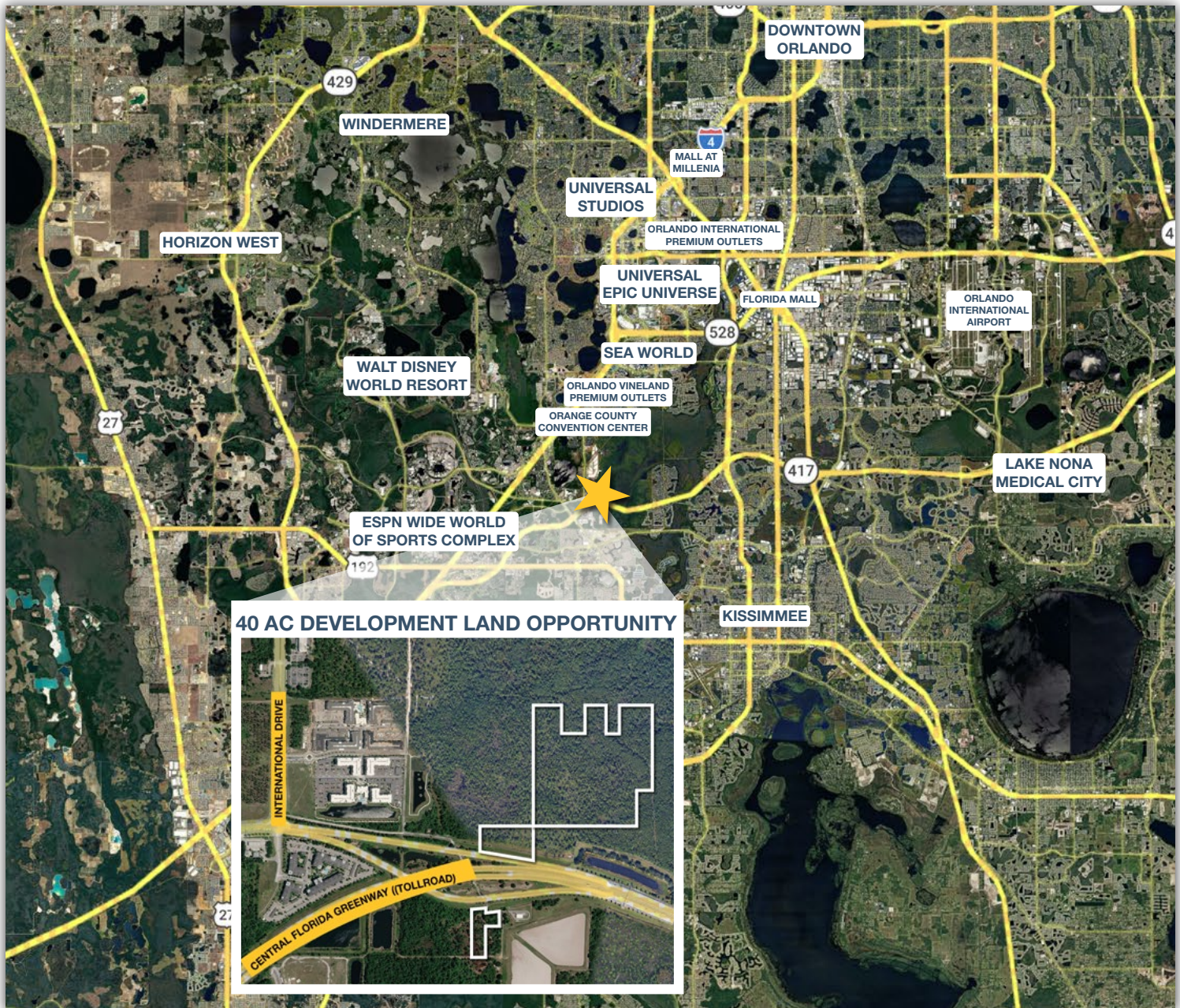




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

40 Acre Development Land Opportunity in the Middle of Orlando's Tourism Corridor

MINUTES FROM DISNEY / UNIVERSAL / SEA WORLD / CONVENTION CENTER



ASKING: \$12,000,000

40+ ACRES

INTERNATIONAL DRIVE, ORLANDO, FL 32821

PROPERTY DETAILS

- **Size:** ±40 acres
- **Zoning:** A-2 Agricultural
- **FLU:** ACR - Activity Center Residential
 - Up to 30 DU/AC, minimum 12 DU
 - Non-residential 10,000 SF per 125 units - maximum of 50,000 sq ft of non-residential
- **Utilities:** Available near site
- **Access:** 30' Right of Way

Parcel IDs:

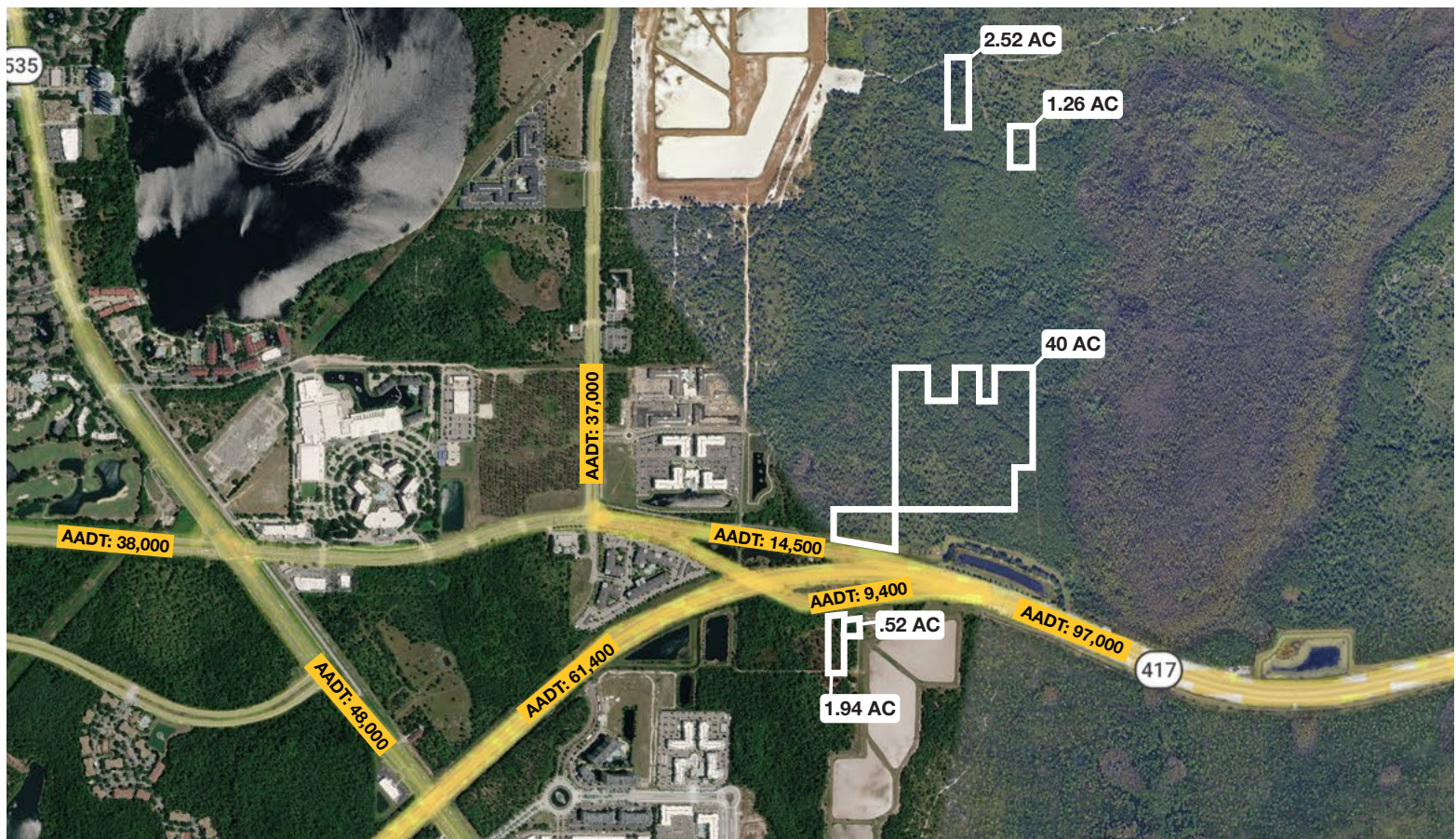
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- 28-24-35-5844-00-010
- 28-24-35-5844-00-334
- 28-24-35-5844-00-305
- 28-24-35-5844-00-373

PRICE: \$12,000,000

PROPERTY HIGHLIGHTS

40 acres in the most sought-after corridor in all of Central Florida. This property is in the center of the golden triangle, strategically located centrally between Walt Disney World, Universal and Sea World. This property has high density underlying entitlements with a land use that allows up to 30 units/acre. The property is easily accessible and visible from State Road 417 which has 75,500 trips per day. Additional non-contiguous parcels for sale separately or together. See page 2.

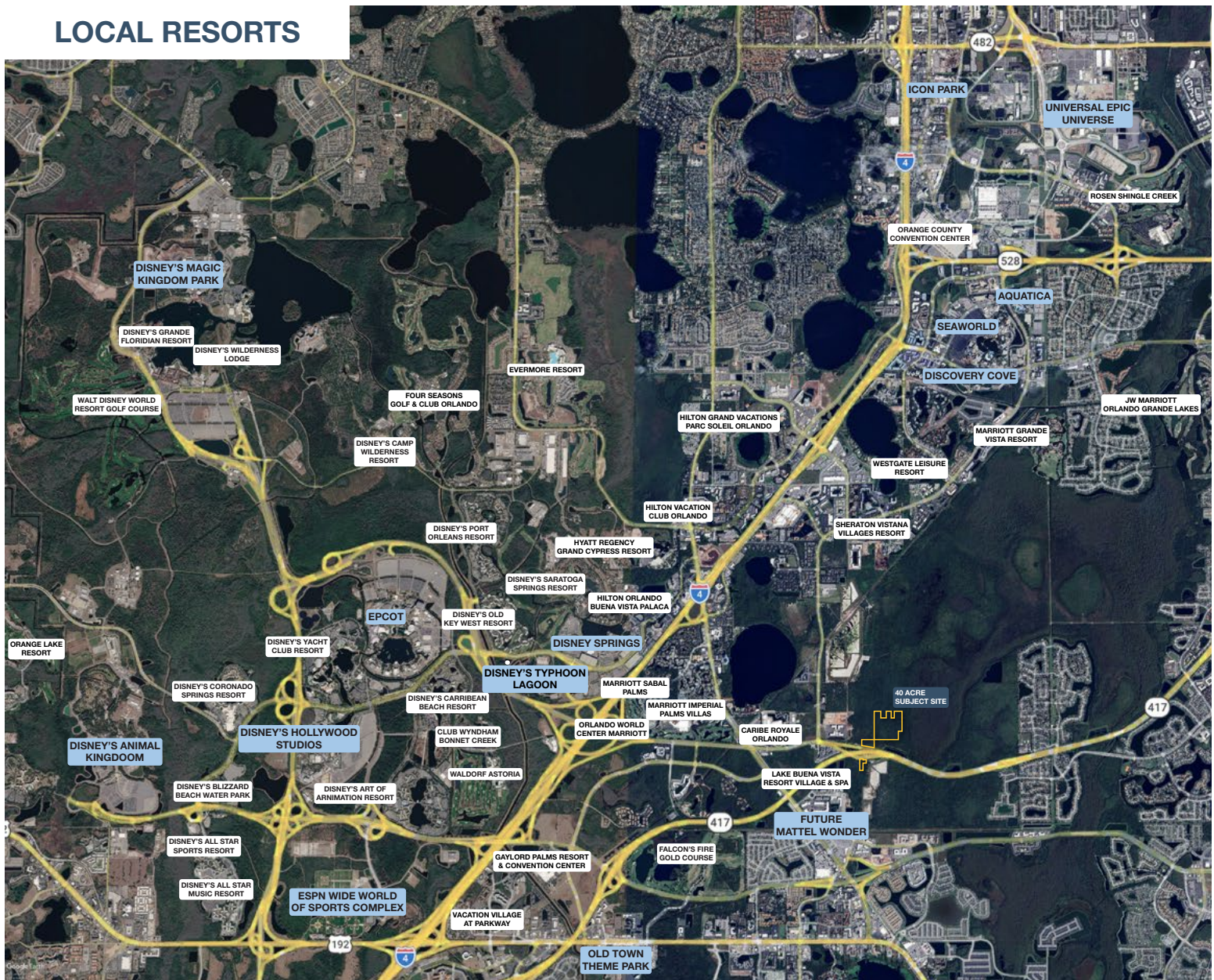
Call for more information today!



LOCAL TOURISM

Central to tourism lodging with 84,282 units within 5 miles

LOCAL RESORTS



ANNUAL TOURISM

- Magic Kingdom: 17.8M visitors
- EPCOT: 12.1M visitors
- Hollywood Studios: 10.3M visitors
- Universal Studios: 9.5M visitors
- SeaWorld: 4.3M visitors
- ESPN Complex: 1.1M visitors
- Orange County Convention Center: 1.7M attendees
- Epic Universe: ~25,000 daily visitors, opened in 2025

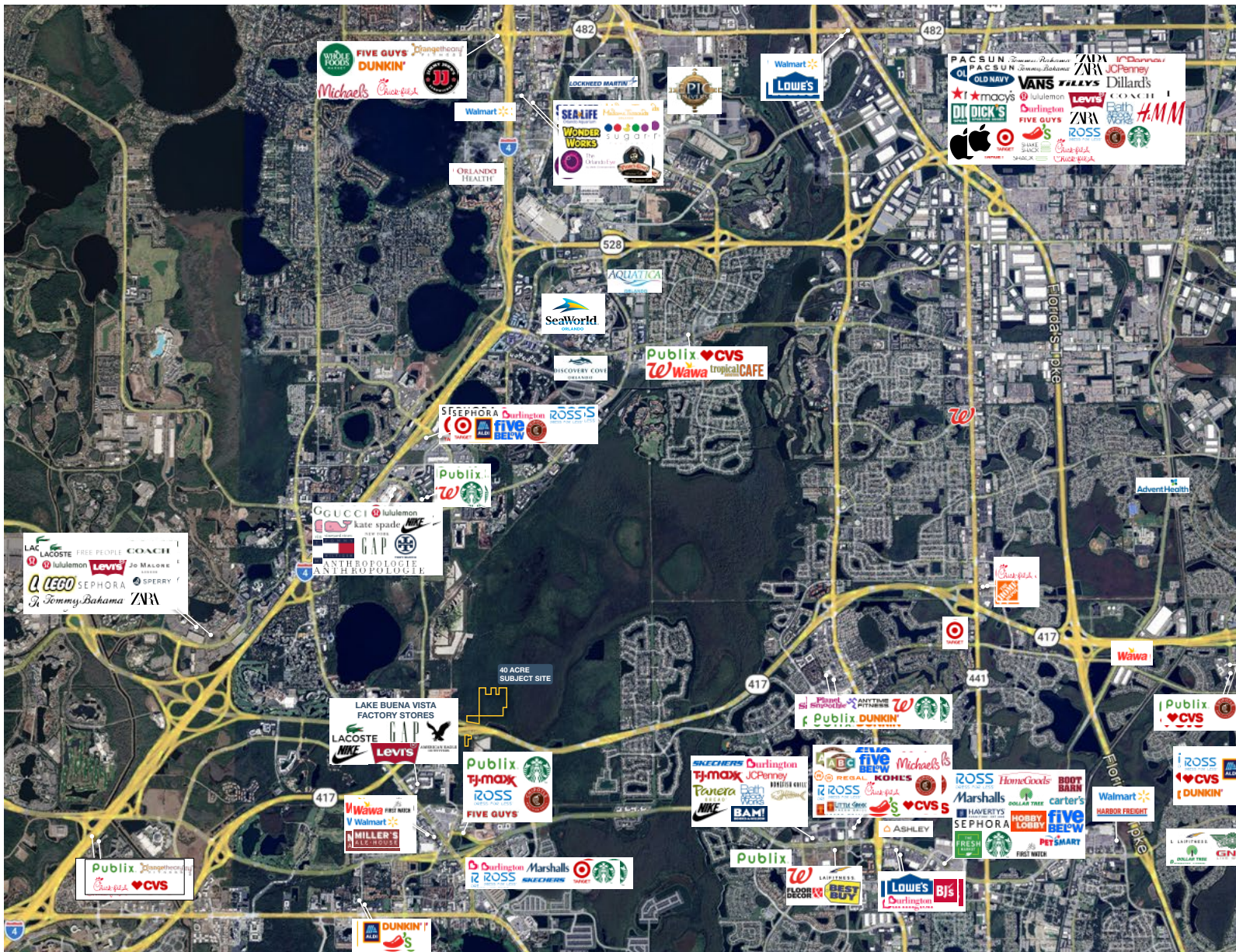
REGIONAL INFORMATION

DEMOGRAPHICS

Total Population	333,888	1,528,002
Median HH Income	\$72,336	\$79,719
Median Home Value	\$394,100	\$390,100

Orlando, US Census

Orange County, US Census



REGIONAL INFORMATION

Mattel water park plans grow taller and larger near Disney

By: Sarah Kinbar | August 19, 2026 | Orlando Sentinel

Plans for Mattel's first toy-themed indoor water park have expanded since the project was announced last year, adding height, acreage, parking, and a separate entertainment and support building to the proposed attraction near Walt Disney World.

Read More: <https://www.orlandosentinel.com/2026/08/19/mattel-water-park-plans-grow-taller-and-larger-near-disney/>

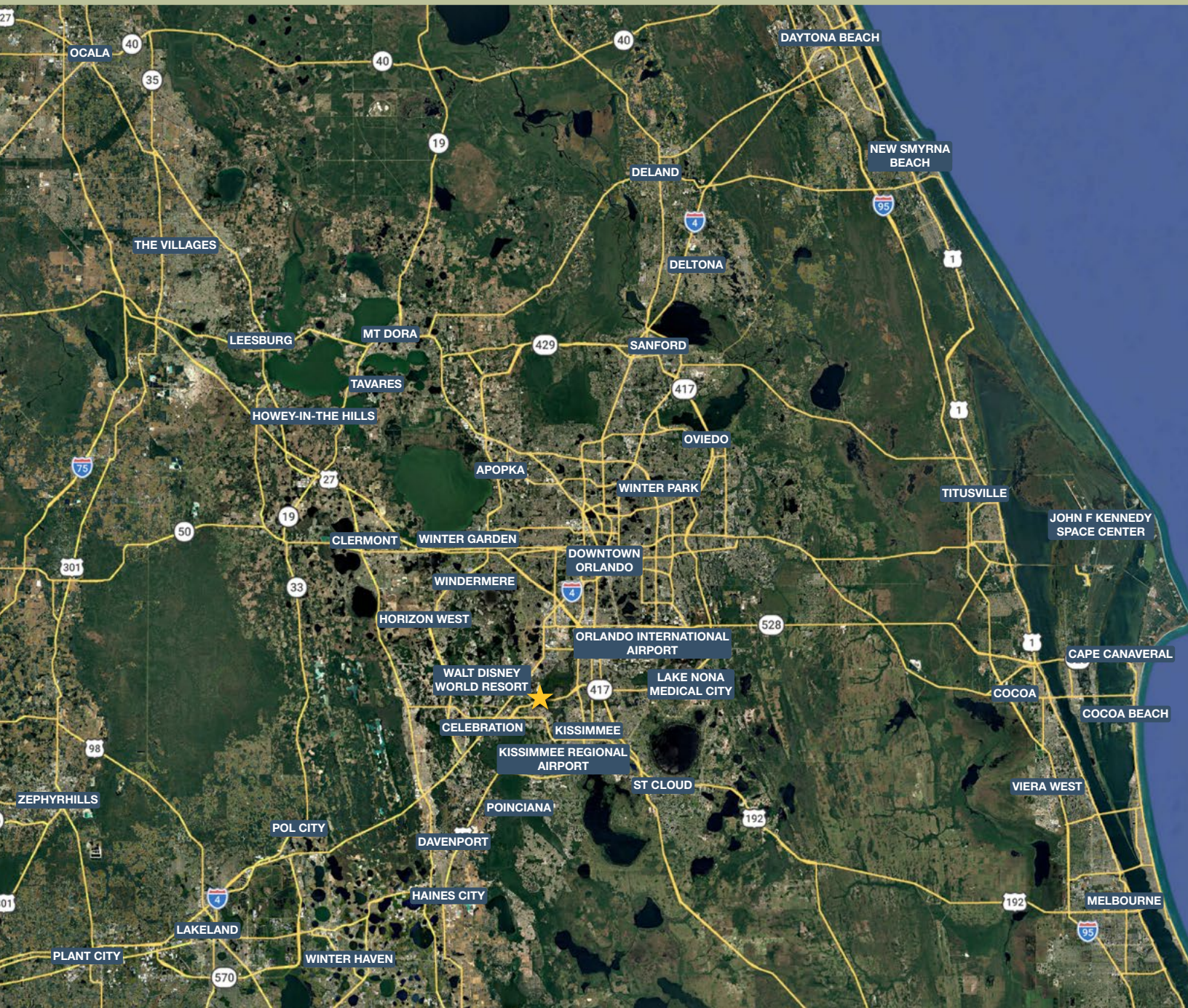


REGIONAL INFORMATION

Shared exit with Disney World Resorts & Parks, 2 miles from Interstate 4 and SR 536 exit (Primary exit for Disney Resorts and Parks) with immediate access to SR 535 and 417 capturing commuters to major resort and parks!



REGIONAL MAP



DRIVE TIMES

- Walt Disney World Resort: 13 min
- Universal's Epic Universe: 17 min
- Universal Studios: 20 min
- Downtown Orlando: 20 min
- Orlando International Airport: 20 min
- Apopka: 30 min
- Clermont: 45 min
- Haines City: 45 min
- Deltona: 45 min
- Lakeland: 50 min
- Cocoa Beach 1 hr
- Daytona Beach: 1 hr
- Melbourne: 1 hr 15 min
- Ocala: 1 hr 25 min