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

±22.9 ACRE DEVELOPMENT OPPORTUNITY SURROUNDED BY WINDERMERE'S PREMIER GATED ESTATE COMMUNITIES

5130 W. LAKE BUTLER RD., WINDERMERE, FL 34786

PRICE: $8,500,000



PROPERTY DETAILS

- Size: ±22.89 acres
- Parcel ID: 13-23-27-0000-00-008
- Zoning: R-CE
- FLU: RS 1/1
- Utilities: Water & electric available, sewer nearby

PRICE: $8,500,000

PROPERTY HIGHLIGHTS

±22.89 acres at 5130 W. Lake Butler Road in Windermere, Florida. This is one of the last undeveloped parcels left in Central Florida's most sought-after luxury residential market. The property is zoned R-CE (Country Estate) with a Rural Settlement 1/1 future land use designation.

The site is in the heart of Windermere, near the Butler Chain of Lakes and surrounded by high-end residential development. Residents have quick access to SR 429, Florida's Turnpike, and amenities of Horizon West. Walt Disney World and Orlando International Airport are a short drive away. Acreage of this size and caliber in Windermere is unheard of. Don't miss your chance at this one-of-a-kind property.



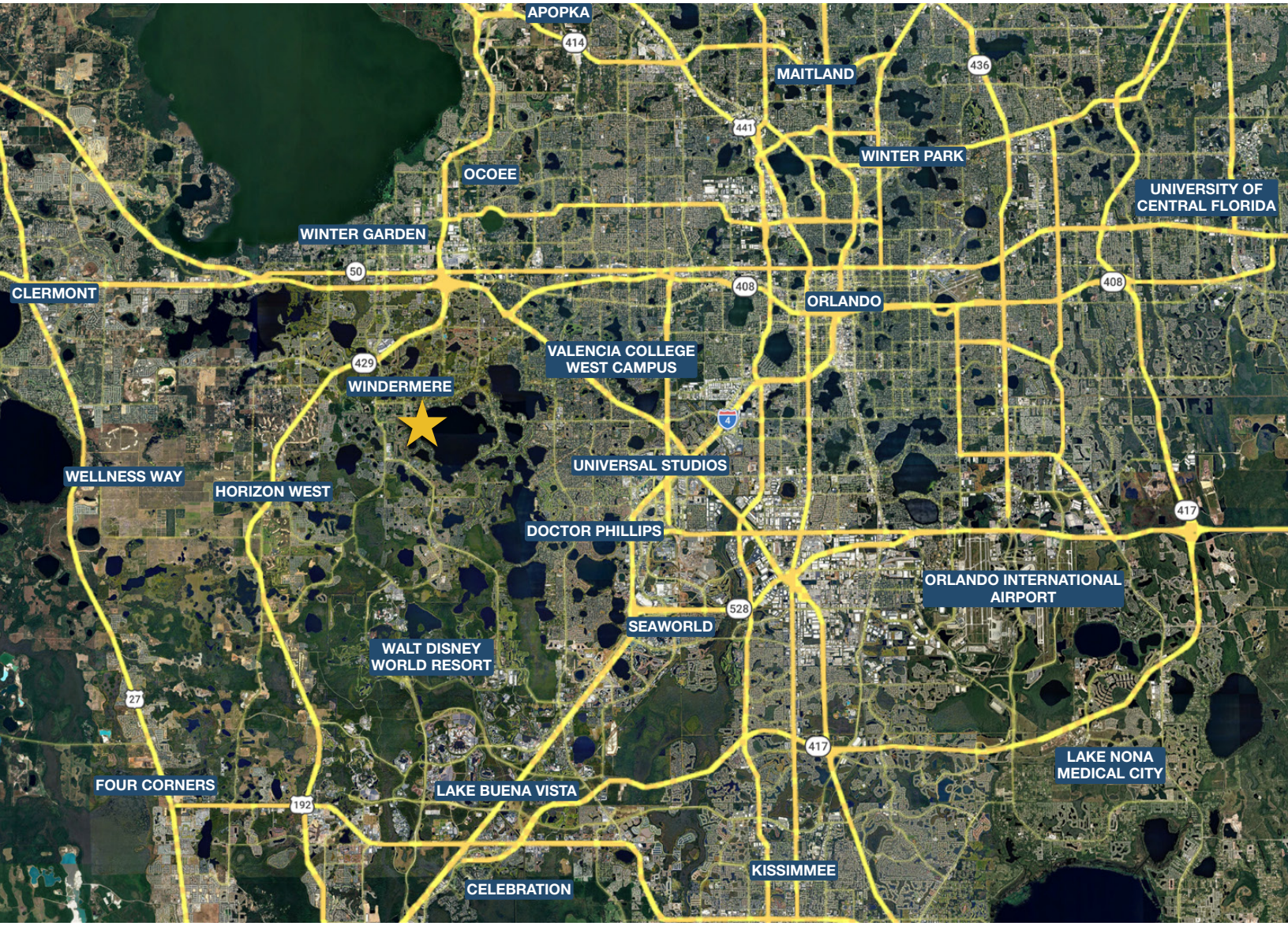
GEOGRAPHICAL DETAILS



DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Windermere	3,086	$177,778	$987,500
Orange County	1,528,002	$79,719	$390,100

REGIONAL MAP



DRIVE TIMES

1. Downtown Winter Garden: 20 min
2. Walt Disney World Resort: 20 min
3. Wellness Way: 25 min
4. Clermont: 30 min
5. Downtown Orlando: 30 min
6. Apopka: 30 min
7. Lake Nona: 45 min
8. Orlando International Airport: 45 min
9. Kissimmee: 45 min
10. University of Central Florida: 45 min

