

# SR 50 SITE NEAR TO SR 429/FL TURNPIKE INTERCHANGE

2.21 ± acres • Ocoee, FL



## DESCRIPTION

Commercial/retail development site with numerous potential uses!

- Accessible from all directions via SR 429, FL Turnpike and SR 50 with excellent visibility.
- The City Center West Orange mixed-use project is just east of subject (currently under construction).
- Surrounded by residential communities. Within 10 minutes of upscale communities of Windermere, Winter Garden and Hamlin/Horizons West.
- High and dry with excellent physical, legal and economic characteristics.

## SIZE

2.21 ± acres

## PRICE

\$1,100,000

## ROAD FRONTAGE

204' on N side of W. Colonial Drive  
638' on E side of Marshall Farms Rd

## ZONING

The site includes a liberal C-3 (General Commercial) zoning by the City of Ocoee.

## PERMITTED USES

Zoning allows for intense retail uses such as: automotive sales/repair, carwash, equipment sales, restaurant, self-storage, veterinary, pawn shop and mixed-uses (special exemption), etc. Also permitted are nursing homes and professional office use.

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

## LOCATION

Located at the northeast corner of W. Colonial Drive and Marshall Farms Road within the city limits of Ocoee, Florida.

## UTILITIES

All Available and provided by Duke Energy and the City of Ocoee.

LAND FOR SALE

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

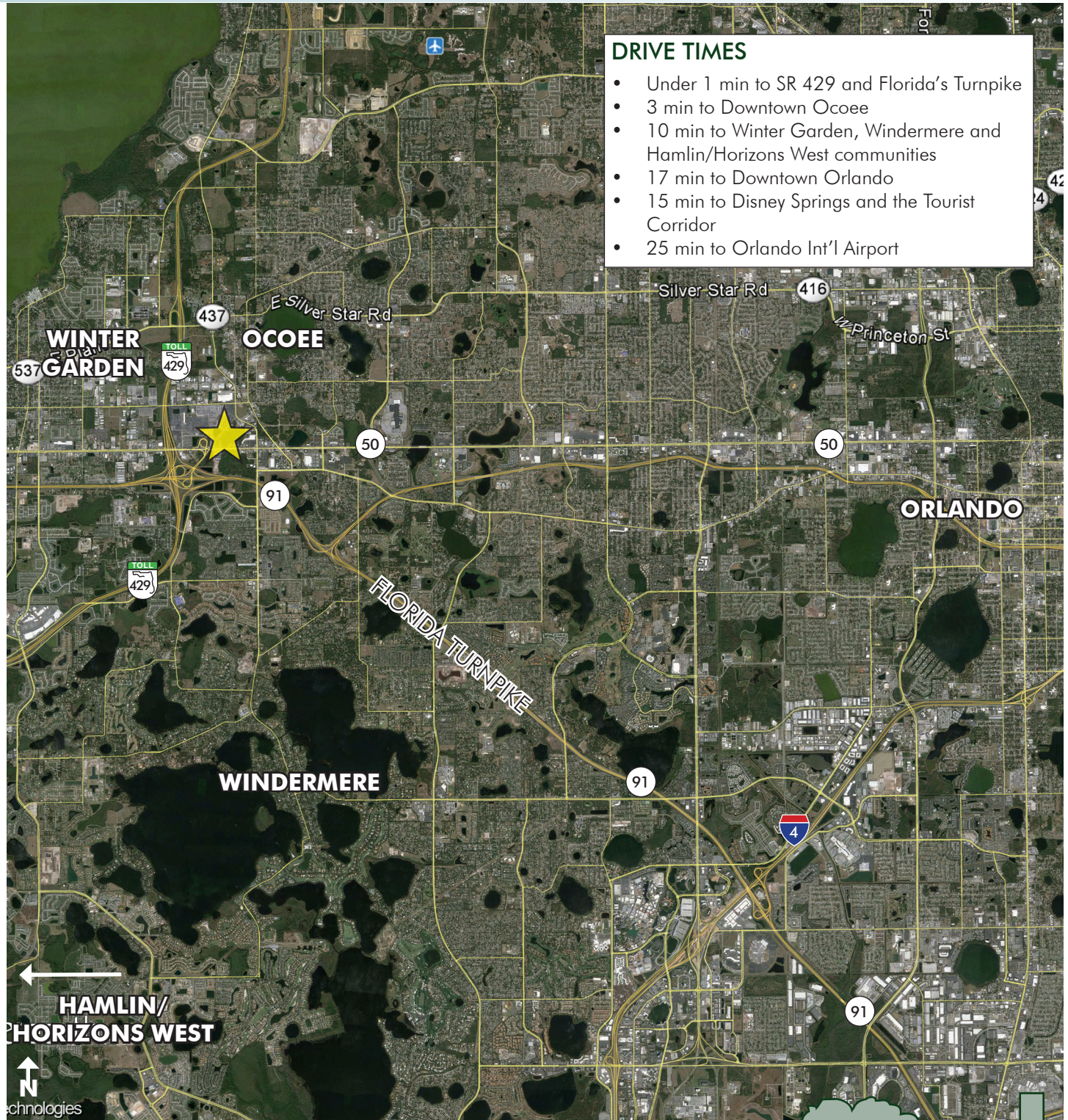
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)





# SR 50 SITE NEAR TO SR 429/FL TURNPIKE INTERCHANGE

2.21 ± acres • Ocoee, FL



LOCATION MAP

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

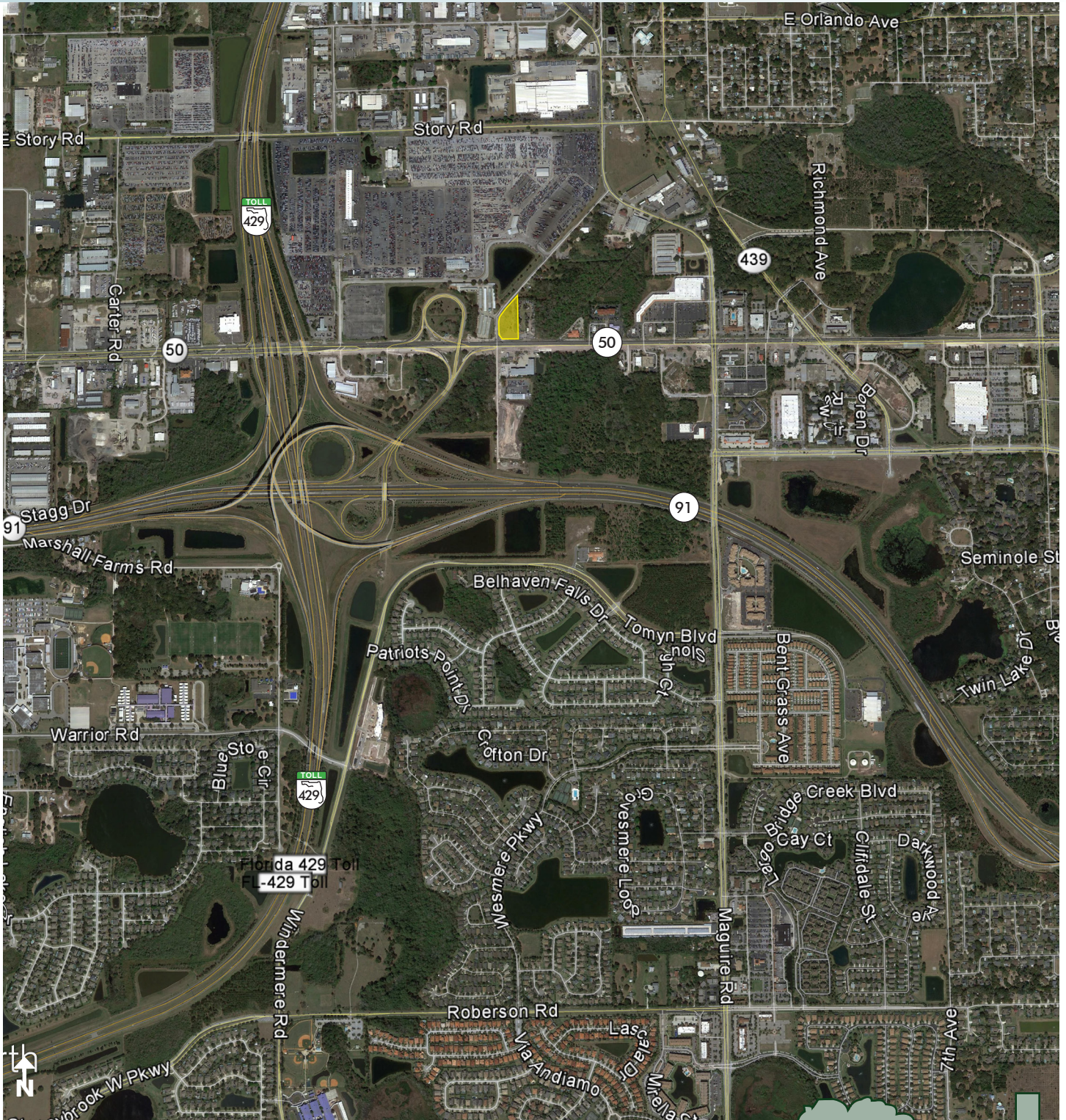
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)





# SR 50 SITE NEAR TO SR 429/FL TURNPIKE INTERCHANGE

2.21 ± acres • Ocoee, FL



REGIONAL MAP

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

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)





# SR 50 SITE NEAR TO SR 429/FL TURNPIKE INTERCHANGE

2.21 ± acres • Ocoee, FL



PROPERTY MAP

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

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

