

# LAND FOR SALE

2.6 ACRES FOR SALE

6549 OLD WINTER GARDEN ROAD, ORLANDO, FL 32835



## Property Details

- 400 Feet of Frontage along the north side of Old Winter Garden Road. Level Site with Good Visibility and Exposure
- Zoned P-D, Orange County
- Average Depth of 321 feet
- Located between South Hiawasse Road and North Kirkman Rd.
- Appraised for Approximately \$1,155,000 in 2007
- Plans Available for a 40,732 SF office building with 4/1000 parking ratio. Owner will develop and sell for \$250 PSF

**SALES PRICE**

**\$1,200,000**



**RESULTS REAL ESTATE PARTNERS, LLC**  
Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200  
Lake Mary, FL 32746  
Office (407) 647-0200  
Fax (407) 647-0205  
[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

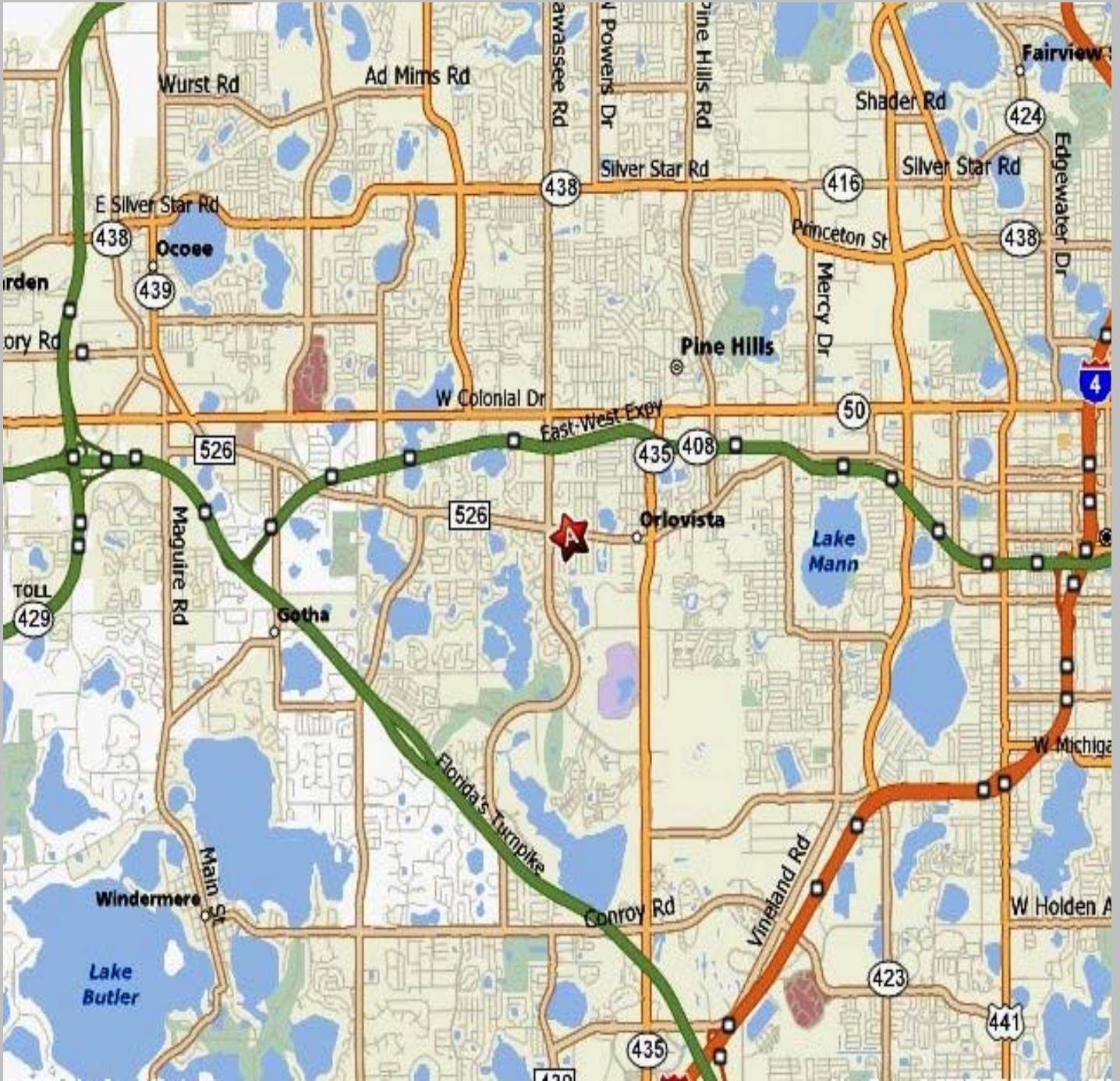
**Please Contact:**

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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions.  
No representation is made as to the accuracy of any information furnished.



# LOCATOR MAP



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# SITE LAYOUT

## PROPOSED LAND USE

PROFESSIONAL OFFICE

## WATER

ORANGE COUNTY UTILITIES

## WASTEWATER

ORANGE COUNTY UTILITIES

## STORMWATER

ORANGE COUNTY;  
ST. JOHNS WATER MANAGEMENT DISTRICT

## TELEPHONE

xxx TELEPHONE

## ELECTRIC

xxx POWER

## OPEN SPACE

MIN. OPEN SPACE = 25%  
IMPERVIOUS/TOTAL AREA=81,042 S.F./114,996.6 S.F.=70.47%

## PARKING CALCULATIONS:

PARKING REQUIRED - PER ORANGE COUNTY TABLE 7.10  
OFFICE: 1 SPACE PER 250 S.F. GFA (GROSS FLOOR AREA)  
40,732 S.F. / 250 S.F. = 163 SPACES

PARKING PROVIDED:  
TOTAL SPACES PROVIDED: 4 HANDICAP SPACE  
128 SPACES (9' X 20')  
40 SPACES (8' X 16')  
172 SPACES

SOILS LEGEND	
SYMBOL	NAME
⊙	CANDLER FINE SAND
⊗	ST. LUDE FINE SAND

## BUILDING USE

PROFESSIONAL OFFICE

## PHASING

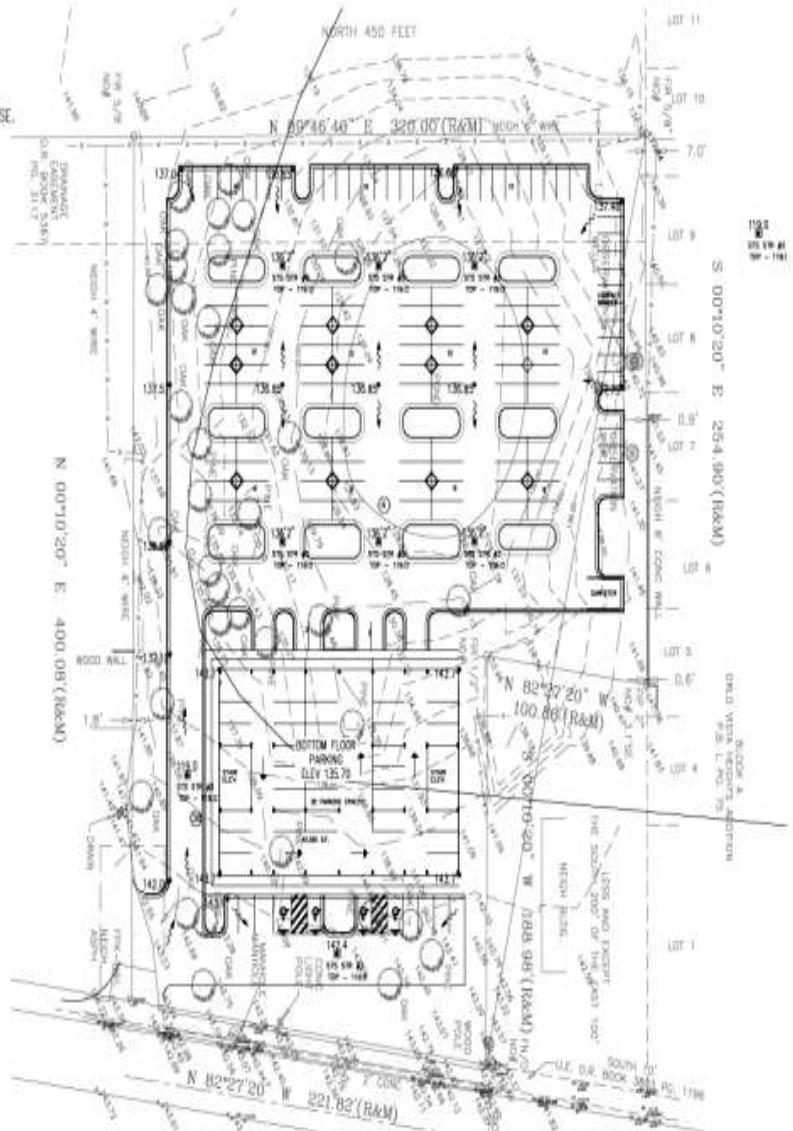
PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

## EXISTING VEGETATION

GRASS, PALM, OAK, AND PINE TREES

## FAR

BLDG. F.L.R. = 40,732 SF  
TOTAL SITE = 118,000 SF



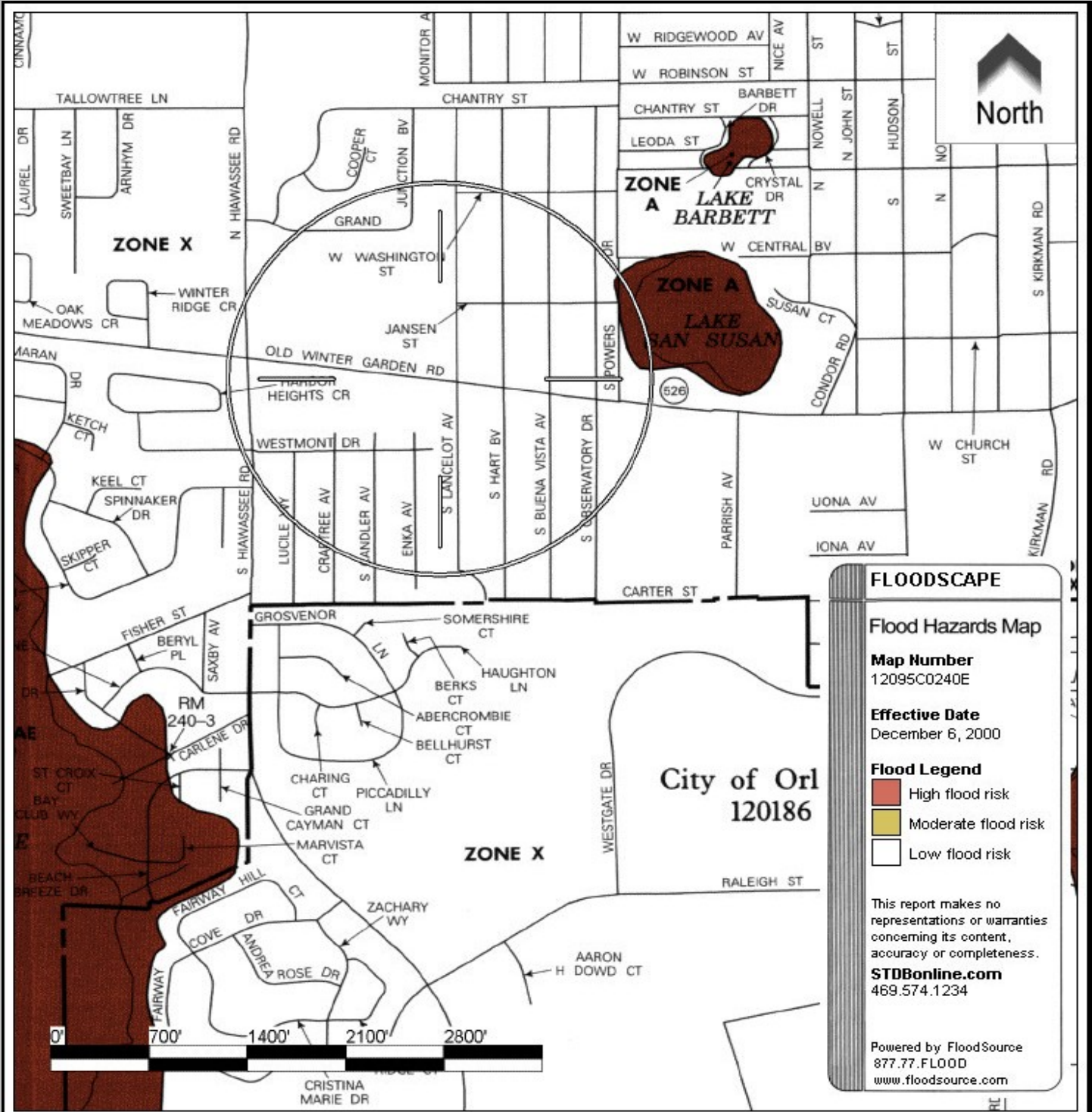
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# FLOOD MAP

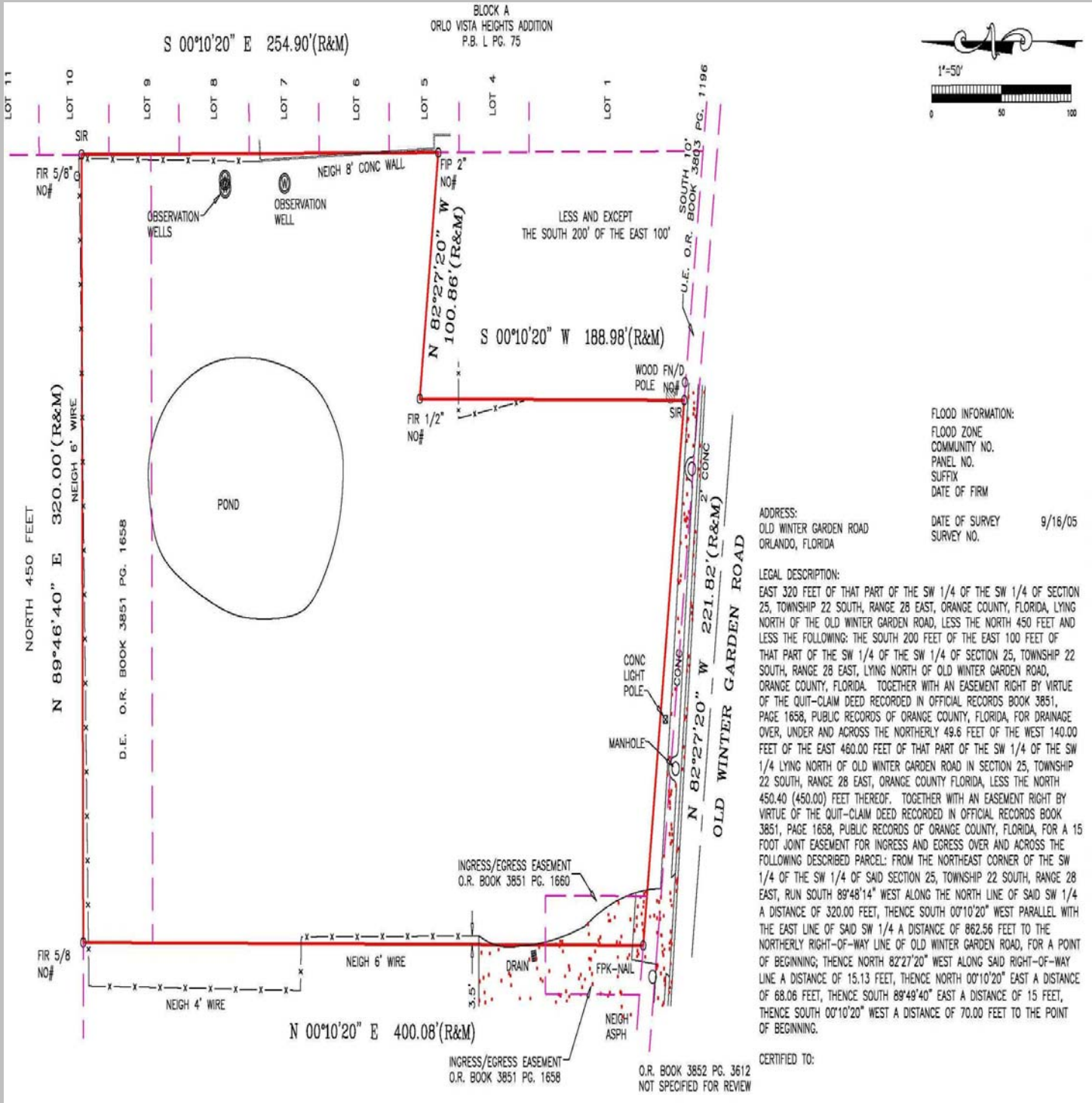


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# SURVEY



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