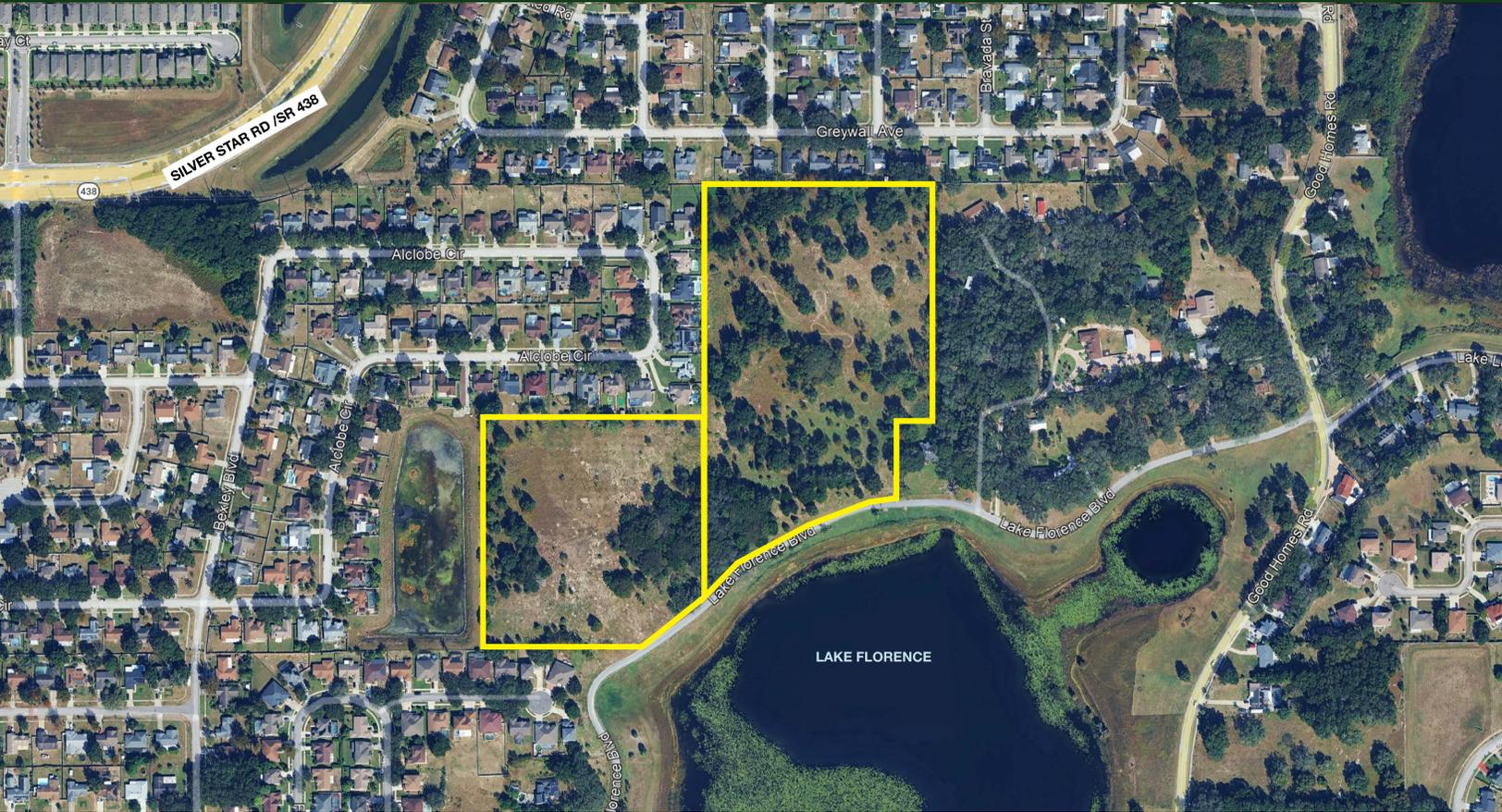


**FOR  
SALE**

# 23 ACRE LAKEFRONT DEVELOPMENT OPPORTUNITY IN ORLANDO

8605 Lake Florence Blvd, Orlando, FL 32818



## ABOUT THE PROPERTY

<b>SIZE</b>	23± acres
<b>PRICE</b>	\$4,325,000
<b>ZONING</b>	RCE-2
<b>FLU</b>	LDR (Low Density Residential)
<b>UTILITIES</b>	Water, sewer, electric
<b>ROAD FRONTAGE</b>	1,000' ± on Lake Florence Blvd
<b>PARCEL ID</b>	15-22-28-4716-00-570 15-22-28-4716-01-180

## DESCRIPTION

**Strategically located between greater Orlando and City of Ocoee!** With convenient access to Highway 50, SR 429, and Florida's Turnpike, you can reach downtown Orlando, Winter Garden, and Apopka in under 15 minutes. The residential zoning and land use in place presents a perfect opportunity for residential development. The Lake Florence area boasts an extremely low vacancy rate of 1.5%. This means that the housing supply in Lake Florence is very tight compared to the demand for property. Don't miss the window to position yourself centrally among one of the fastest growing metropolitan areas in the United States.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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



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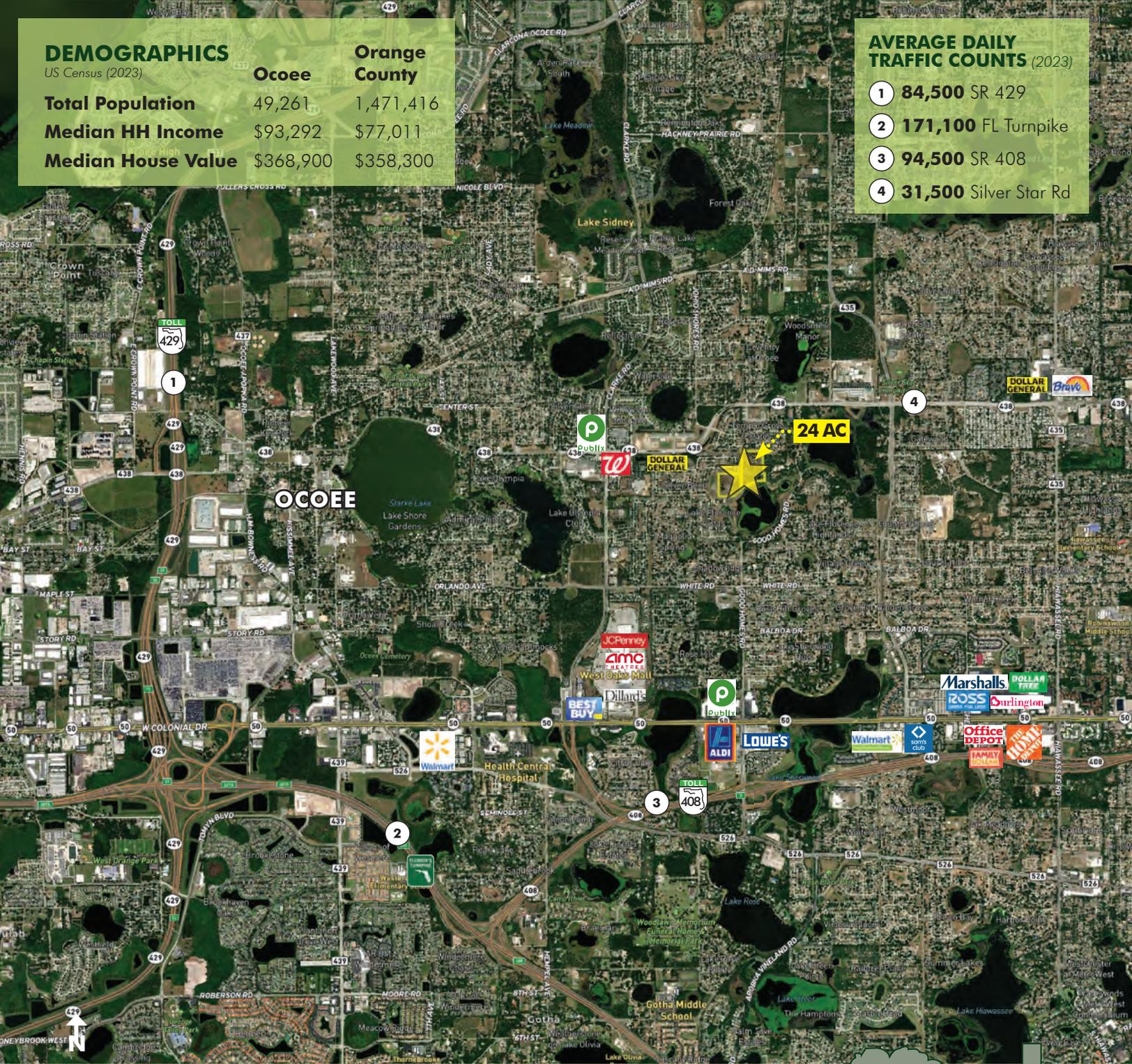
## DEMOGRAPHICS

US Census (2023)

	Ocoee	Orange County
<b>Total Population</b>	49,261	1,471,416
<b>Median HH Income</b>	\$93,292	\$77,011
<b>Median House Value</b>	\$368,900	\$358,300

## AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 84,500 SR 429
- 2 171,100 FL Turnpike
- 3 94,500 SR 408
- 4 31,500 Silver Star Rd



## REGIONAL MAP

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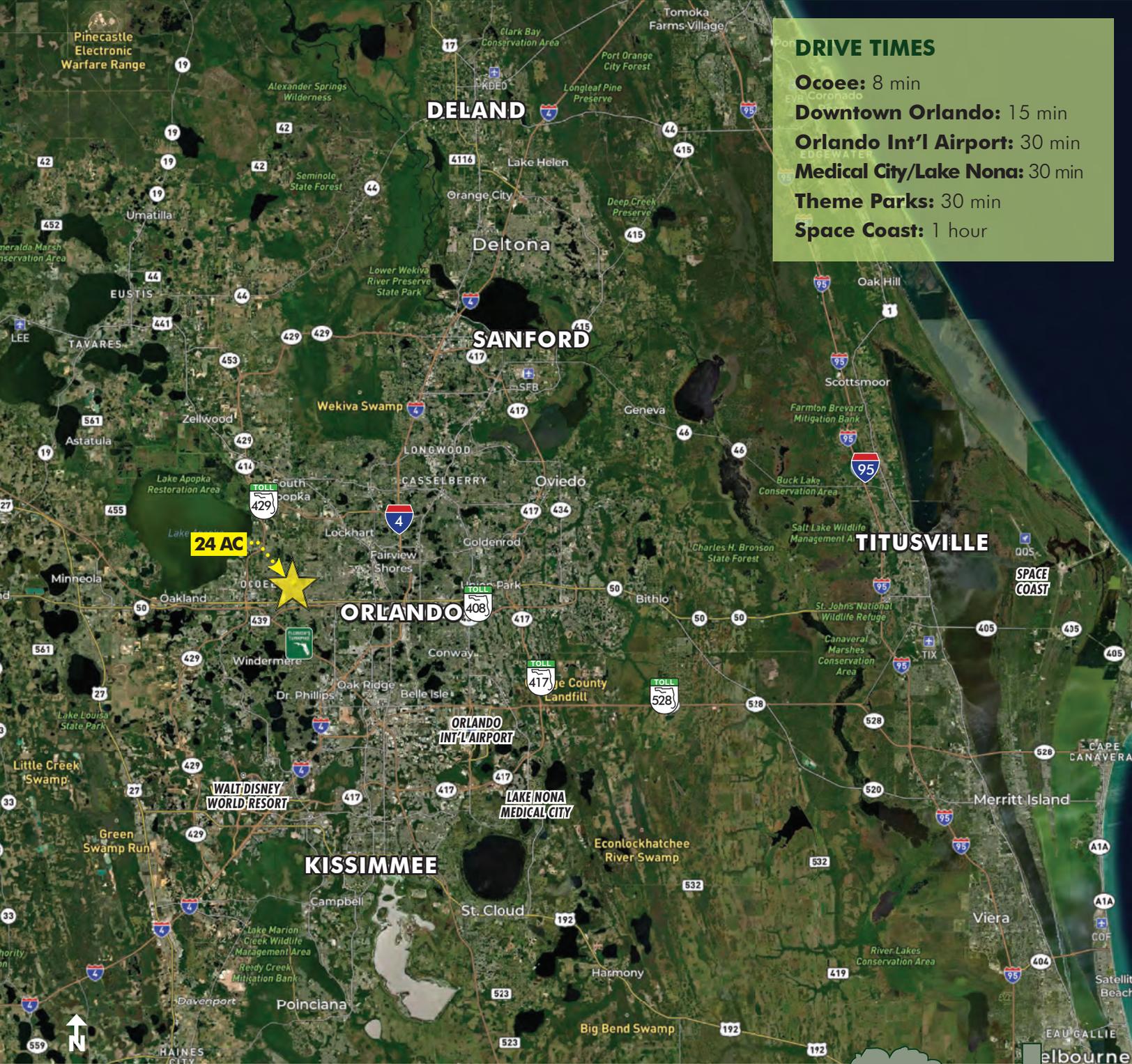
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## LOCATION MAP

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