



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

316 W Michigan St.  
Orlando, Florida 32806



**LUXURY TOWNHOME DEVELOPMENT SITE**



**FOR SALE**

- + **Sale Price:** \$3.5 Million
- + **Land Size:** 2.1 Acres
- + **Zoning:** R-3A
- + **Parcel ID:** 02-23-29-8140-00-001

**Highlights**

- Unique opportunity to acquire the only multifamily lakefront facing land available in SODO District
- Platted for 25 three-story luxury town homes with lake views/access rights per current zoning
- Private lake (Lake Holden)
- Entitled/Permitted/Shovel Ready
- Fully approved construction documents included
- Paid impact fees
- Tree removal completed



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\*In partnership with Jones Lang LaSalle Inc.;  
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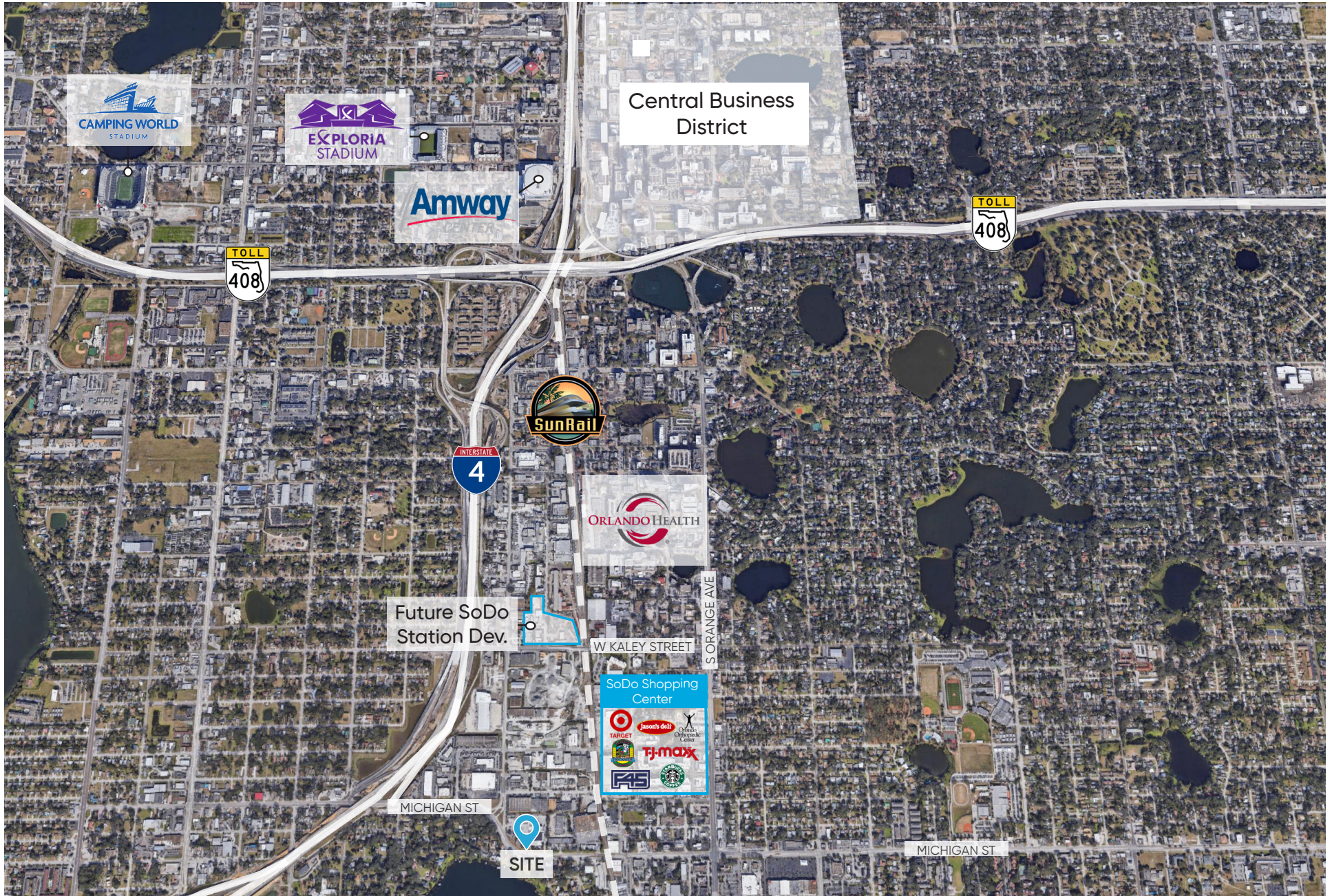
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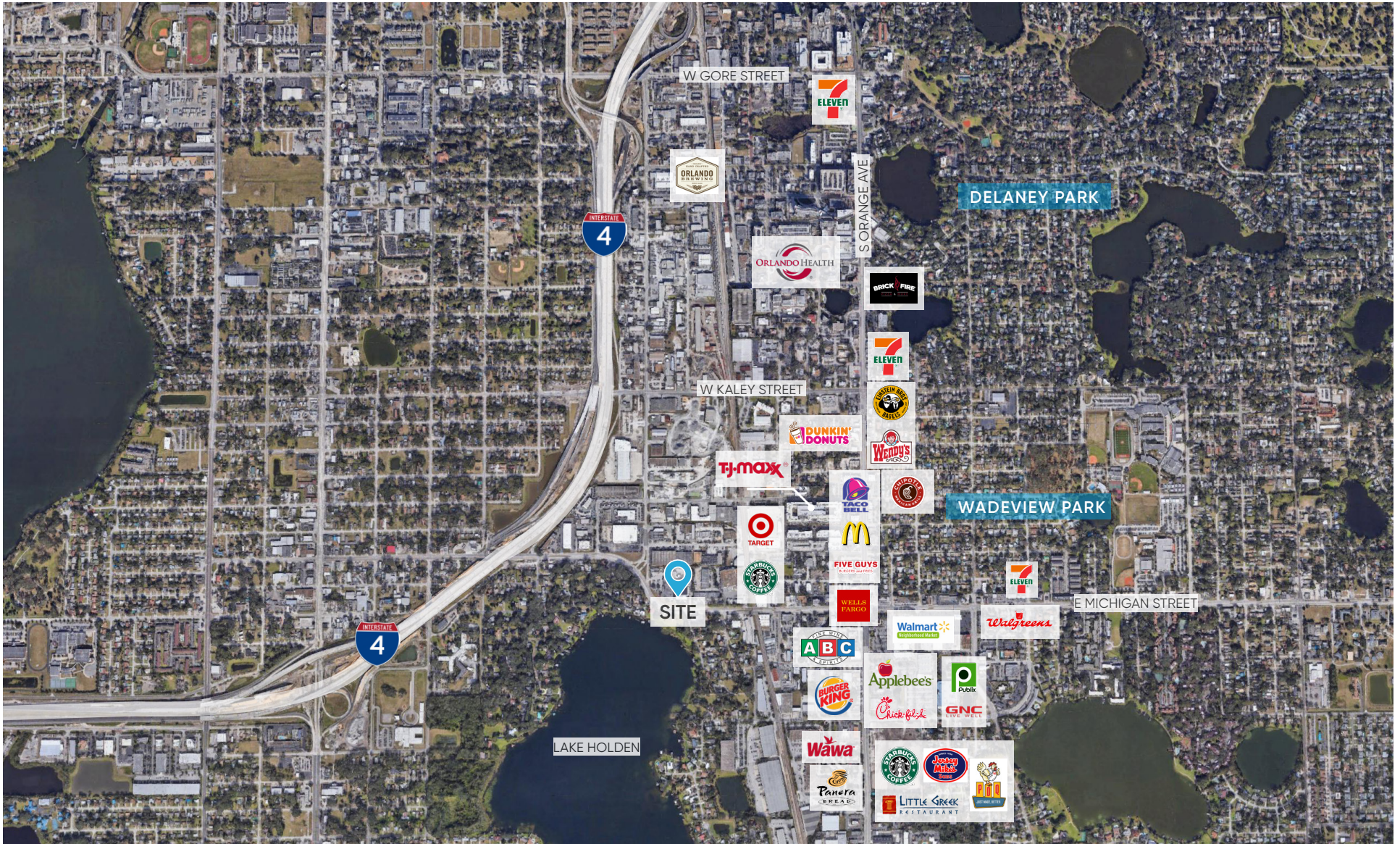


# Location Map



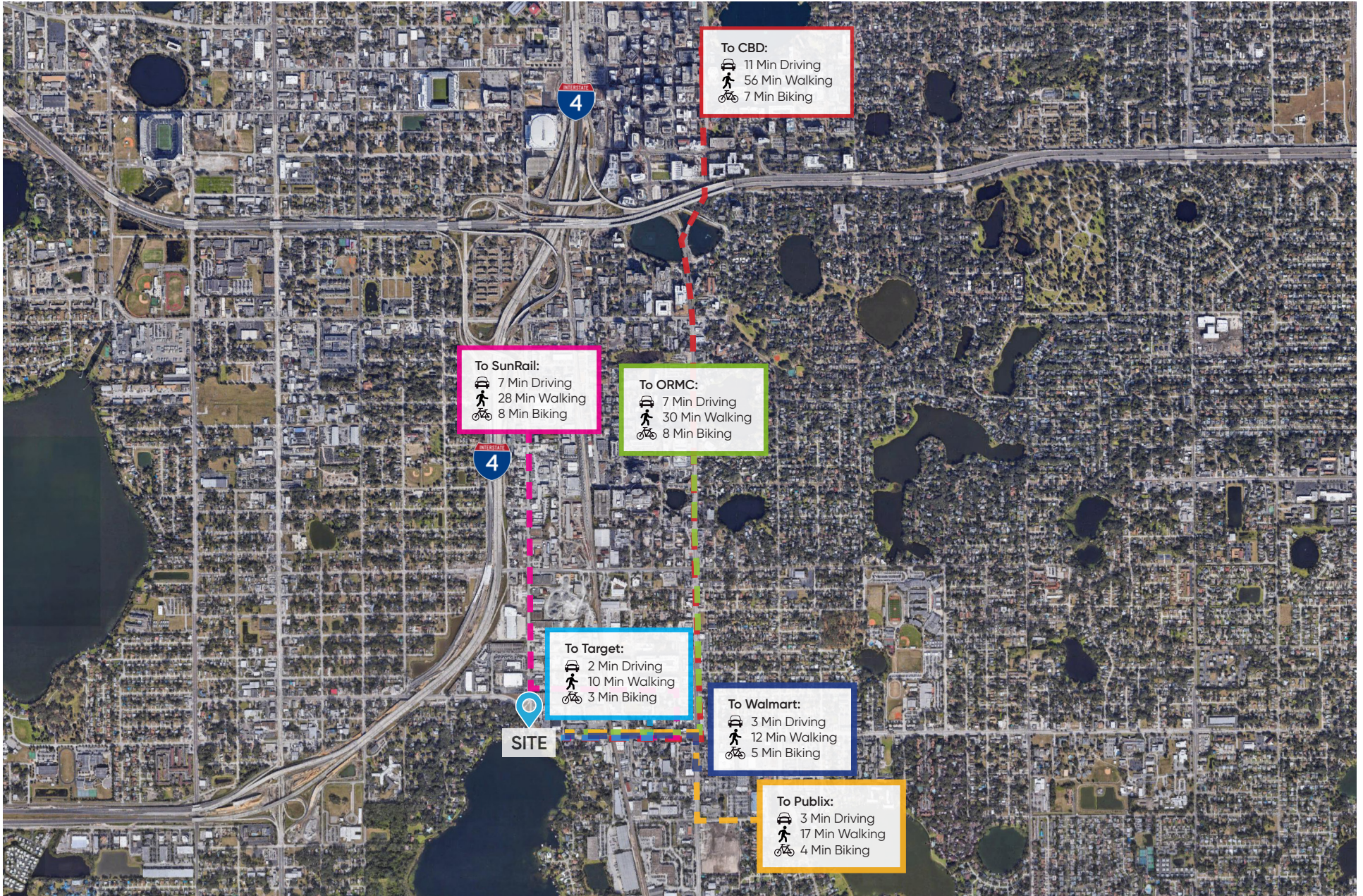


# Merchant Map





# Transportation Map





# School District Map



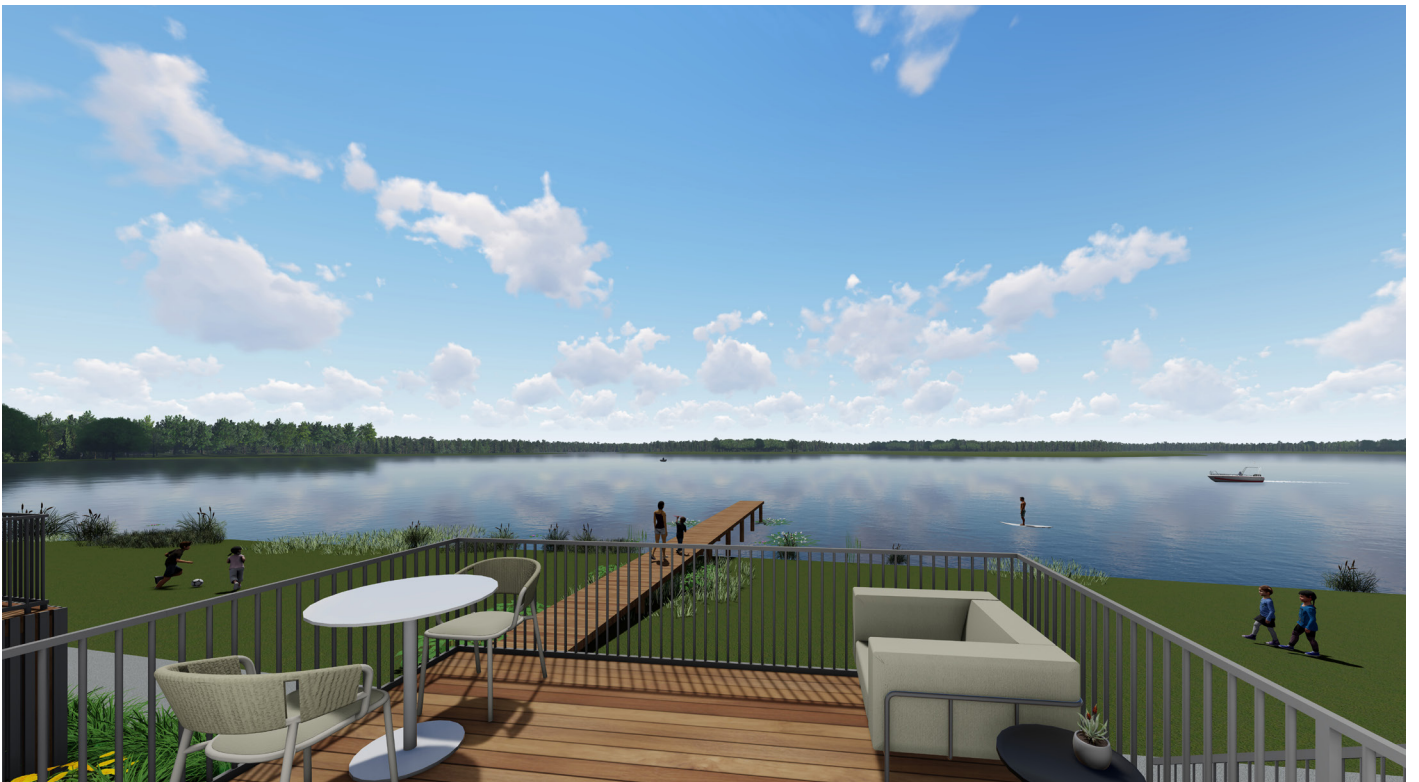


# Aerial/Plat Map





# Site Renderings



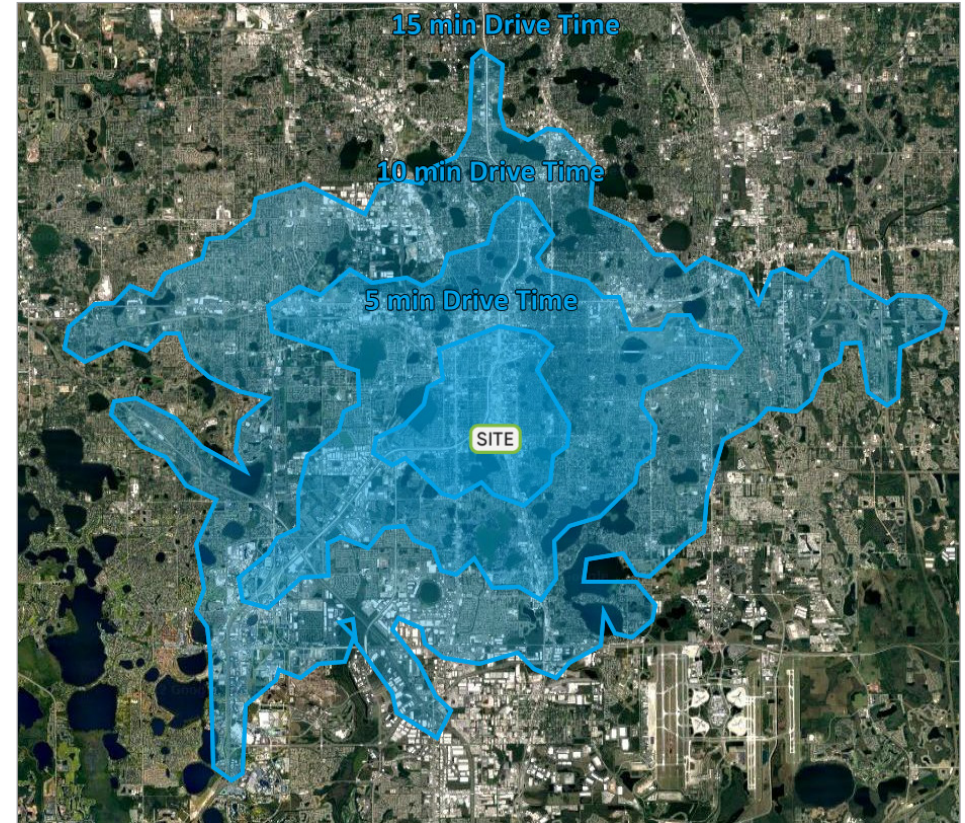
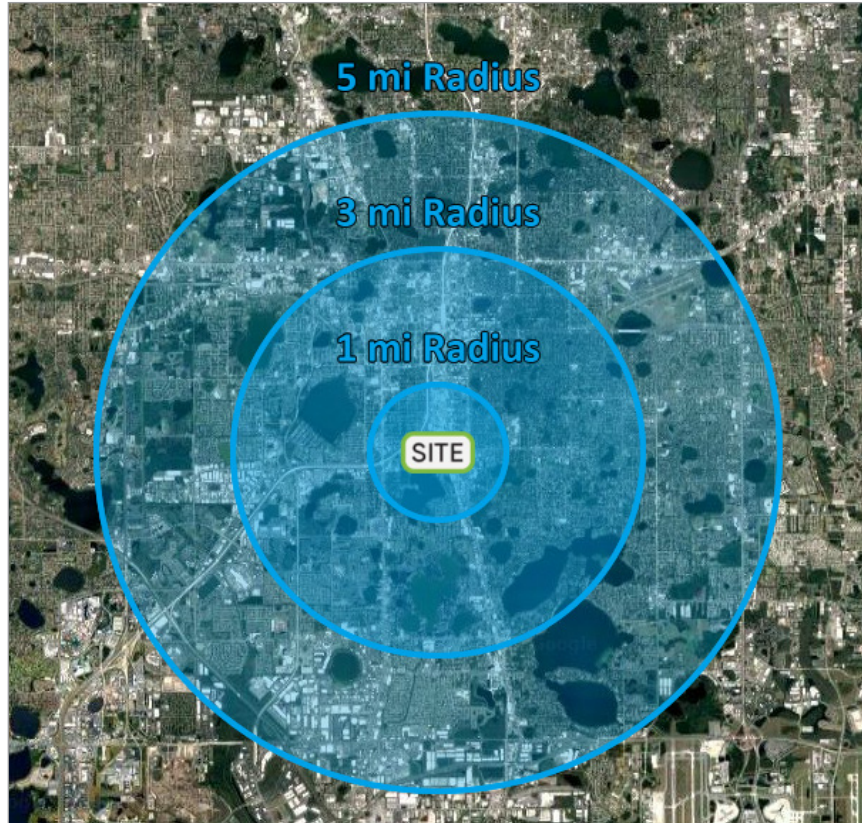


# Site Renderings





# Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	7,908	\$68,163	1,464	16,532
3-Mile	124,289	\$69,370	13,386	108,894
5-Mile	309,813	\$71,817	30,365	232,676

Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	40,574	\$75,058	6,616	63,363
10-Minutes	171,144	\$71,992	19,656	151,455
15-Minutes	442,534	\$71,612	42,278	326,591

