GAGNON
Real Estate Investments LLC

CALL FOR OFFERS

CENTRAL FLORIDA RESEARCH PARK

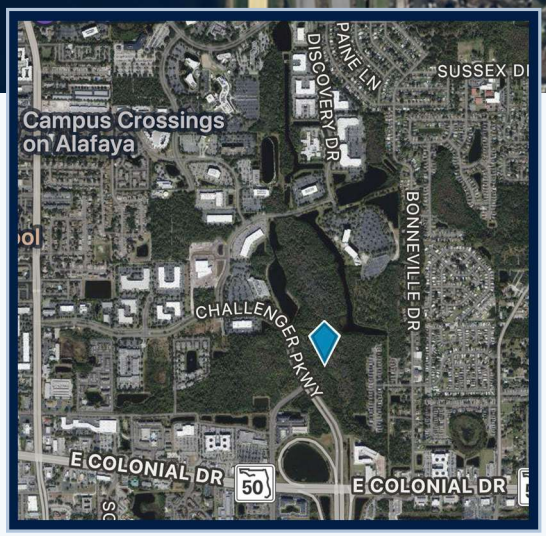
32.14± GROSS ACRES | INDUSTRIAL LAND

Woodbury Road & Challenger Parkway
Orlando, Florida 32826

32.14± Gross Acres	IND-2 / IND-3 Zoning	Signalized Corner	Adjacent to UCF

PROPERTY OVERVIEW

Rare call-for-offers land opportunity positioned at the signalized corner of Woodbury Road and Challenger Parkway within Central Florida Research Park. The property offers direct access to the University of Central Florida and proximity to one of East Orlando's strongest research, technology, simulation, defense, and corporate employment corridors.



PROPERTY SNAPSHOT

Location	Woodbury Road & Challenger Parkway, Orlando, FL 32826
Parcel ID	15-2231-1218-32-010
Gross Land Area	32.14± Acres
Zoning	IND-2 / IND-3 / Industrial
Traffic Count	26,100 AADT
Utilities	TBD
Sale Process	Call for Offers

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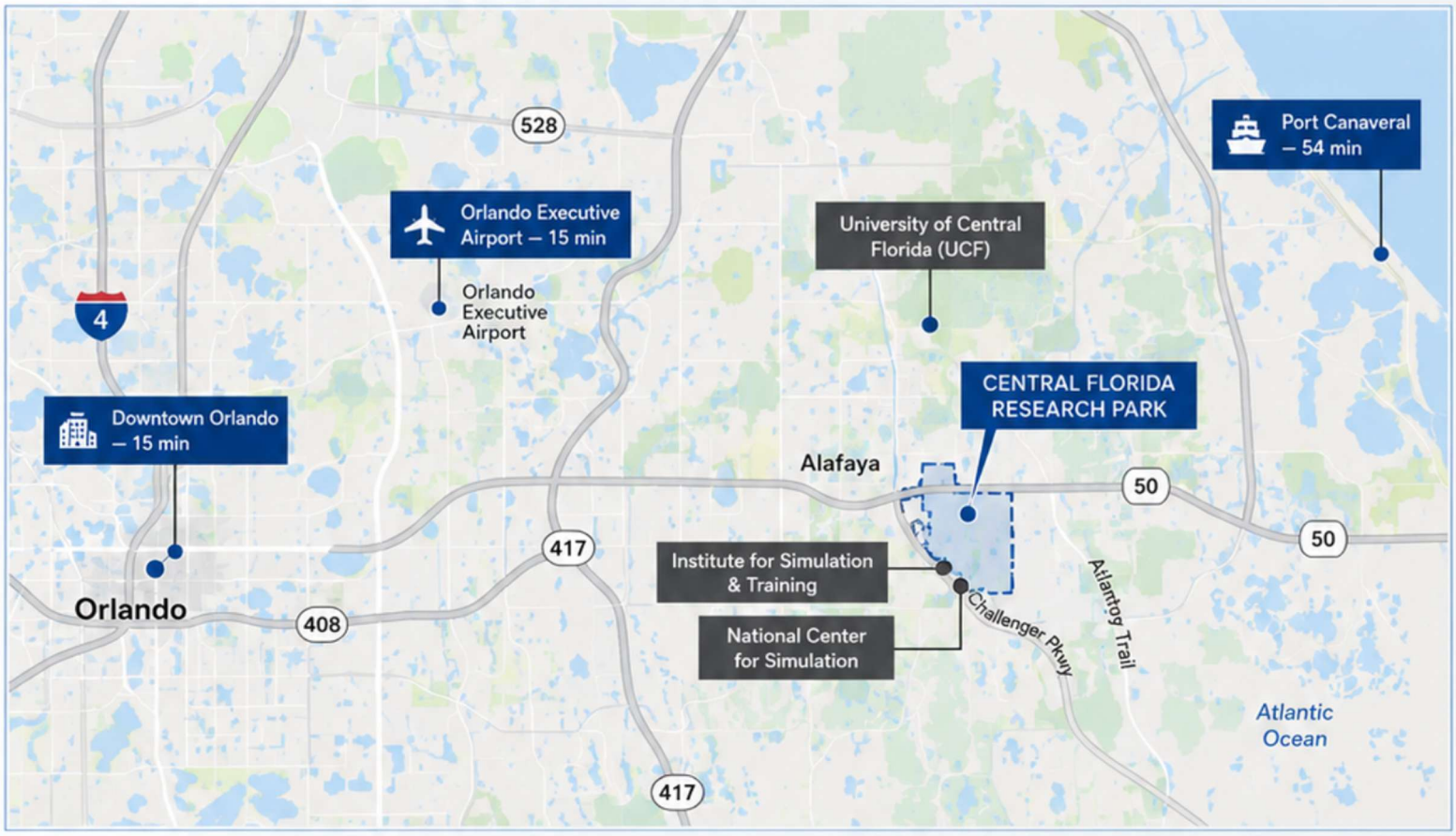
STRATEGIC LOCATION + ACCESS

Positioned within one of East Orlando's strongest research, technology, simulation, defense, and university-driven corridors.



LOCATION ADVANTAGES

- Strong East Orlando access to SR 50, SR 408, SR 417, and I-4
- Signalized corner at Woodbury Road and Challenger Parkway
- Adjacent to UCF, in Central Florida Research Park
- Surrounded by research, simulation, defense, and technology users

CENTRAL FLORIDA RESEARCH PARK

1,027	Acres
68	Buildings
140+	Companies
9,500+	Employees

RESEARCH PARK ECOSYSTEM + LONG-TERM VALUE

A nationally recognized defense, simulation, technology, and university-driven employment corridor.

01 NATIONAL RANKINGS

- Largest research park in Florida
- Fourth largest in the United States by number of companies
- Seventh largest in the United States by employment
- Frequently recognized among the world's leading university-affiliated research parks

02 DEFENSE + TECHNOLOGY HUB

The Research Park is widely recognized as the center of the nation's modeling, simulation, and training industry. It hosts major military simulation operations for the U.S. Army, Navy, Air Force, and Marine Corps. More than **$1.4 billion** in federal contracts are awarded annually through organizations located within or immediately surrounding the Research Park.

03 CORPORATE PRESENCE

- Boeing
- Northrop Grumman
- Raytheon
- L3Harris
- Leidos
- Siemens
- Collins Aerospace
- General Dynamics
- BAE Systems
- Booz Allen Hamilton
- AT&T

Lockheed Martin maintains substantial nearby operations.

04 TALENT PIPELINE

Direct access to the University of Central Florida—one of the nation's fastest-growing research universities—fuels a robust talent pipeline. The ecosystem delivers a steady flow of engineering, computer science, simulation, optics, photonics, and technology graduates ready to power innovation and industry growth.

This concentration of talent, infrastructure, and corporate investment creates a unique environment for future development and long-term value creation.

GARY GAGNON
Licensed Real Estate Broker
Gagnon Real Estate Investments LLC

407-432-1740
Gary@GagnonRealEstate.com
gagnonrealestate.com

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Buyer to independently verify all information.