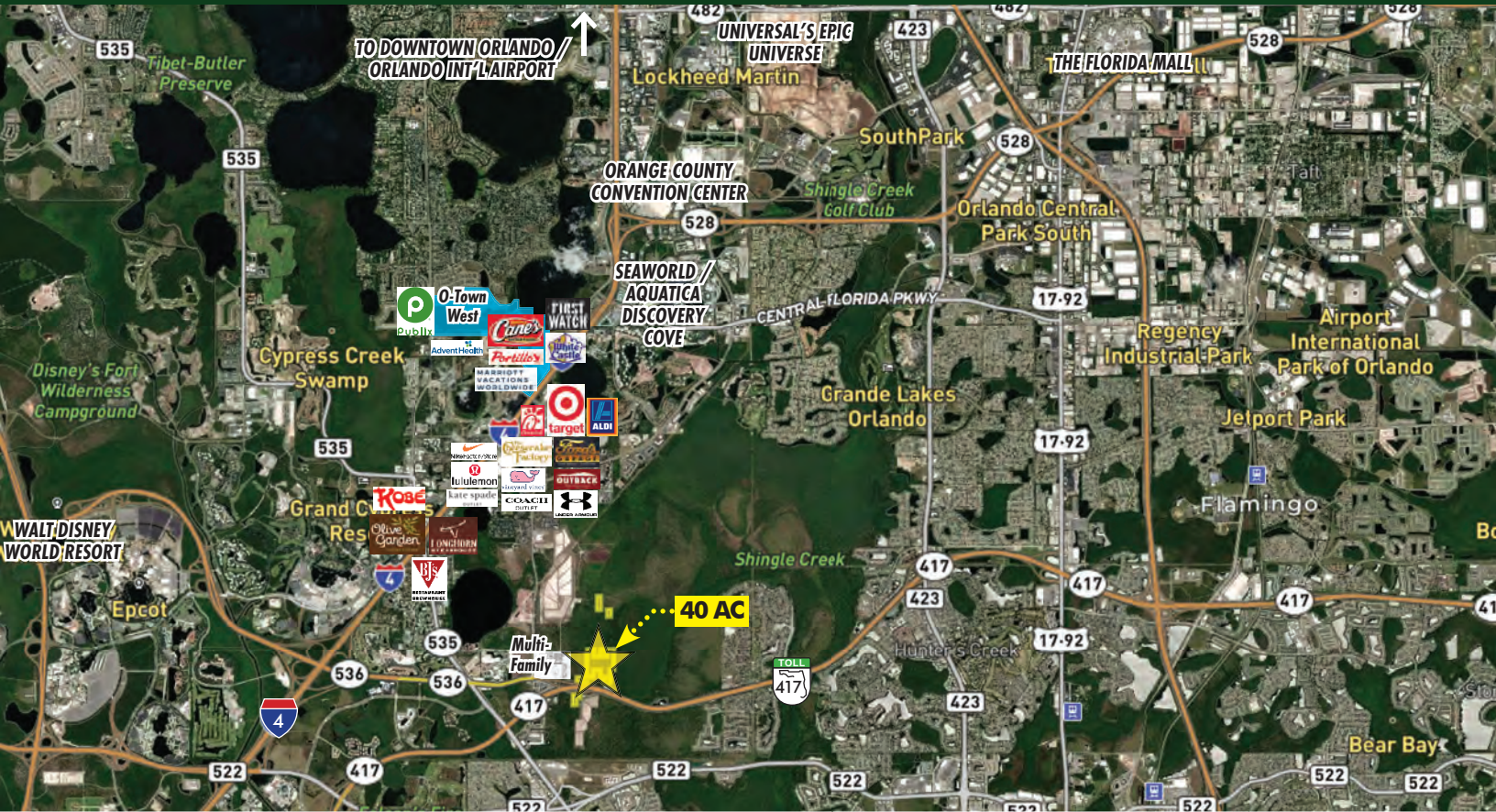


**FOR
SALE**

DISNEY / UNIVERSAL / SEA WORLD CONVENTION CENTER AREA 40 ACRES MIXED USE

International Drive, Orlando, FL 32821



ABOUT THE PROPERTY

- SIZE** 40± acres
- PRICE** Subject to offers
- 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 with a maximum of 50,000 square feet of non-residential)
- UTILITIES** Available near site
- ACCESS** 30' Right-of-Way
- PARCEL IDs** 28-24-35-5844-00-041, 28-24-35-5844-00-291, 28-24-35-5844-00-325, 28-24-35-5844-00-324, 28-24-35-5844-00-010, 28-24-35-5844-00-334, 28-24-35-5844-00-305, 28-24-35-5844-00-373

DESCRIPTION

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!

MAURY L. CARTER & ASSOCIATES, INC.

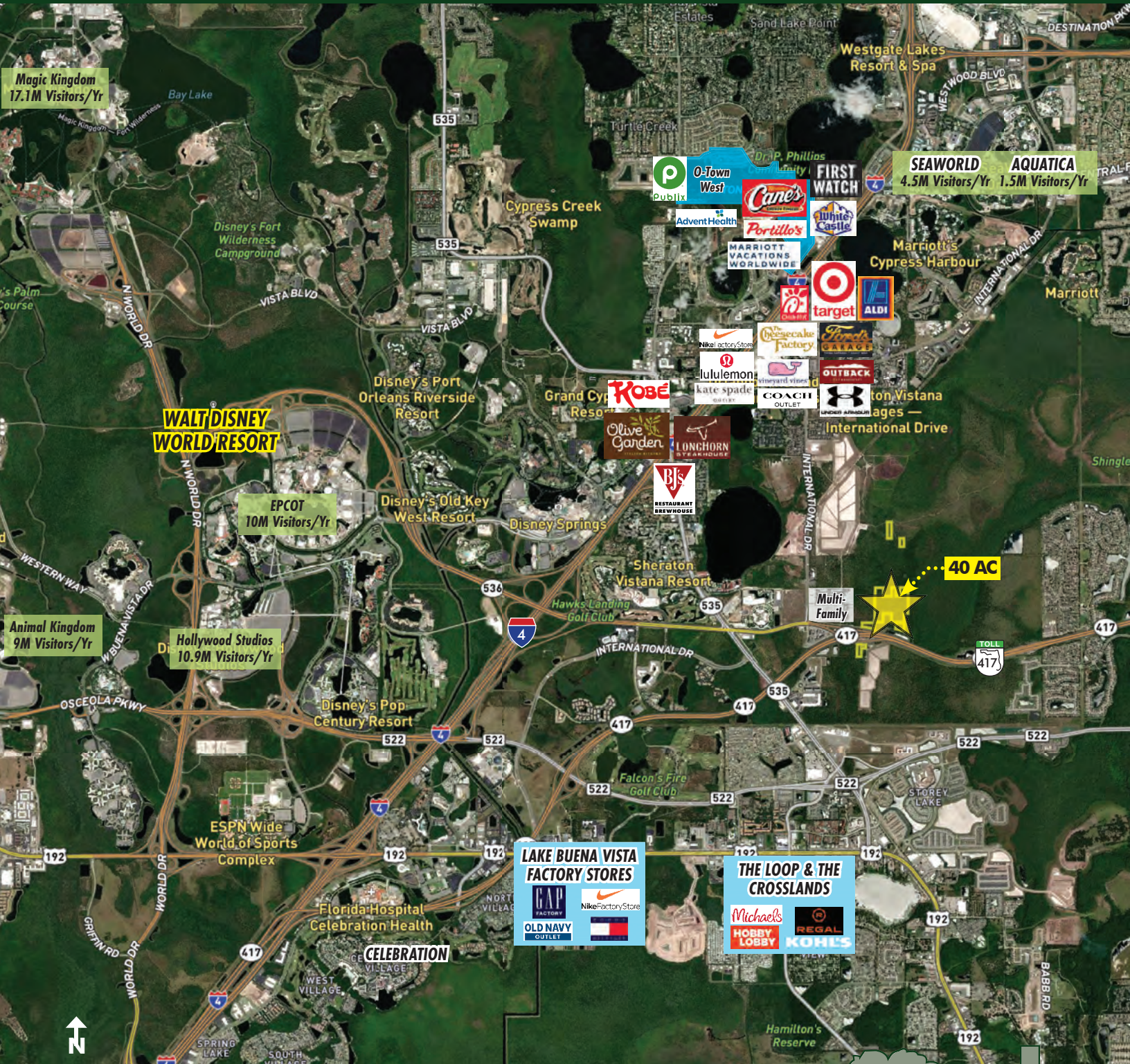
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Offering subject to errors, omission, prior sale or withdrawal without notice.



FOR SALE

DISNEY / UNIVERSAL / SEA WORLD CONVENTION CENTER AREA 40 ACRES MIXED USE International Drive, Orlando, FL 32821



I-4 / INTERNATIONAL DRIVE CORRIDOR

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Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

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DEMOGRAPHICS

US Census (2023)

**Orange
County**

Total Population 1,471,416
Total Households 599,452
Average HH Income \$72,629
Median House Value \$329,000

AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 75,500 HWY 417
- 2 222,000 I-4 W
- 3 56,500 US-192



REGIONAL MAP

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International Drive, Orlando, FL 32821

**ADDITIONAL PARCELS
AVAILABLE SEPARATELY OR
TOGETHER WITH 40 ACRES**

AC	PARCEL ID
2.52	26-24-28-0000-00-017
1.26	26-24-28-0000-00-014

2.52 AC

1.26 AC

40 AC

AC	PARCEL ID
1.94	35-24-28-5844-00-593
0.52	35-24-28-5844-00-591

.52 AC

1.94 AC

ADDITIONAL AVAILABLE PARCELS MAP

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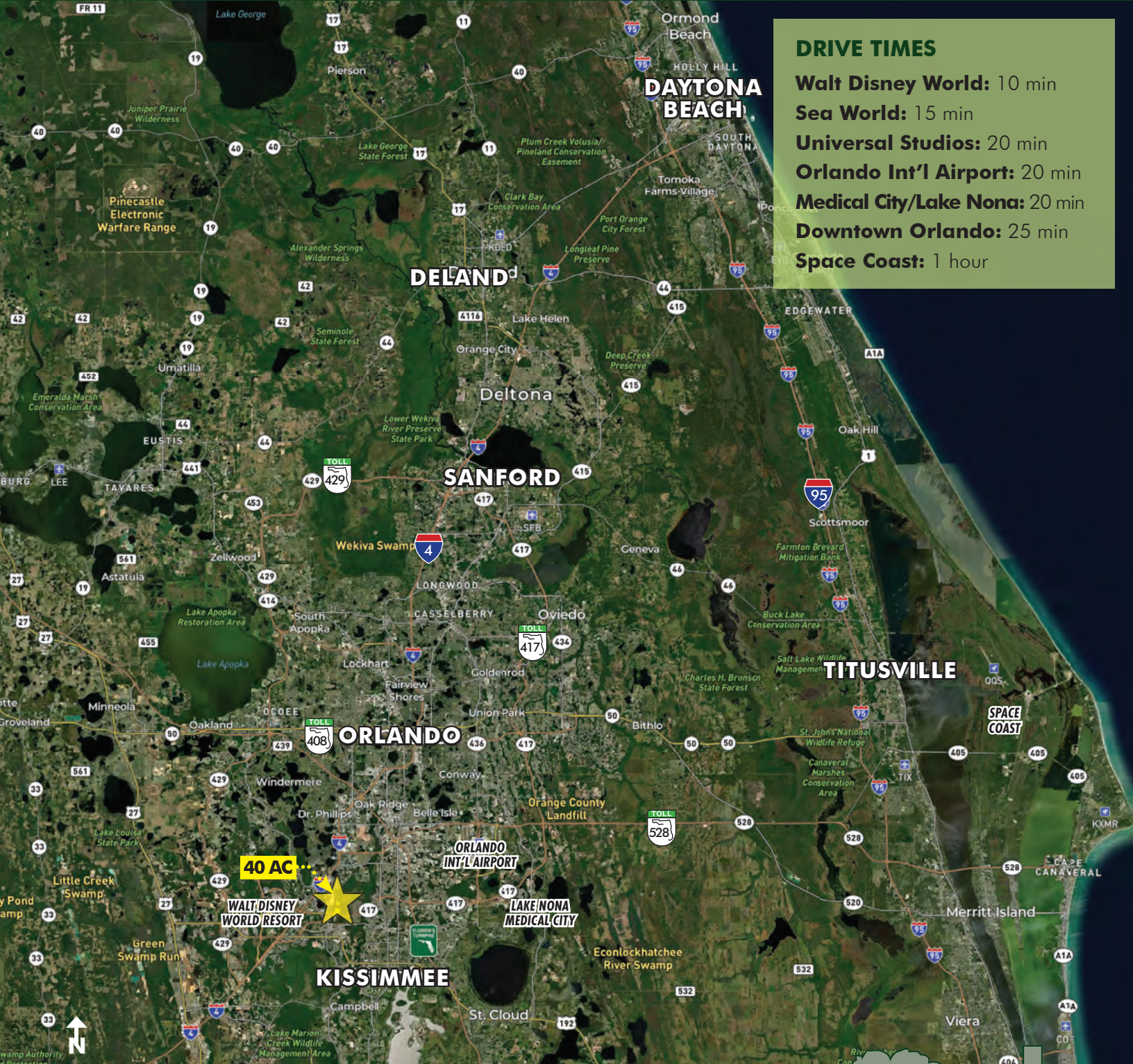
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DRIVE TIMES

- Walt Disney World: 10 min
- Sea World: 15 min
- Universal Studios: 20 min
- Orlando Int'l Airport: 20 min
- Medical City/Lake Nona: 20 min
- Downtown Orlando: 25 min
- Space Coast: 1 hour

LOCATION MAP

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