

**FOR
SALE**

ORLANDO PALM PARKWAY COMMERCIAL 1.86 ACRE PARCEL

11900 Ravallo Resort Dr, Orlando, FL 32836



ABOUT THE PROPERTY

SIZE	1.86± acres
PRICE	\$3,500,000
ZONING	PD
FLU	ACMU - Activity Center Mixed Use
UTILITIES	Available
ROAD FRONTAGE	120' on Palm Pkwy 580' on Ravallo Resort Dr
PARCEL ID	15-24-28-1081-01-00

DESCRIPTION

Prime location! The property is located within the International Drive/Palm Parkway Corridor in the Dr. Phillips submarket of Orlando. See following pages for area information. The property is positioned and ready for development with great frontage, visibility and infrastructure in place. Just north of the property is the rapidly developing and high end O-Town West development. A full interchange in development now gives the property convenient access to I-4, and therefore all of Orlando. Across I-4 is the Orlando Vineland Premium Outlets.

There are 12,000 hotel rooms within a one mile radius, over 130,000 in Orlando overall. Within the Palm Parkway / International Drive area, there are approximately 23,700 residential units. **When it comes to Orlando real estate, this is in the upper echelon of locations.** This property is uniquely positioned to take advantage of the best that Orlando has to offer within the entire MSA.

Call for more information today!

Note: Use restricted to restaurant only until waiver is obtained.

MAURY L. CARTER & ASSOCIATES, INC.

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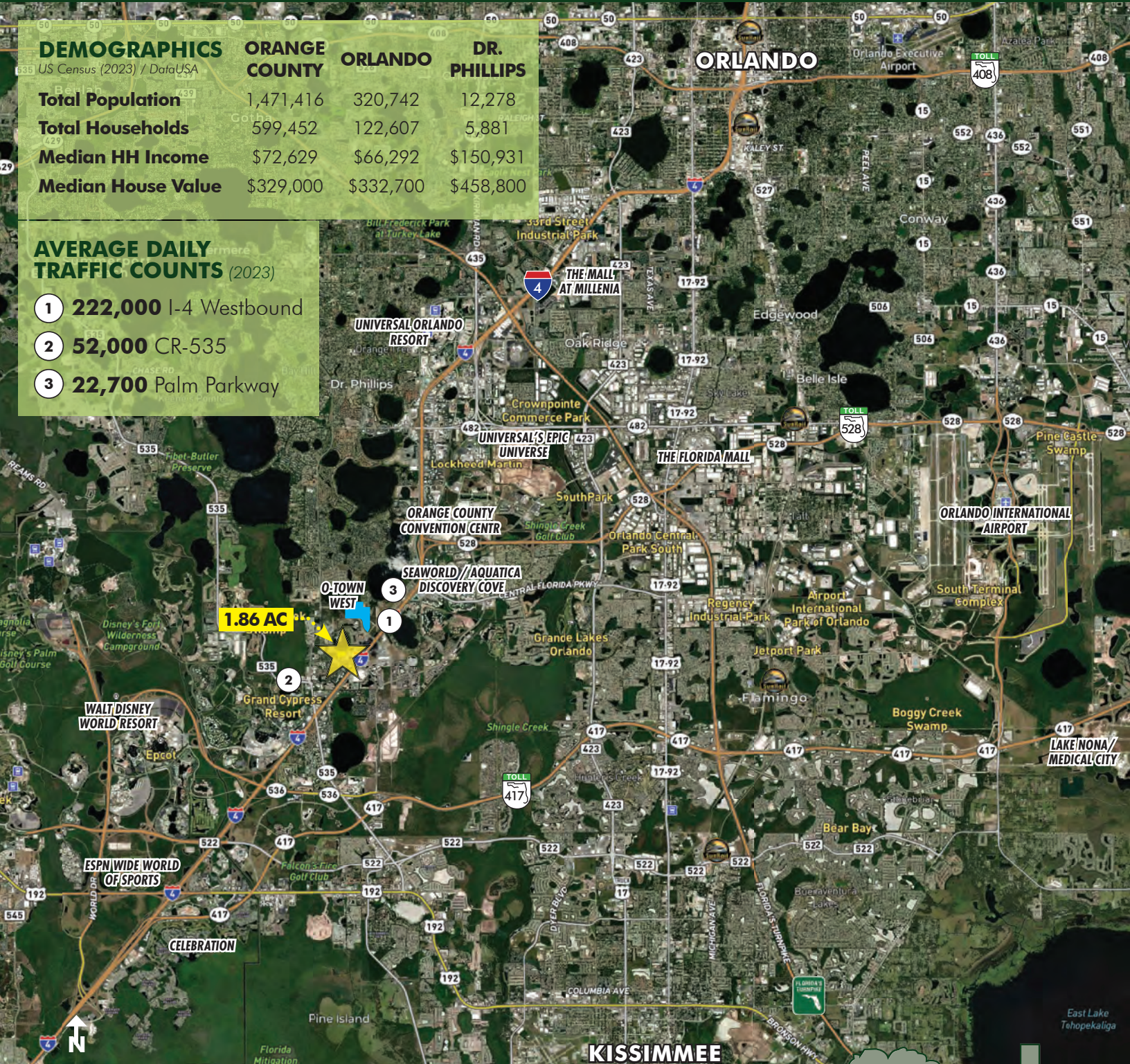
DEMOGRAPHICS

US Census (2023) / DataUSA

	ORANGE COUNTY	ORLANDO	DR. PHILLIPS
Total Population	1,471,416	320,742	12,278
Total Households	599,452	122,607	5,881
Median HH Income	\$72,629	\$66,292	\$150,931
Median House Value	\$329,000	\$332,700	\$458,800

AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 222,000 I-4 Westbound
- 2 52,000 CR-535
- 3 22,700 Palm Parkway



REGIONAL MAP

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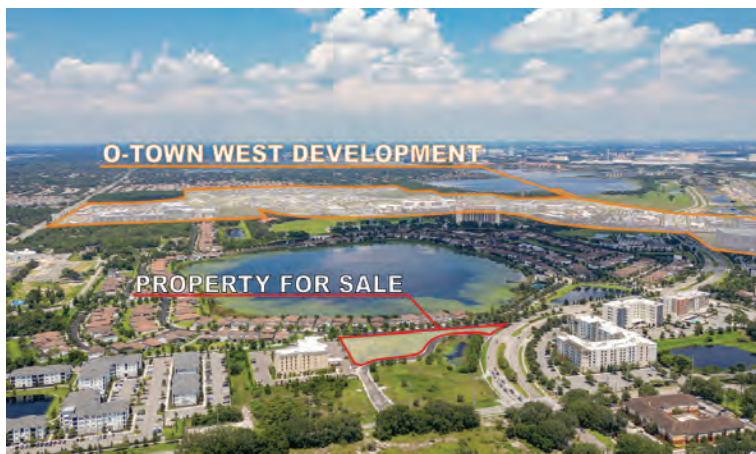
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International Drive / Palm Parkway Corridor & O-Town West

The International Drive/Palm Parkway Corridor, and specifically the O-Town West development, is a rapidly developing submarket of Orlando. The area has direct access off I-4 which has average daily traffic counts of 222,000. O-Town West has over 900 luxury multifamily units, 250 single family homes, and 80,000 sf of commercial space. The Marriott World Vacation Club headquarters which has 2,000 employees is also located at O-Town West. Overall, in the International Drive/Palm Parkway Corridor there are approximately 23,703 residential units.



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Dr. Phillips Area

The Dr. Phillips submarket is one of the more sought after areas and zipcodes in Orlando. The area has high end residential that is served by luxury retail shopping and dining throughout. There are 5,881 residential units in Doctor Phillips, 12,278 residents. The average household income is \$150,931.



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Orlando Area

The Orlando MSA is centrally located in Florida, lying east of the Tampa-St. Petersburg MSA, and west of the Melbourne-Titusville-Palm Bay MSA. The Orlando MSA includes Orange, Seminole, Lake, and Osceola Counties.

The Orlando MSA's population is growing at a faster pace than the entire US and the state of Florida, one of the fastest growing states in the US. According to a recent report by the U.S. Census Bureau, the Orlando metropolitan statistical area had the fourth-largest population gain in the country. Orlando has one of the most dynamic economies in the Southeast, fueled by steady in-migration and a fast pace of population and income growth. The Wall Street Journal called Orlando a "Hot Spot for Job Growth" saying that the Orlando MSA growing by more than 11% with 139,000 jobs in the past five years, beating out many other nationally recognized commerce hubs.

Its economy benefits from its growing roster of tech and fintech tenants and its established defense sector as well as the presence of its world-renowned theme parks. The talent pool here is deep, fed not only by the proximity of the University of Central Florida and Rollins College but also from strong net migration of highly educated workers relocating to Central Florida. Key private employers in Orlando include Walt Disney World Resort (58,000), AdventHealth (37,000), Universal Orlando (21,100), Orlando Health (19,600), and Publix Super Markets, Inc. (15,500).

It is anticipated that Orlando MSA's economy will continue to improve, and employment will grow. This should continue to drive demand for real estate in the Orlando MSA.



In 2023, Orlando welcomed 74,009,000 visitors: 67,879,000 domestic and 6,130,000 international.

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WETLANDS MAP

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DRIVE TIMES

Theme Parks: 5 min

Downtown Orlando: 20 min

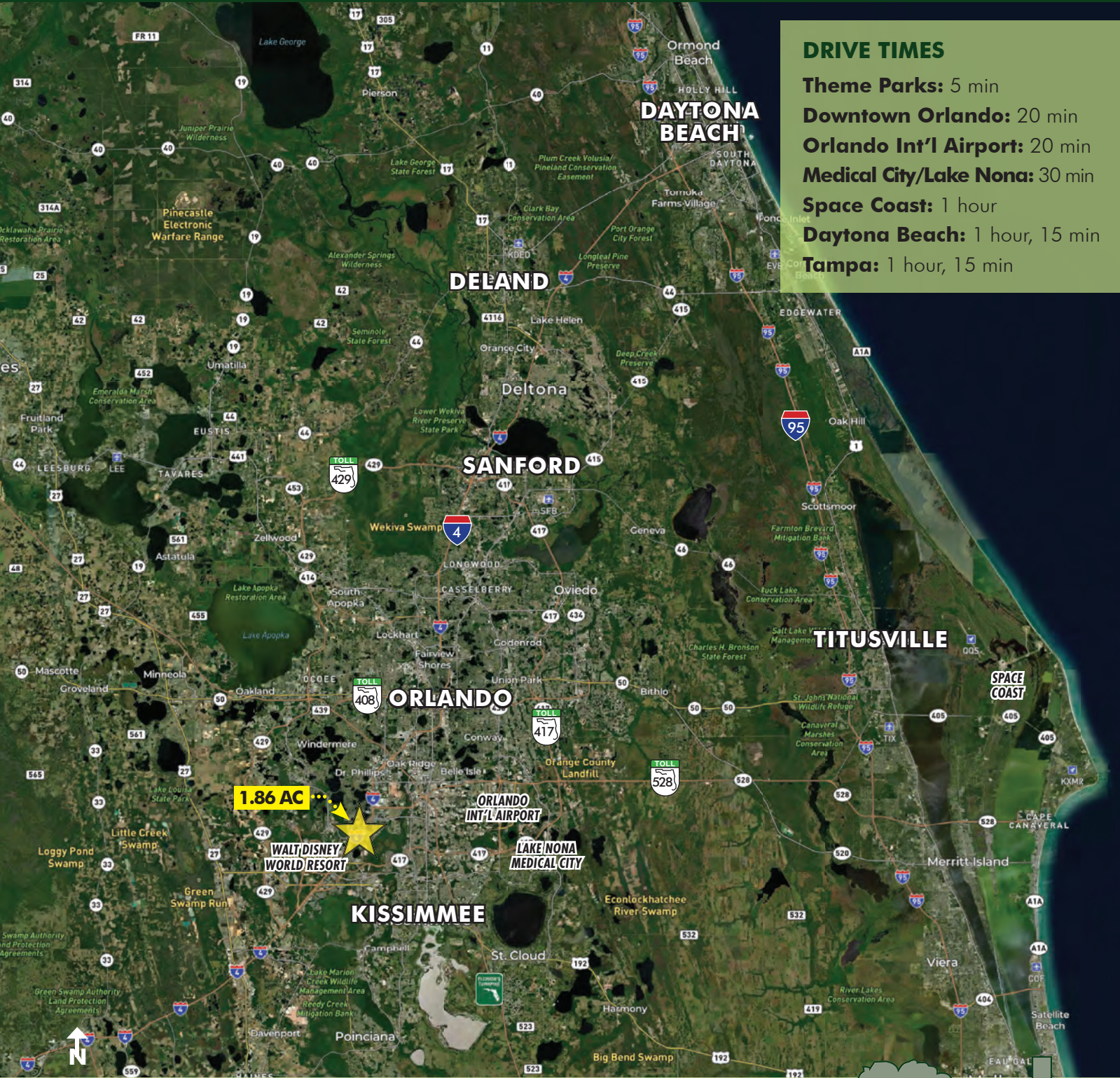
Orlando Int'l Airport: 20 min

Medical City/Lake Nona: 30 min

Space Coast: 1 hour

Daytona Beach: 1 hour, 15 min

Tampa: 1 hour, 15 min



LOCATION MAP

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