



FOR  
SALE/  
LEASE

MAGNOLIA HOMES RD

REDUCED SALE PRICE!

6551 MAGNOLIA HOMES RD

ORLANDO, FL | 6.93 ACRES | ZONED I-2/I-3, ORANGE COUNTY



CITE PARTNERS



# PROPERTY SPECIFICATIONS

## THE PROPERTY

- 6.93 gross acres, 4.03 usable acres
- Land Use: 4000 - Vacant Industrial
- Municipality: Unincorporated Orange County
- CSX rail line spur exists on property to the south and could be extended to this site

## UTILITIES

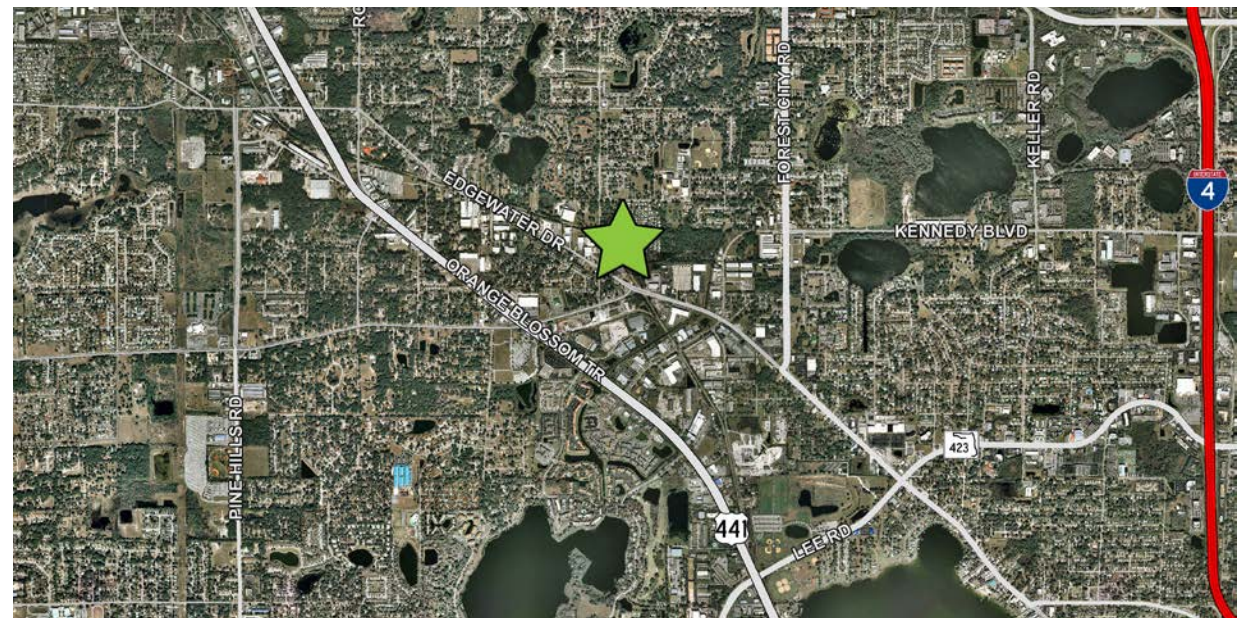
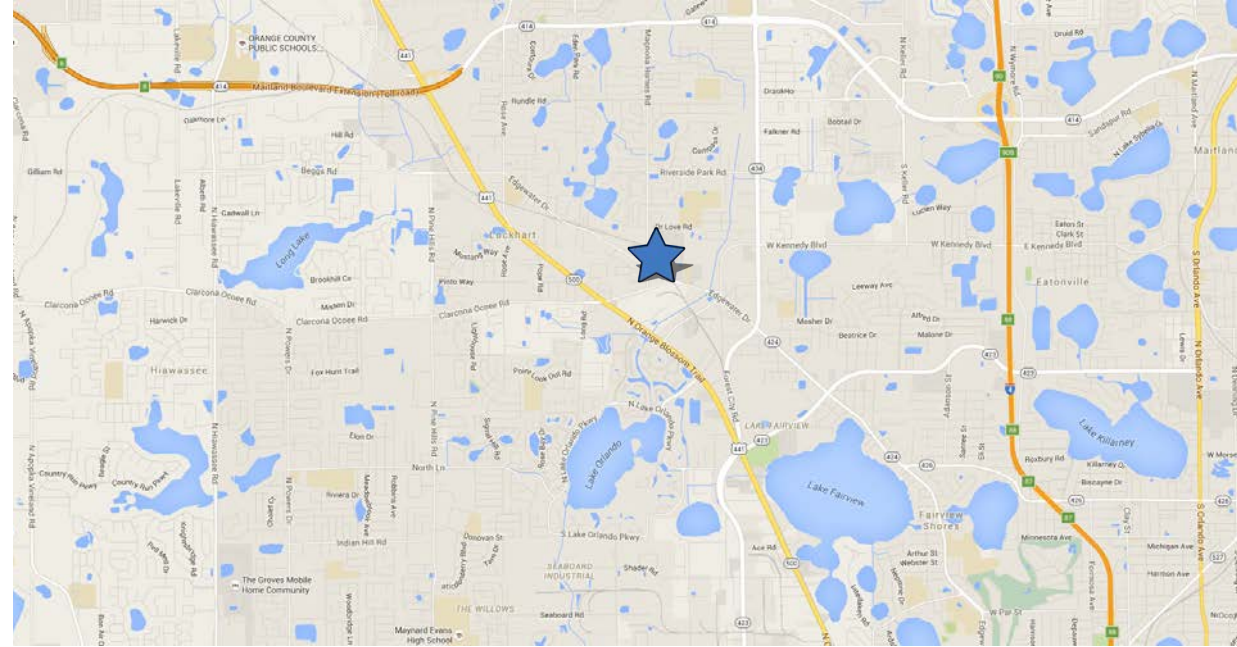
- Power: Progress Energy
- Water: Orange County Utilities  
16" water main on west side of Magnolia Homes Rd
- Sewer: Orange County Utilities  
20" forced main on west side of Magnolia Homes Rd
- Garbage: Orange County
- Census Tract: 015104, which appears to be eligible for the New Market Tax Credit

## LOCATION

- Located near the intersection of Edgewater Drive and Clarcona Ocoee Road and offers excellent access to these major roads, as well as US Highway 441 (Orange Blossom Trail), State Road 434 and Lee Road.

## THE PRICE

- Sale: **\$595,000 (\$85,859 per gross acre) REDUCED!**
- Lease: Negotiable



**MATT SULLIVAN, SIOR, CCIM**  
Managing Director, Principal  
matt.sullivan@citepartners.com  
407.930.1802

**WILSON MCDOWELL, SIOR, CCIM**  
Managing Director, Principal  
wilson.mcdowell@citepartners.com  
407.930.1801

**BOBBY ISOLA, CCIM**  
Director, Principal  
bobby.isola@citepartners.com  
407.930.1804

**CITE PARTNERS**  
100 South Orange Ave., Suite 500  
Orlando, FL 32801  
www.citepartners.com

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SURVEY

