

SR 50 SITE NEAR TO SR 429/FL TURNPIKE INTERCHANGE

2.21 ± acres • Ocoee, FL

SOLD!

LAND FOR SALE



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.

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.

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

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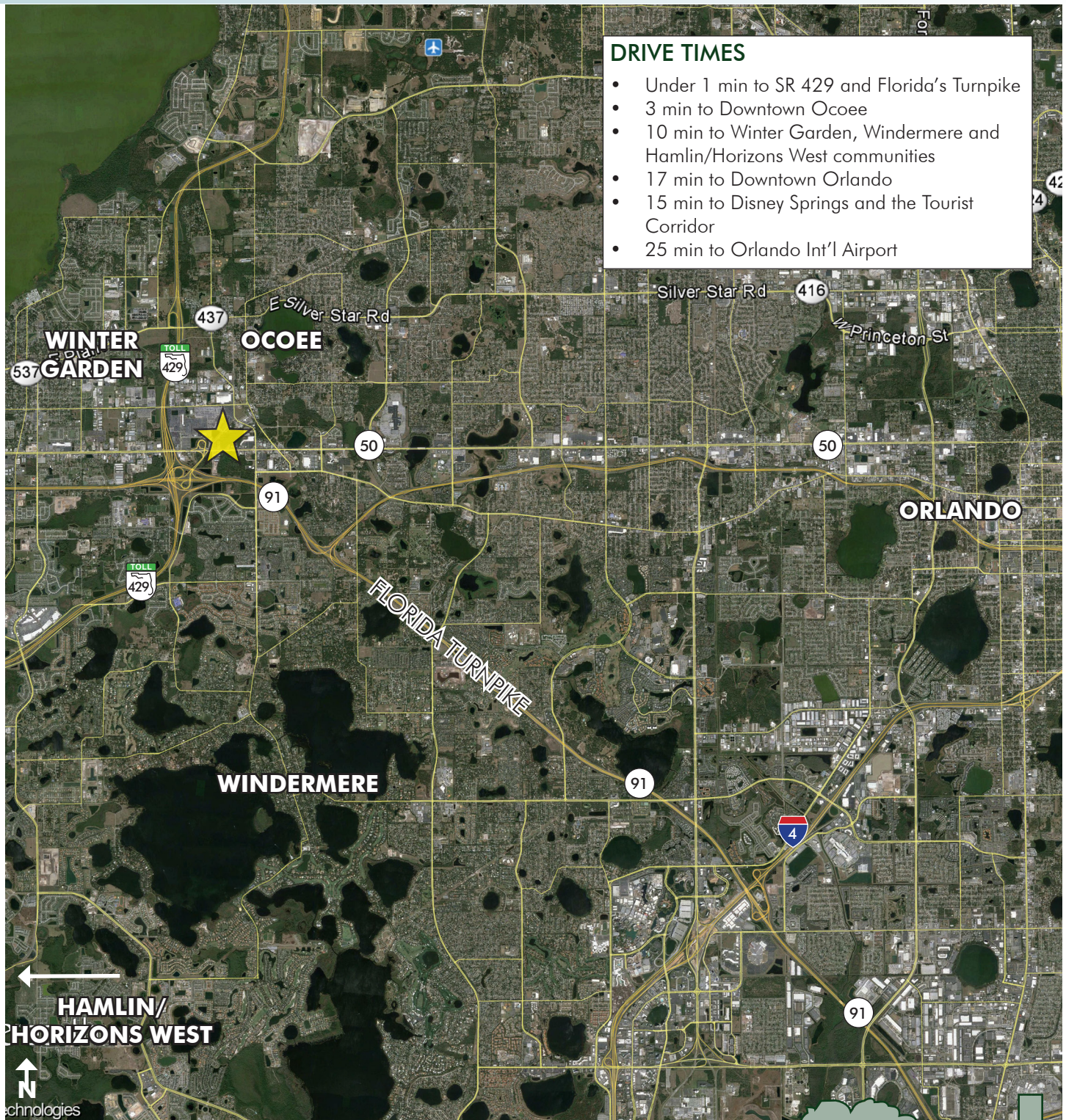
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DRIVE TIMES

- Under 1 min to SR 429 and Florida's Turnpike
- 3 min to Downtown Ocoee
- 10 min to Winter Garden, Windermere and Hamlin/Horizons West communities
- 17 min to Downtown Orlando
- 15 min to Disney Springs and the Tourist Corridor
- 25 min to Orlando Int'l Airport



LOCATION MAP

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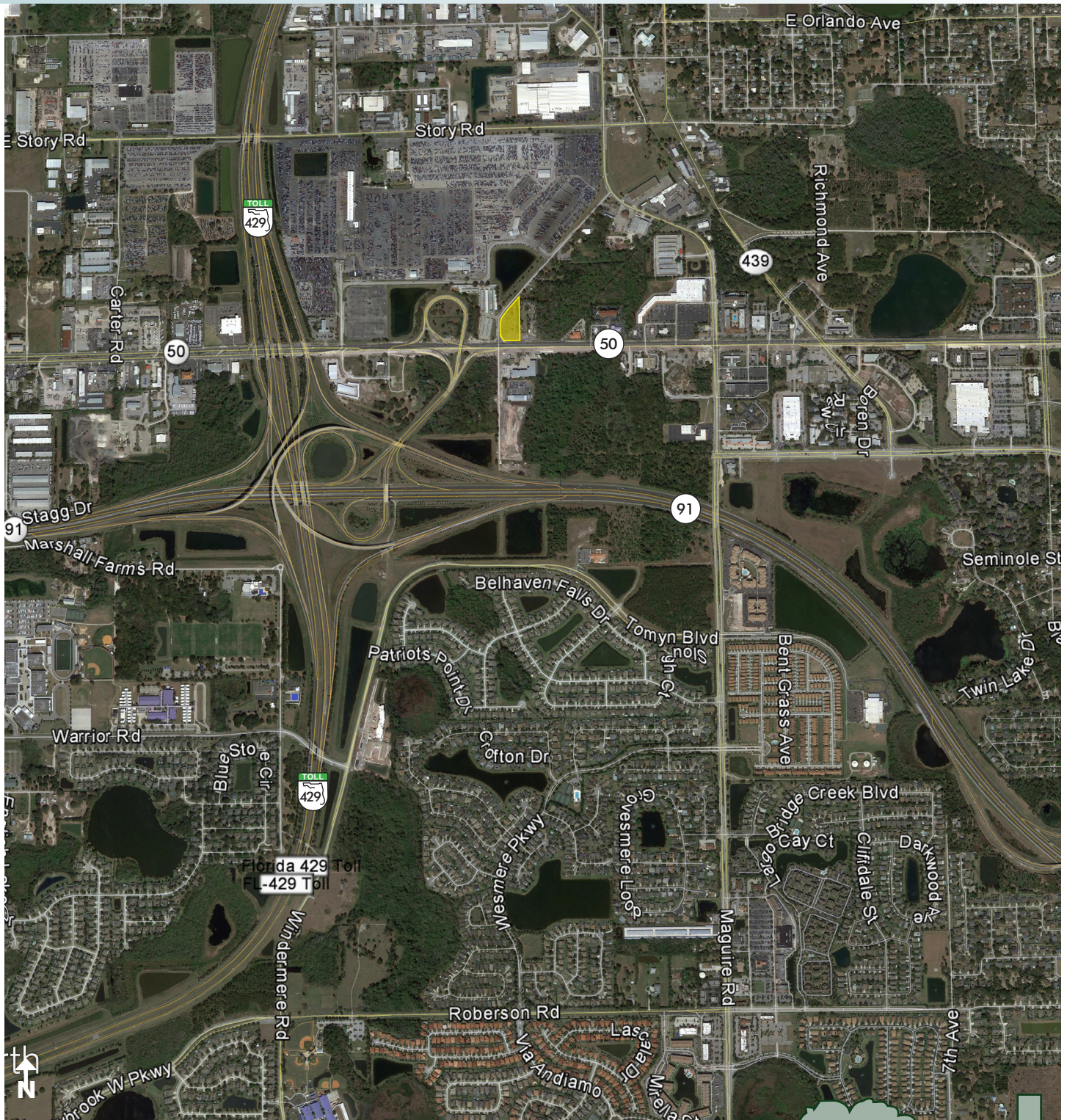
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REGIONAL MAP

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PROPERTY MAP

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