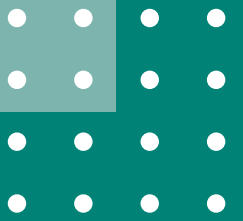




RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

RARE OPPORTUNITY



±6.65 Acres
**S Hiawassee Road
& MetroWest Blvd**
Orlando, FL 32835



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PROPERTY HIGHLIGHTS

- One of the last infill land plays in MetroWest
- Located at the corner of MetroWest Blvd and Hiawasse Road
- Property currently zoned PD but City open to mixed uses
 - Multifamily
 - Medical/Office
 - Retail
- MetroWest is one of Central Florida's most successful "work, live, play" communities
- Major Employers surrounding the Property
 - Falcon's Beyond (hiring 200 new employees)
 - Fairwinds Credit Union
 - Universal Corporate HQ
 - Hilton Grand Vacations
 - Valencia College
 - Florida Cardiology
 - Florida Hospital Medical Group
 - Florida Virtual School
 - Publix
 - Truist
 - Walgreens
- Located in Southwest Orlando property is 15 minutes to:
 - International Drive/Theme Parks
 - Downtown Orlando
 - Windermere, Ocoee and Winter Garden
- Call for pricing information



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MARKET AERIAL

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Lake Hiawassee

CLOSE-UP AERIAL

SURROUNDING RETAIL/OFFICE

S HIAWASSEE RD

435

S KIRKMAN RD



TRUIST



TRUSTCO BANK

Veranda Park

FALCON'S BEYOND

Winn-Dixie

VALENCIA COLLEGE

DUNKIN'

Hilton GRAND VACATIONS

METROWEST BLVD

Walmart



Addition FINANCIAL

FAIRWINDS

Wendy's



SUBWAY tropical CAFE

CHASE

Bravo Arby's



COLD STONE CREAMERY

Pizza Hut

±6.65 Acres
S Hiawassee Road
& Metrowest Blvd
Orlando, FL 32835

METROWEST MARKET HIGHLIGHTS

MetroWest is a master planned community on 1800 acres in southwest Orlando. The main entrance is situated on MetroWest Boulevard, off of Kirkman Road, with easy access to I-4.

Situated in the center of this community is a beautiful golf course, with main streets, MetroWest Blvd and Hiawassee, creating merging 4 lane tree canopied streets. MetroWest was designed around the golf course, lakes and green space. MetroWest is one of Central Florida's most successful "work, live, play" communities.

The Demographics reflect a strong, economically viable, younger community.

109,900



Total
Population

35.1



Total
Households

\$85,700



Avg. HH
Income

See corporations and businesses located
in MetroWest, Orlando, FL:

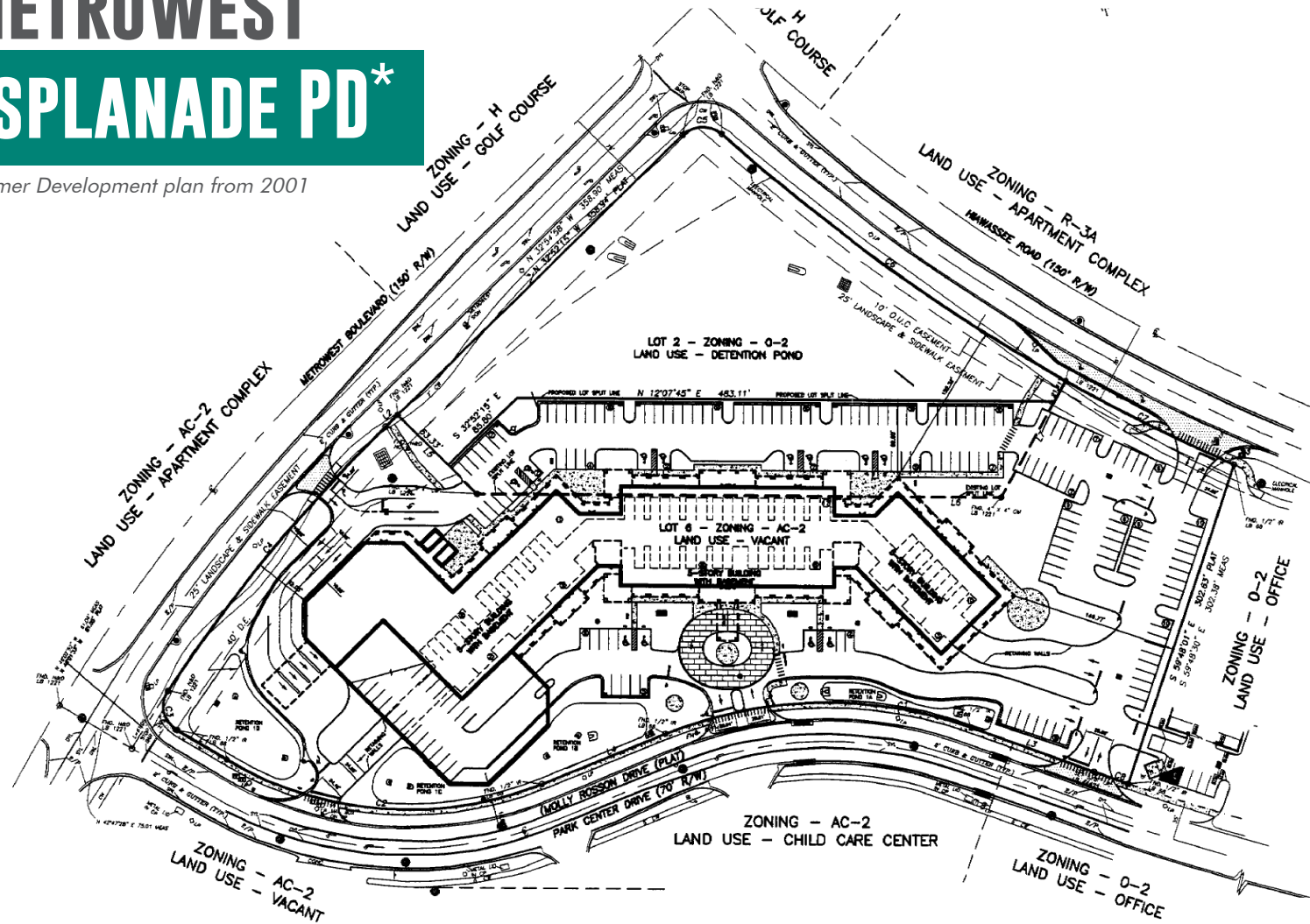
[https://www.metrowestcommunity.com/businesses/
metrowest-businesses/](https://www.metrowestcommunity.com/businesses/metrowest-businesses/)

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METROWEST ESPLANADE PD*

*Former Development plan from 2001



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