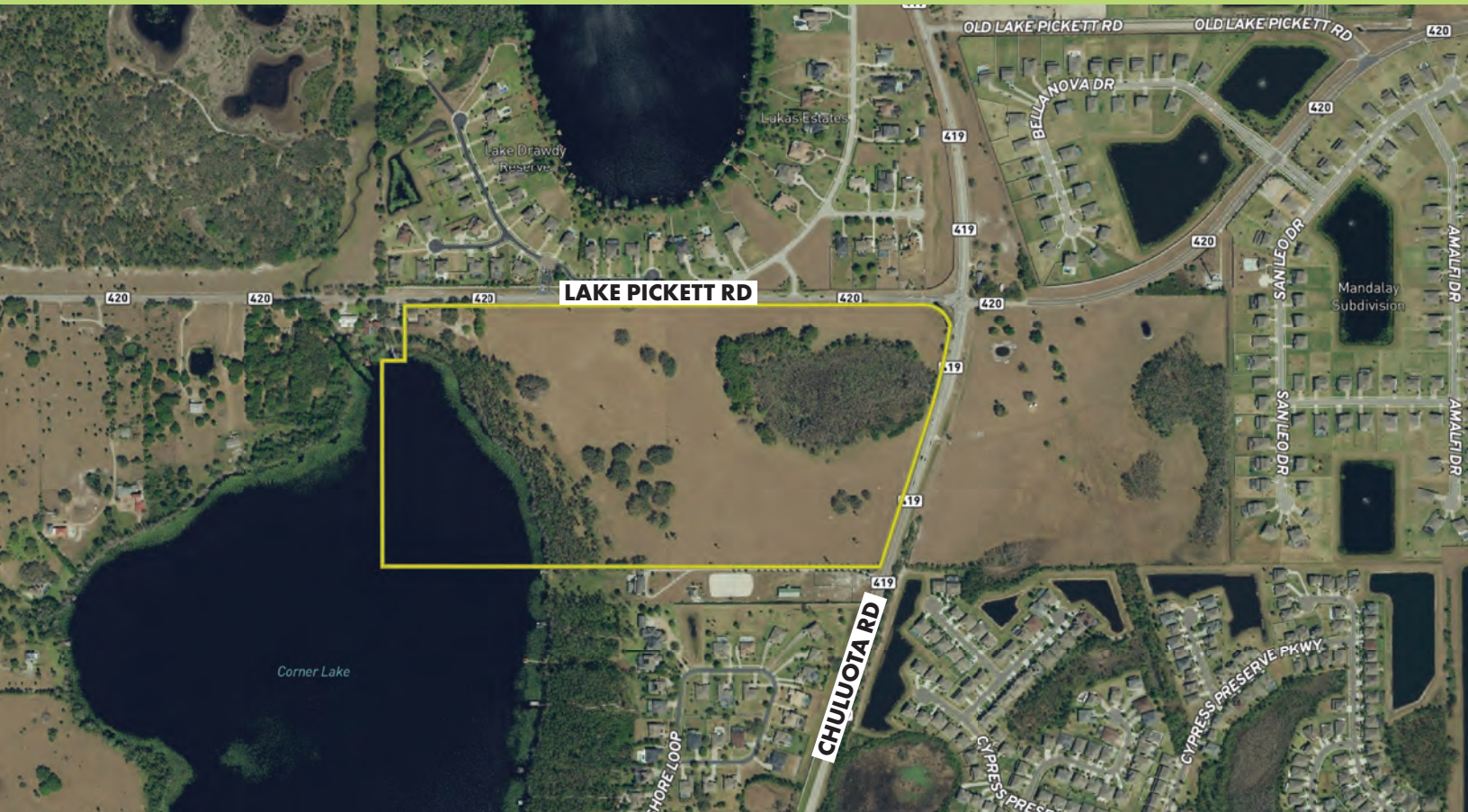


**FOR
SALE**

LAKEFRONT RESIDENTIAL DEVELOPMENT LAND - ORANGE COUNTY

Lake Pickett Rd/Chuluota Rd, Orlando, FL 32820



PROPERTY HIGHLIGHTS

Size: 76± acres

Zoning: A-2

FLU: 1 unit/acre

Utilities: Electricity, water, sewer to site

Road Frontage: 1,355'± on Chuluota Rd;
2,600'± on Lake Pickett Rd

Intersection: Signalized corner of Lake
Pickett Rd and Chuluota Rd

Water Frontage: 1,200'± on Corner Lake

PARCEL IDS

32-22-09-0000-00-006; 32-22-09-0000-00-037

32-22-09-0000-00-017

DESCRIPTION

The Lake Pickett area of east Orange County has been one of the *fastest growing areas of Orange County* in recent years. This 76± acre property has A-2 zoning and a Future Land Use designation of one unit per acre. With over 1,200'± of hard frontage on Corner Lake, this property is prime for residential development. This property is in an ideal location, close to major residential developments and retail centers, the University of Central Florida, 25 minutes to Downtown Orlando and 45 minutes to East Coast Beaches and the Space Coast. *Please call or email us today for further information and to make an offer!*

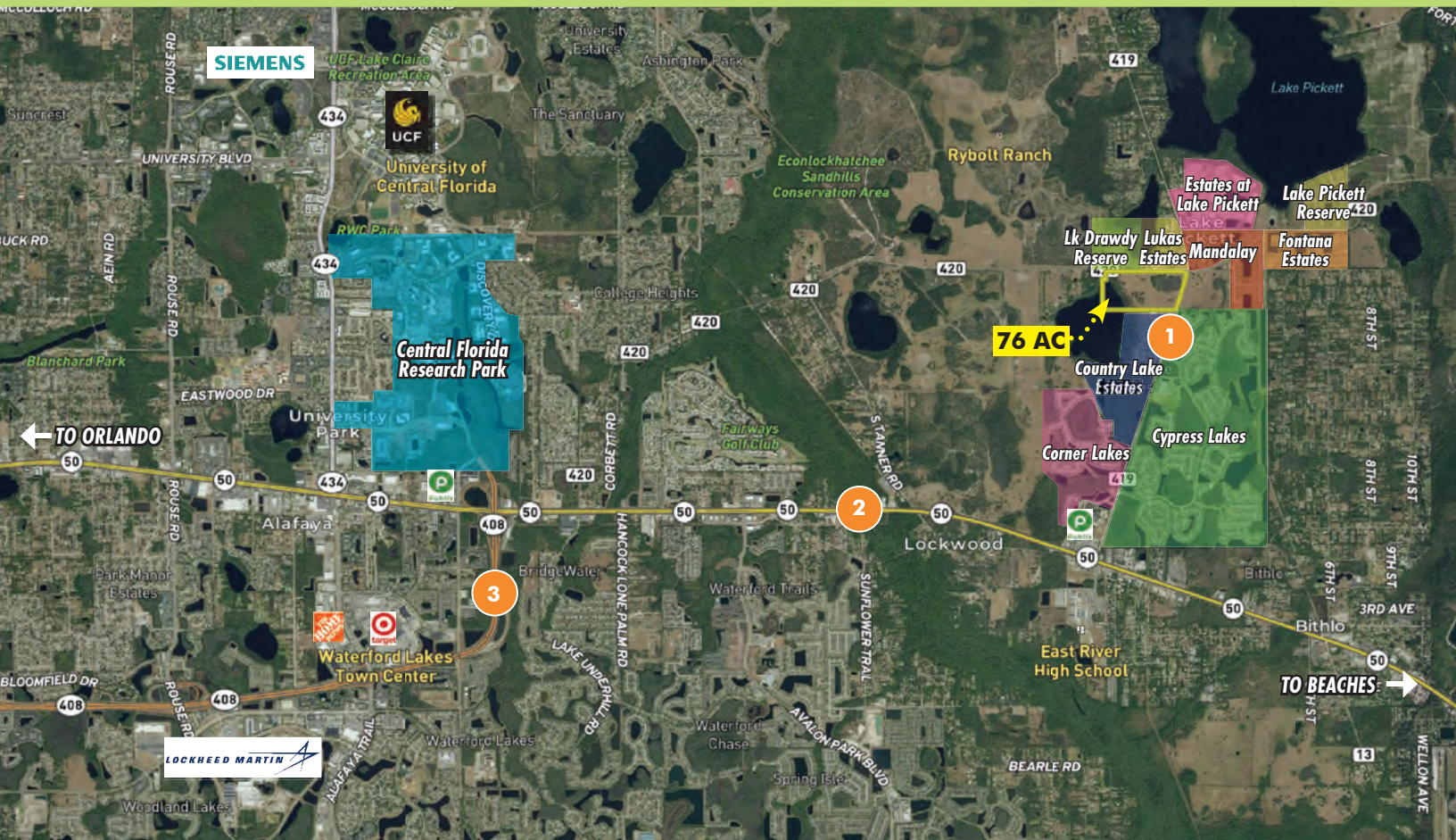
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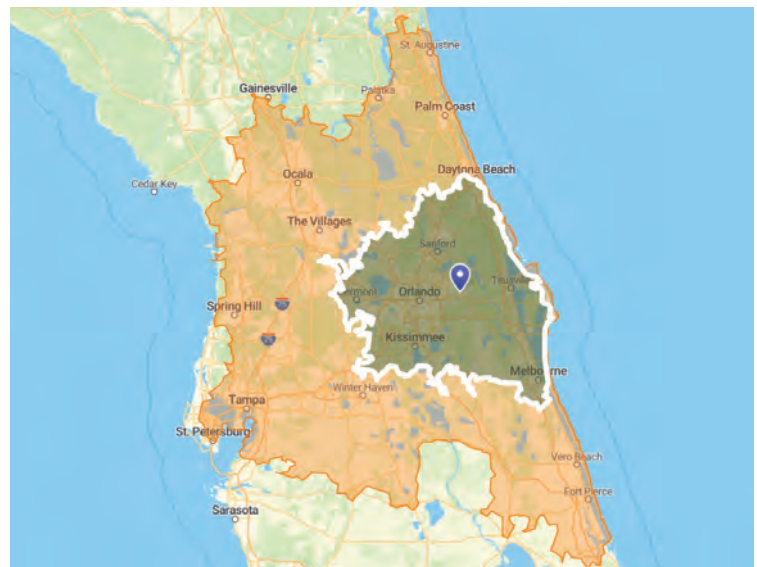
AVERAGE DAILY TRAFFIC COUNTS (2020)

① 14,800 (Chuluota Rd N) ② 46,000 (HWY 50/Colonial Dr) ③ 40,500 (SR 408)

DRIVE TIMES

Univ. of Central Florida: 10 minutes
Downtown Orlando: 25 minutes
Orlando Int'l Airport: 30 minutes
Lake Nona: 30 minutes
Lake Mary: 30 minutes
Space Coast & Beaches: 45 minutes

Ocala: 1.5 hours
Tampa: 1.75 hours



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CENTRAL FLORIDA'S JOB MARKET IS BOOMING!

WITHIN 10 MIN OF PROPERTY:

Central Florida Research Park:

145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, and more

UCF: 71,948 enrolled students; 13,500 faculty/staff; top 10 innovative colleges

WITHIN 30 MIN OF PROPERTY:

Downtown Orlando: Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America

Lake Nona: 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon

Lake Mary: 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more

Orlando Int'l Airport (OIA): 15,783 employees, 50 million annual passengers

WITHIN 45 MIN OF PROPERTY:

Space Coast: NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin

Theme Parks: Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500

The proximity to this 76-acre property to the plethora of job centers is stunning. **Orlando is the 12th fastest growing metro in the U.S.** (24/7 Wall St. 2021) and **the most-visited city in the U. S. with more than 75 million visitors each year** (Visit Orlando 2019). **Orlando is said to add 1,000 residents each week** (Orlando Economic Partnership), with a **job growth rate of 3.3%** (Bureau of Labor Statistics 2019).

UCF & Central Florida Research Park (CFRP) are just 10 minutes west of the property. In 2020, U.S. News & World Report ranked UCF among the nation's top 10 most innovative colleges, above Harvard and Princeton. CFRP provides a campus-like environment for businesses and is adjacent to UCF.

Just 45 minutes east of the property you'll find the **Space Coast**, the epicenter of big names in space including NASA, SpaceX, United Launch Alliance, Boeing, and Blue Origin. With commercial space flights and rovers on Mars, space exploration requires the best of the best and the Space Coast offers just that.

Downtown Orlando is just 25 minutes from the property and home to companies that span across many sectors including aerospace, logistics, healthcare, advanced manufacturing and more. **There are 1.2 million workers in the existing labor pool in Orlando** (FL Dept. of Economic Opportunity, LAUS, 2020).

Lake Nona, the 11-000 acre planned community, is just 30 minutes from the property and offers top-rated technology, business and research clusters and sports complexes. It was recently announced that Walt Disney Company is relocating 2,000 jobs from California to Florida in 2022.

Prominent businesses can be found in the well planned **Lake Mary** community, 30 minutes northwest of the property. Companies such as Deloitte, Cigna, Verizon, Liberty Mutual and AAA call this area home.

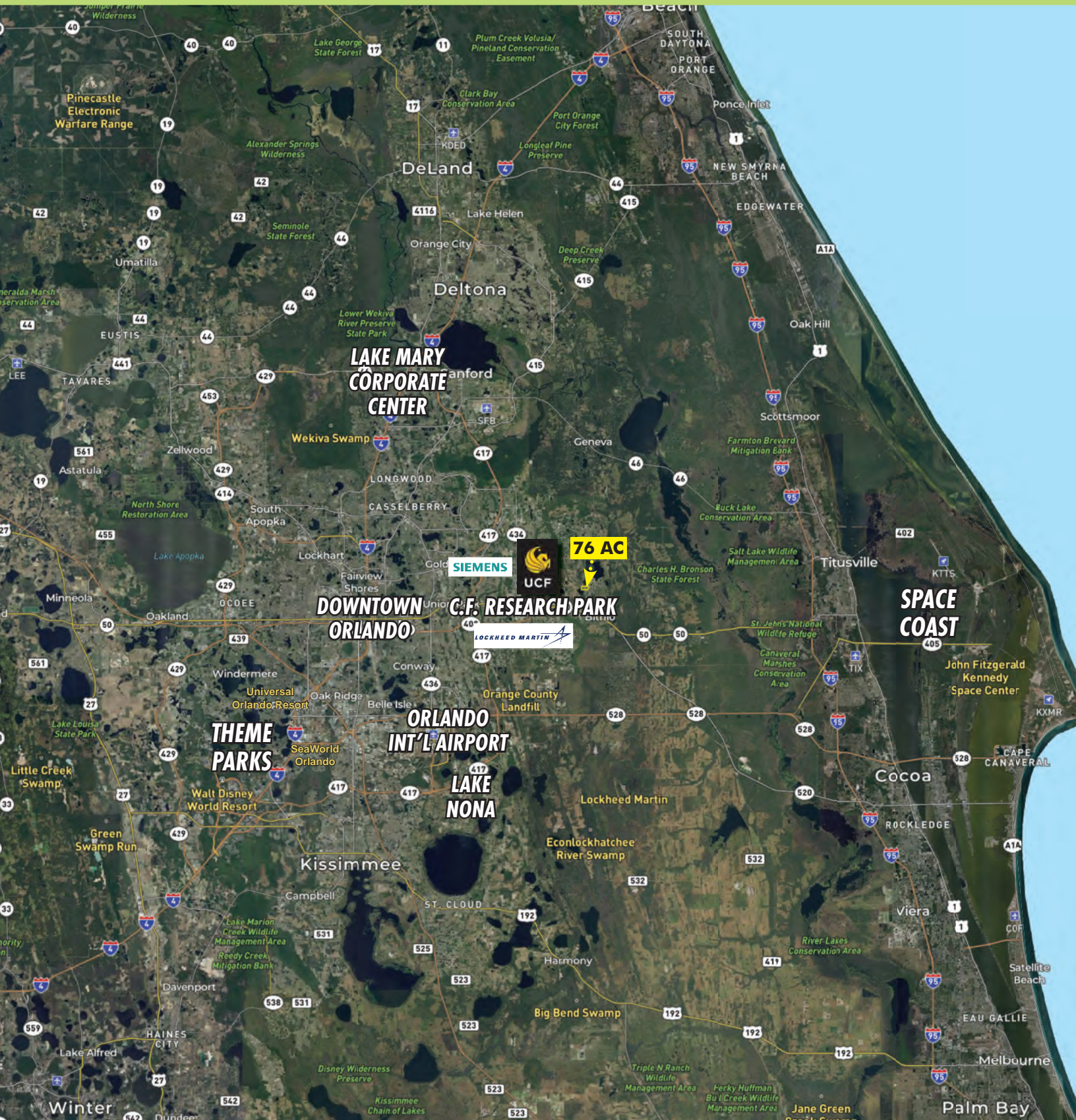
Orlando is home to the state's busiest airport, **Orlando International Airport (OIA)**, that serves more than 50 million passengers annually (2019) and sits at number 11 for the busiest airports in the U. S. OIA is under 30 minutes from the property and employs 15,783 full-time employees.

Under 1 hour from the property you will find yourself in the midst of world-class theme parks along the I-4 corridor. **Walt Disney World** continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members. **Universal Orlando Resort** employs over 21,000 people and their 2-park attendance rate was 21.3 million in 2019. **SeaWorld Orlando** employs 4,500 people and has an attendance rate of 4.6 million visitors (2019).

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