

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

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.

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

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.

LAND FOR SALE

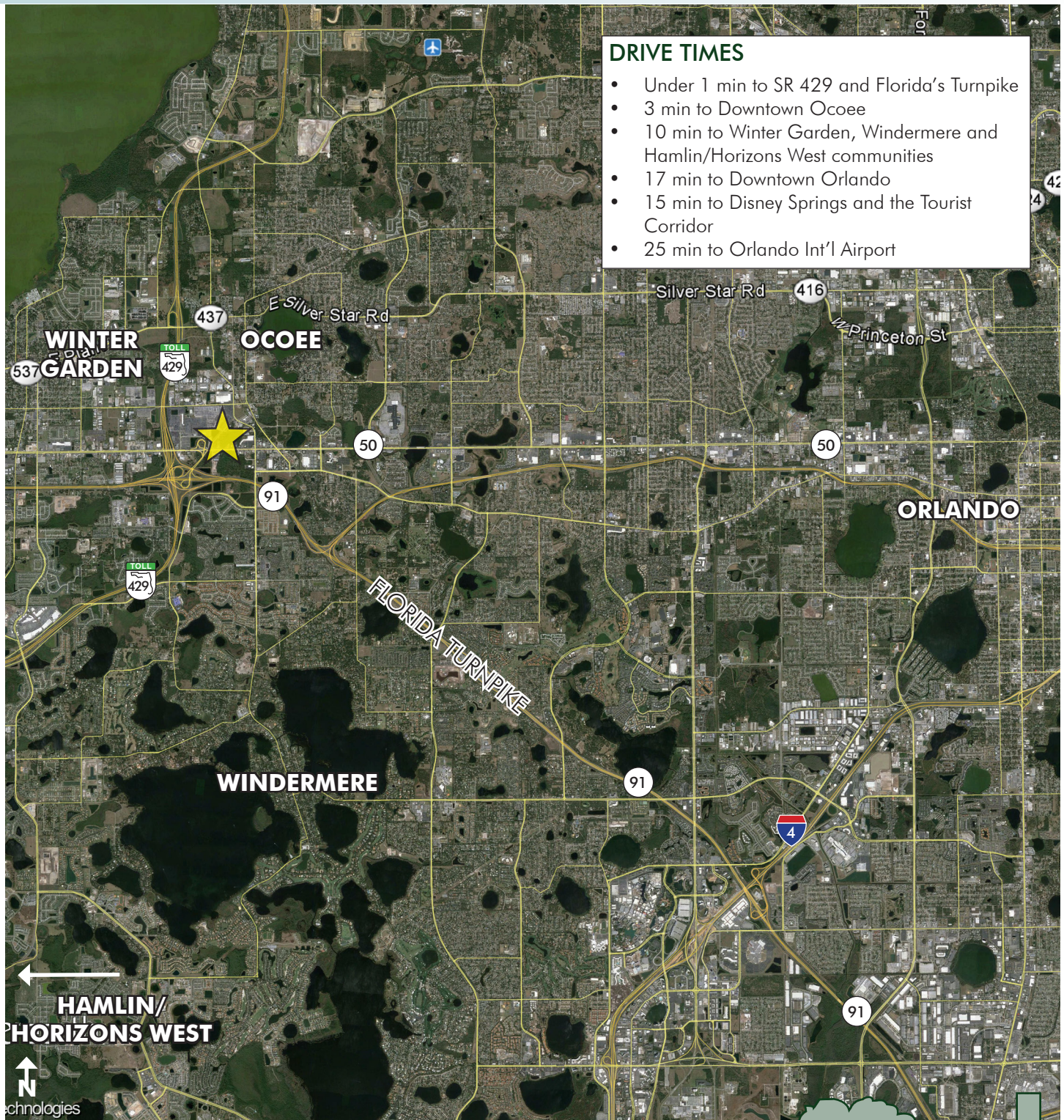
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Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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LOCATION MAP

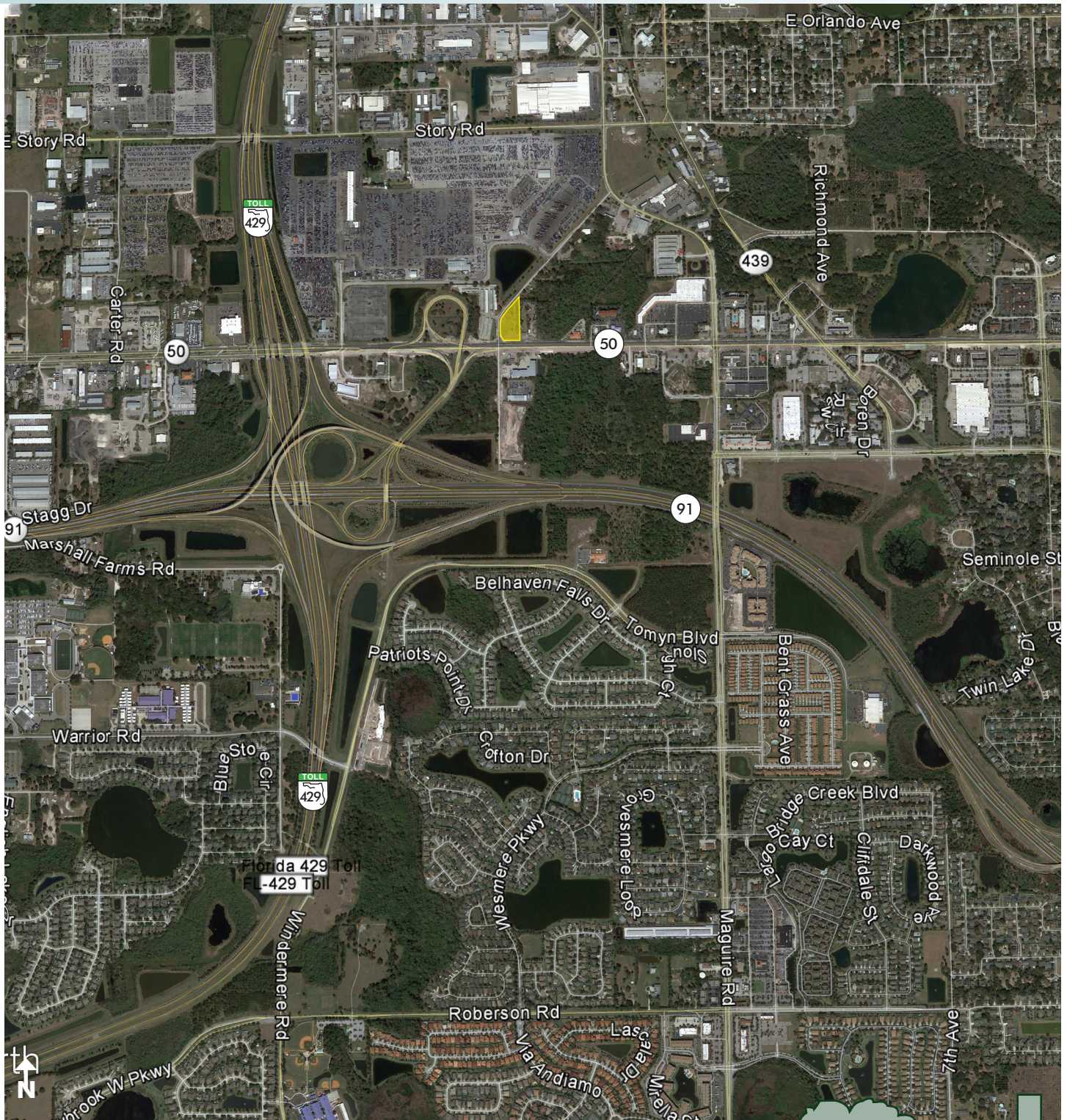
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REGIONAL MAP

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PROPERTY MAP

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