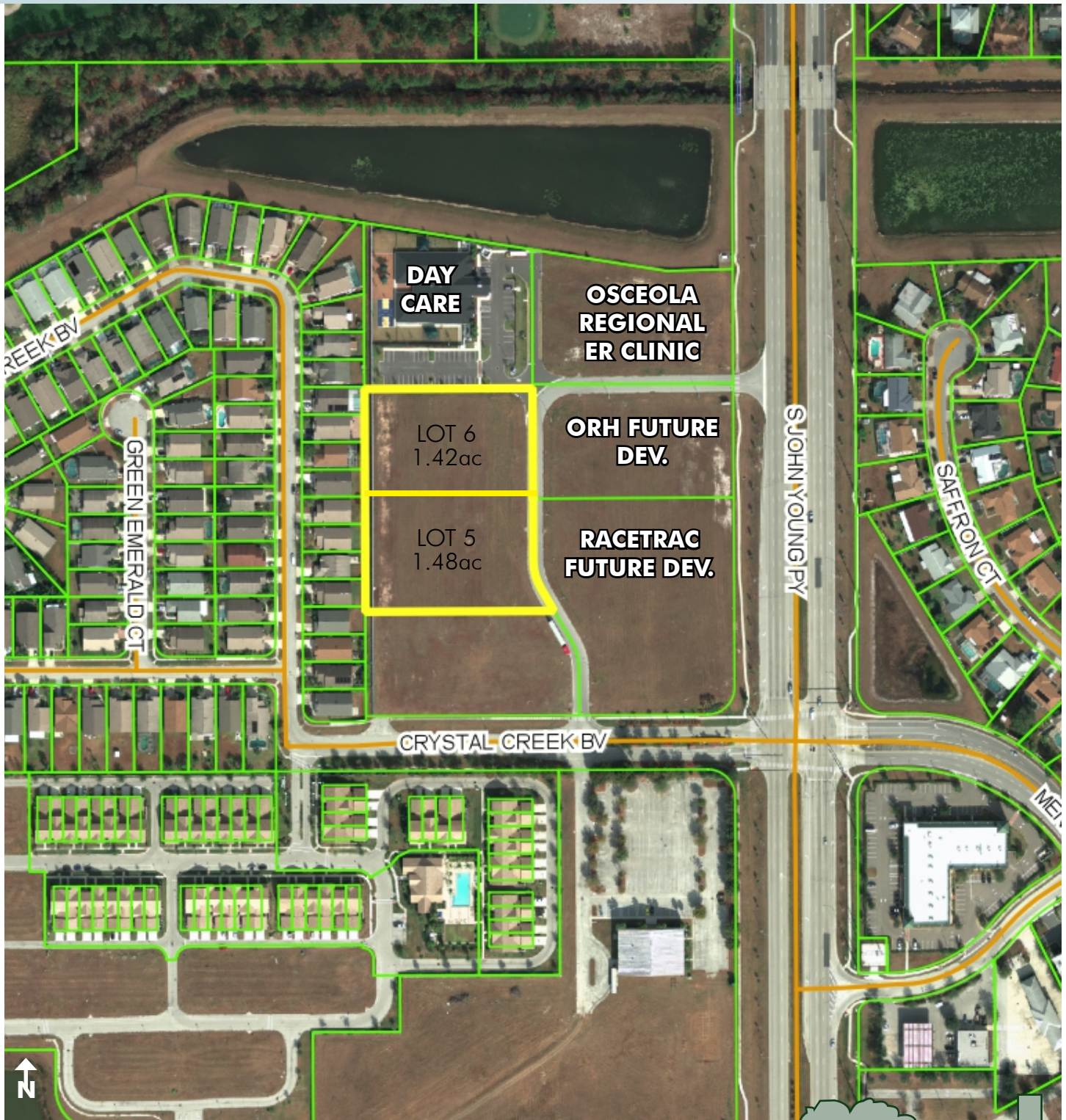
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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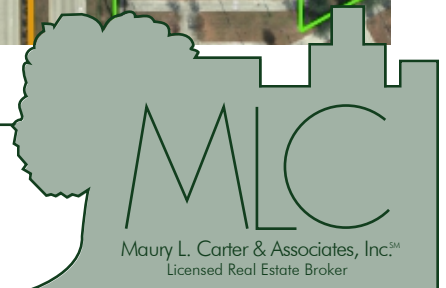


PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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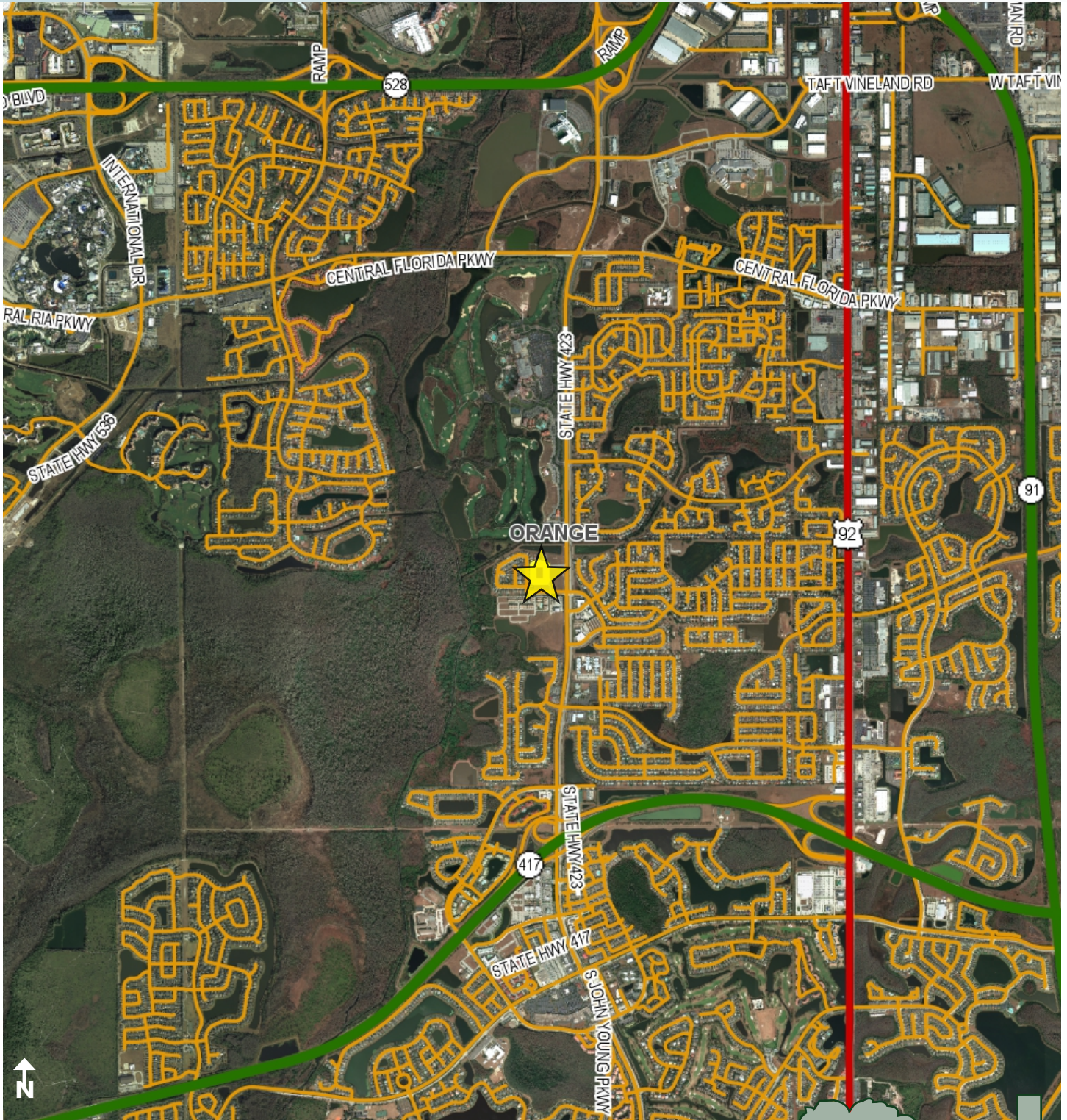




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REGIONAL MAP

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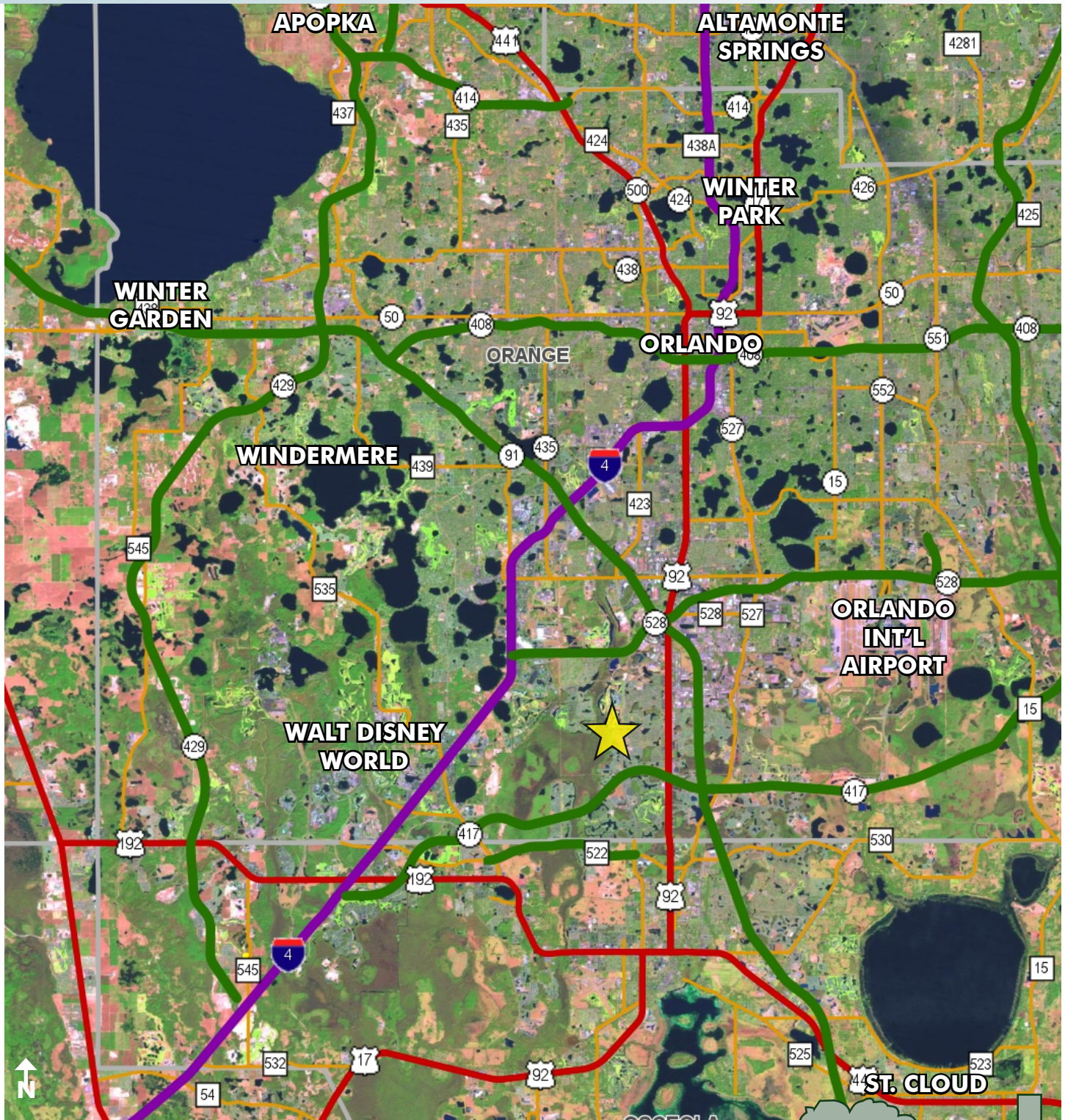




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LOCATION MAP

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