

**FOR
SALE**

**32.6 ACRE DEVELOPMENT SITE
(POTENTIAL 80 SFH)**

**4 SITES 4009, 4349, 4349 & N. HIWASSEE ROAD
ORLANDO, FLORIDA**



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Property Details

- 32.6 Acres on 4 sites Fronting Horseshoe Lake
- Between HW 50 (Colonial Drive) and Clarcona Ocoee Road
- Current Zoning A-1/R-1A, proposed rezoning to PD (Orange County)
- Proposed 80 (40' Lots see site plan on page 2) 50' lot site plan on file
- Lots of existing plans and studies on file for buyer's use (See Broker for details)
- Potential JV Opportunities Available (see broker for details)
- Seller Financing Available, Seller Motivated
- **Sales Price: \$2,975,000 (\$91K/Acre or \$37K/Lot)**

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.

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Site Data 4

Total Number of Acres	30.4
Wetlands	11.3
Total Developable Acres	18.5
Required Stormwater @ 20%	3.7
Provided Stormwater	3.7
Wetland Impacts	1.7
Total Number of Lots (40' x 120')	80



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