



2.2+/- ACRES  
ZONED C-2



# 911 Marshall Farms Rd

911 Marshall Farms Rd  
Ocoee, FL 34761

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FOR SALE

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Section 1

# Property Information



# Property Summary

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## PROPERTY HIGHLIGHTS

- ±96,532 SF (2.22 Acres)
- C-2 Commercial Zoning (City of Ocoee)
- Small-Format Development Site
- Cleared and development-ready
- Entitlement risk mitigated
- Conceptual flex development plans available
- Suitable for owner-user or investor/developer
- Strategic West Orange County location

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1
Lot Size:	96,468 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	35	1,253
Total Population	16	96	3,503
Average HH Income	\$113,775	\$114,859	\$119,785

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# Property Description

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## PROPERTY DESCRIPTION

Rare opportunity to acquire 2.22± acres of fully rezoned C-2 commercial land in the growing West Orange submarket. The property has been cleared, prior structures have been demolished, and the site is positioned for immediate commercial development.

Ownership has completed the rezoning process to obtain C-2 zoning, materially reducing entitlement risk and accelerating a buyer's development timeline. Conceptual plans have been prepared for a flex commercial project featuring retail showroom frontage with warehouse/flex space, supporting a range of uses including contractor space, service commercial, automotive, distribution, and light industrial operations.

## LOCATION DESCRIPTION

Located opposite the Manheim Auto Auction on Marshall Farms Rd, this cleared and rezoned C-2 commercial site in West Orange County is strategically positioned for flex development. The site is ideally suited for a retail showroom combined with warehouse and service commercial use, offering a prime opportunity for commercial development in a high-traffic locale.

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# Additional Photos

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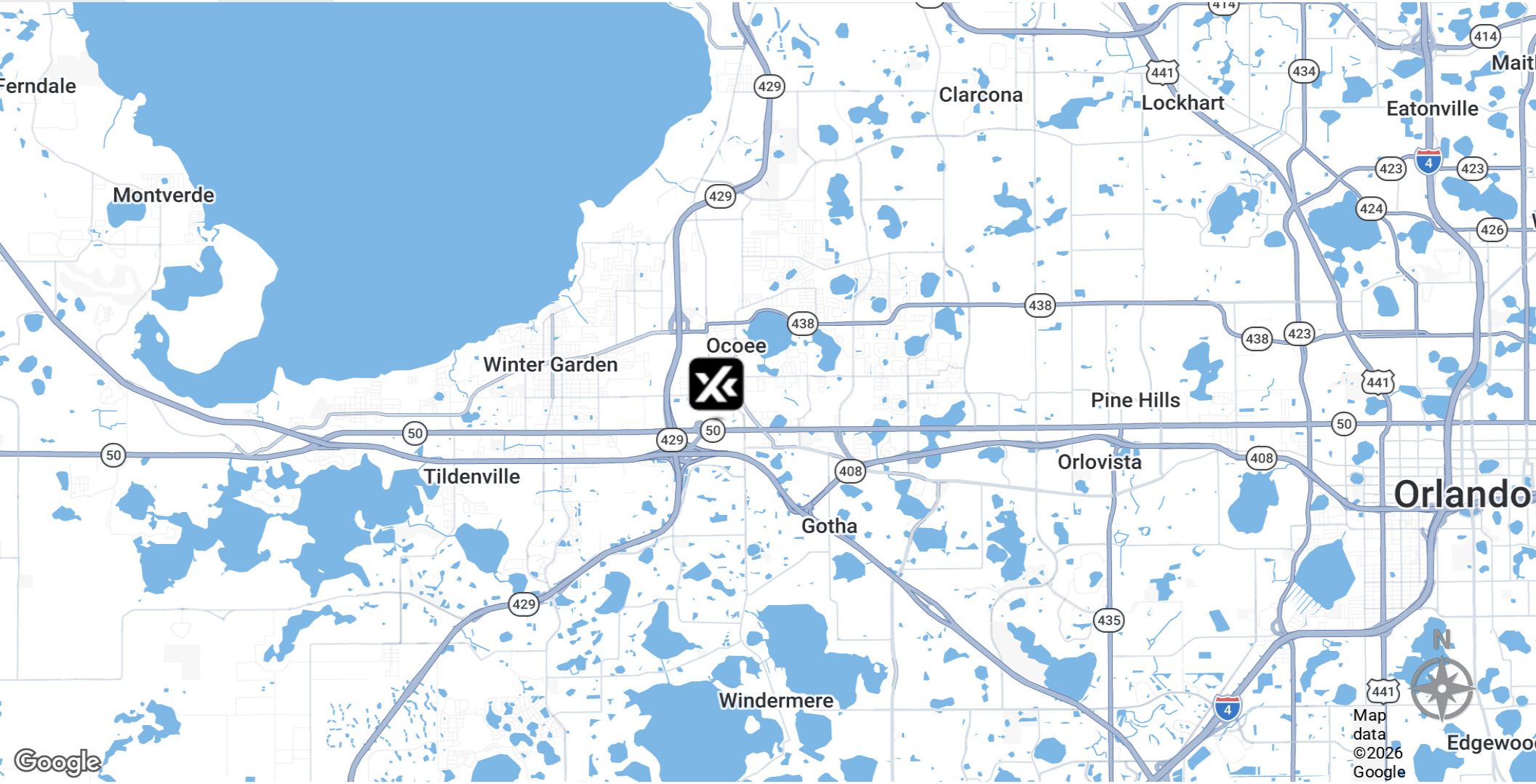
Section 2

# Location Information



# Regional Map

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# Aerial Map

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Section 3

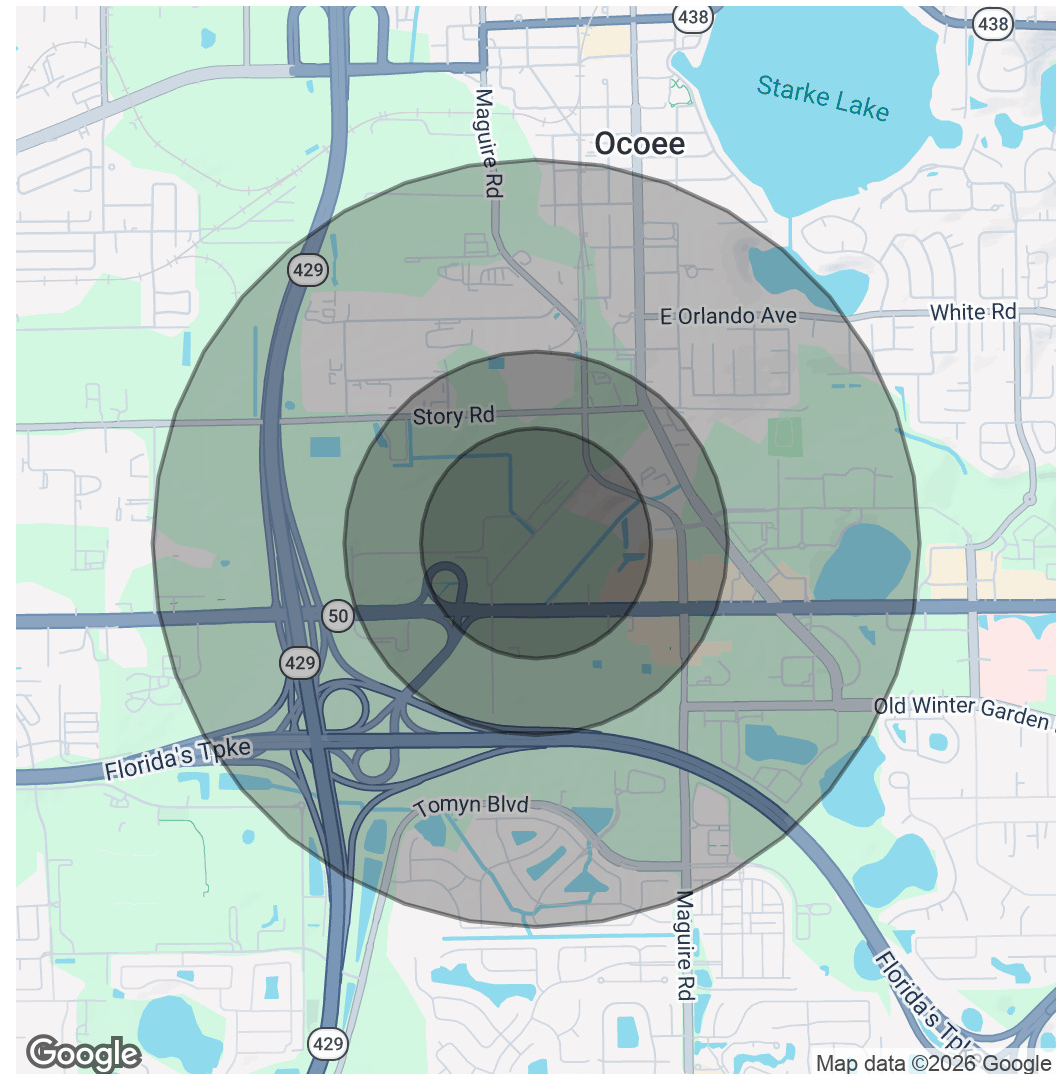
# Demographics

# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16	96	3,503
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	35	1,253
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$113,775	\$114,859	\$119,785
Average House Value	\$376,044	\$383,208	\$428,919

Demographics data derived from AlphaMap



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