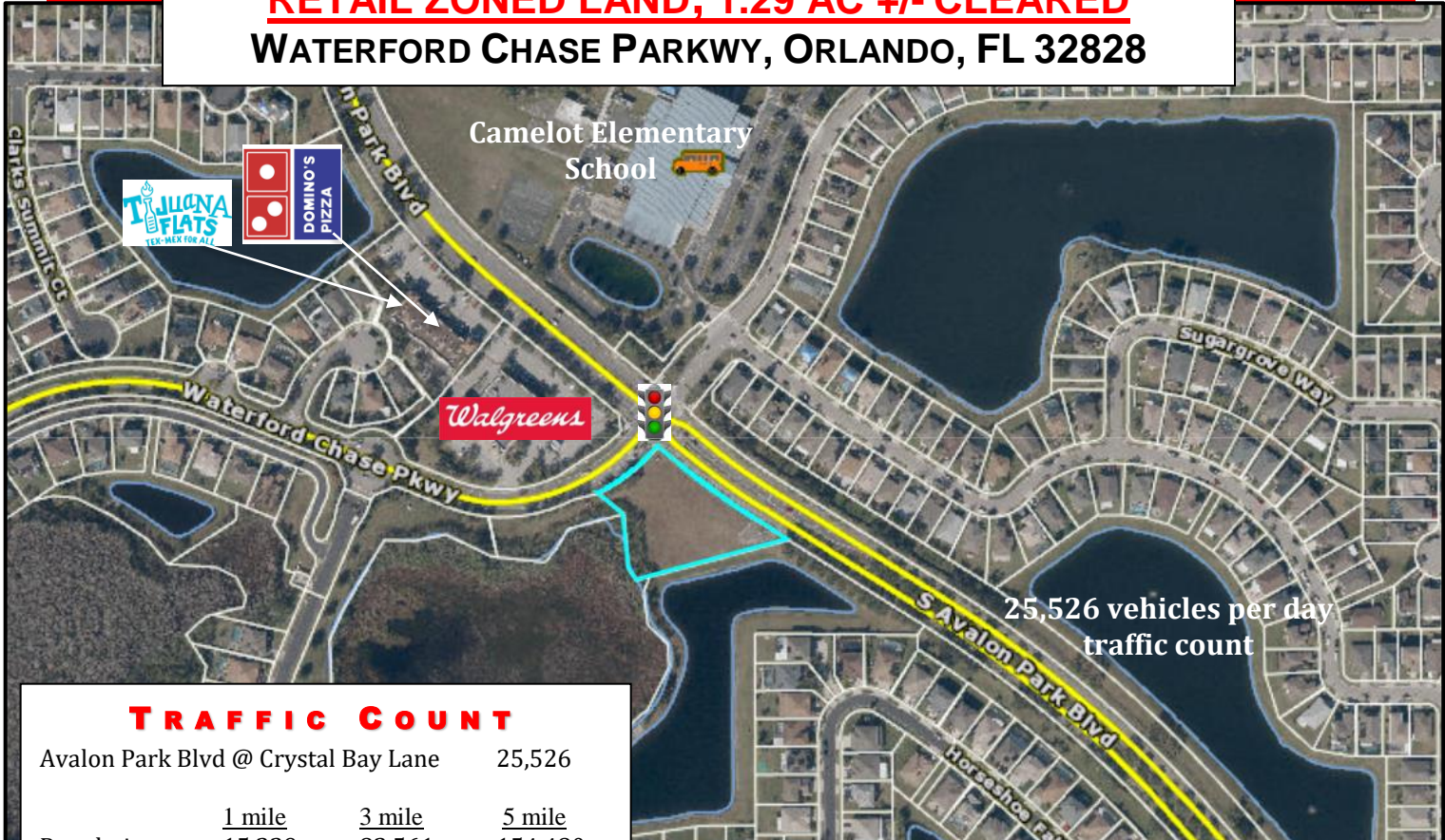


FOR SALE



RETAIL ZONED LAND, 1.29 AC +/- CLEARED WATERFORD CHASE PARKWY, ORLANDO, FL 32828



25,526 vehicles per day
traffic count

TRAFFIC COUNT

Avalon Park Blvd @ Crystal Bay Lane 25,526

	1 mile	3 mile	5 mile
Population:	15,229	82,561	154,480
Households:	4,964	28,192	49,482
Avg Income:	\$97,411	\$90,801	\$87,766

PROPERTY HIGHLIGHTS

- 1.29 ac Cleared, with Curb Cut along Avalon Pk Blvd
- Zoning: PUD - C1 Uses Muni: Orange County
- 11,000 SF of Building Entitlement Rights
- Situated at Signalized Intersection @ Avalon Park Blvd and Waterford Chase Parkway
- Frontage Along Avalon Pk Blvd: 345 Linear Foot
- Close to: SR 50/E Colonial Dr, SR 408, SR 528 Beachline, SR 417
- Purchase Price: \$1.69 Million

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

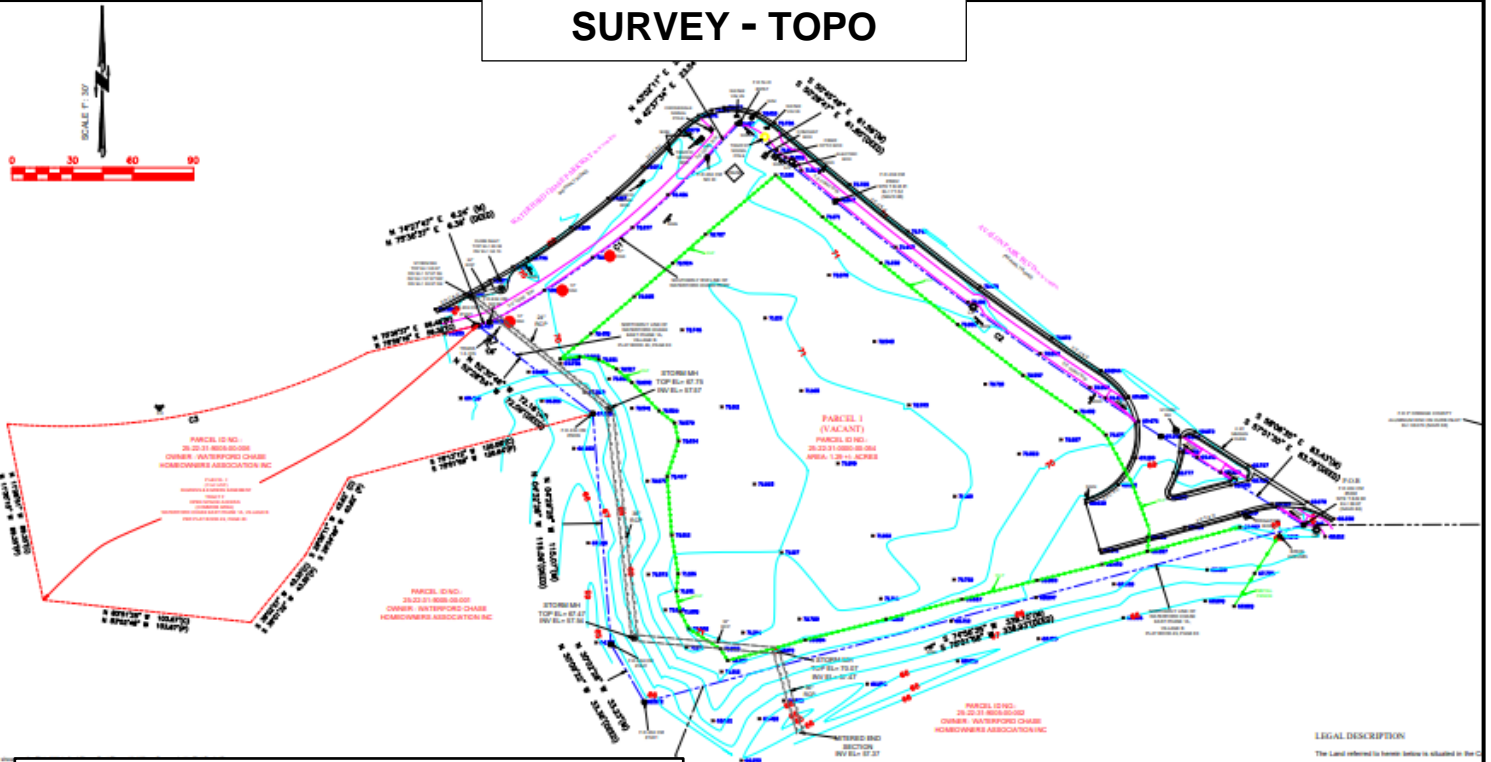
Scott@BossCRE.com

www.BossCRE.com

FOR SALE



SURVEY - TOPO



Bearings shown hereon are based on the East Line of the Northeast 1/4 of Section 25, Township 22 S, Range 31 E, as being S 00°13' 56" E per state plane coordinates Florida East Zone, per reference points CCR # 106075 & CCR # 77286.

Field Date : 04/09/21
Date Completed : 04/12/21

PROPERTY ADDRESS :
XXX WATERFORD CHASE PKWY,
ORLANDO, FL 32828.

SURVEY NO : VS 2459

FLOOD ZONE INFORMATION :
Community No : 120179
Panel : 0295
Suffix : F
F.I.R.M. Date : 09/25/2009
Flood Zone : X

POTENTIAL ENCROACHMENT NOTES

- A) Sidewalk encroaches 9.4' onto subject property.
- B) Electric transformer encroaches 11.8' onto subject property.

ZONING NOTES

Zoned: CG - Commercial / General

Permitted Use Classification: Filling Station / Convenience Store / Carwash

Observed Use(s): Vacant Parcel

Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the Orange County Florida Zoning Regulations, Part 1 - Article V. Zoning Regulations are subject to change and interpretation, for further information contact: Orange County Florida (phone: 407-836-5791)
Contact's Name: Jeanne Graham

Site Restrictions:

1. Minimum building setbacks:
Front: 25' (min. provided: N/A)
Side: 15' (min. provided: N/A)
Rear: 20' (min. provided: N/A)
2. Minimum lot size: 10,000 s.f. (provided: 56,079 s.f.)
3. Minimum lot frontage: 100' (min. provided: 345.2')
4. Maximum building height: 35' (max. provided: N/A)
5. Maximum density: None required
6. Maximum floor area ratio: None required

Parking Tabulation:

Regular Space Requirements:	1 space per 200 s.f. of exterior footprint of building
Handicap Space Requirements:	1 space per 25 regular spaces
Regular Spaces Required:	0 Provided: 0
Handicap Spaces Required:	0 Provided: 0
Total Spaces Required:	0 Provided: 0

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 120179 0295 F, which bears an effective date of 09/25/09 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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AERIAL OVERVIEW AVALON PARK

SUBJECT
PROPERTY



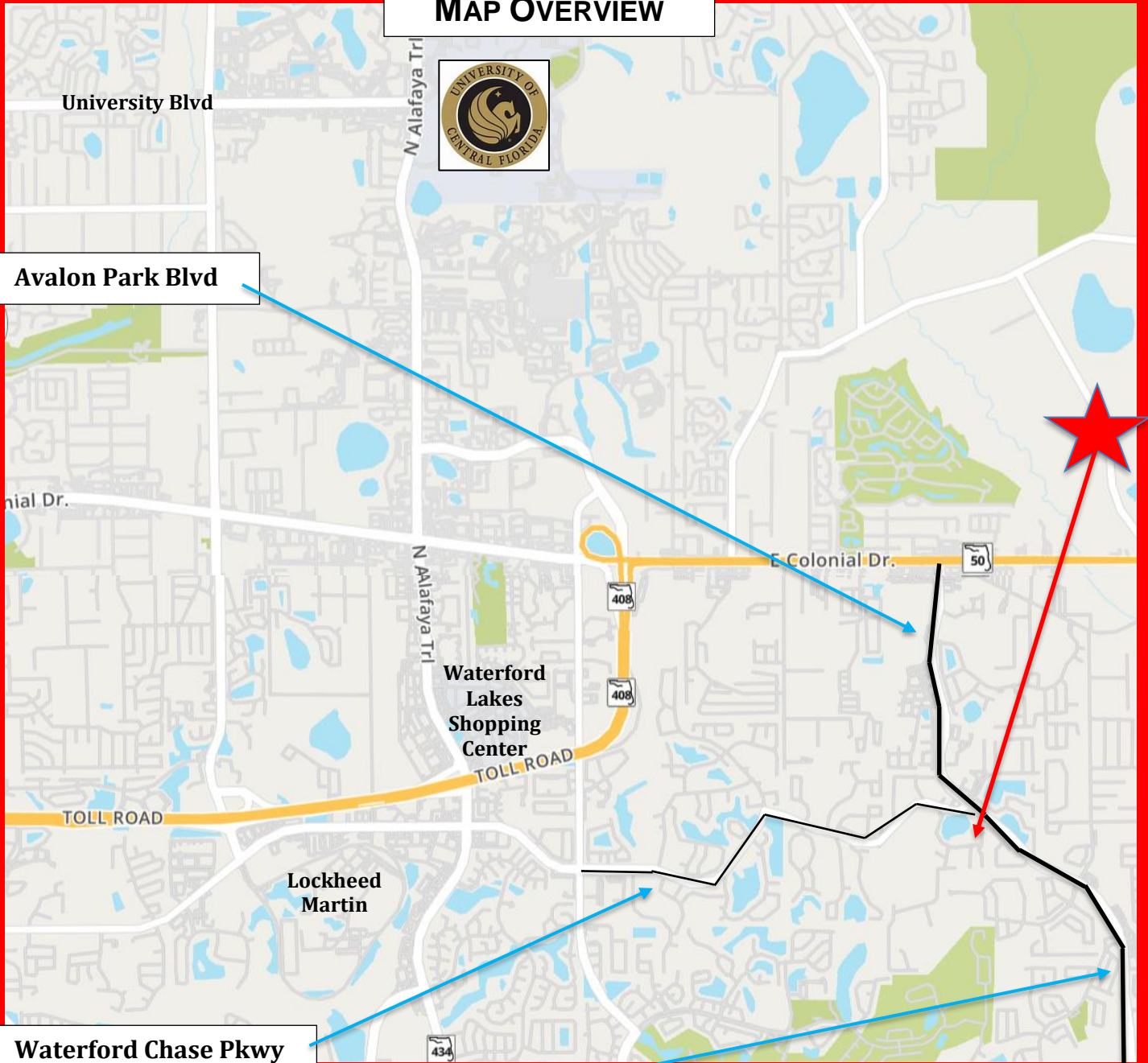
ORLANDO
AVALON PARK
LIVE • LEARN • WORK • PLAY

Avalon Park Orlando is an 1,860-acre neighborhood located in southeast Orange County, nestled beside the serene, natural surroundings of the Econlockhatchee River. Avalon Park has 240 acres of wetlands, 400 acres of upland preserve, 250 acres of man-made lakes, walking/biking trails and a pool with cabana located in the center of each neighborhood village. Development principles are based on New Urbanism planning concepts, which emphasizes human-scale communities in which traditional-style neighborhoods are within easy walking distance of the town center to foster an improved quality of life for residents of all ages. Bringing this principle to life includes a mix of housing types, civic uses, office/commercial buildings and Downtown Avalon Park. Planning includes approximately 3,400 single-family units, 1,431 multi-family units and more than half a million square feet of commercial space.

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MAP OVERVIEW



Avalon Park Blvd

Waterford Chase Pkwy

Avalon Park Blvd

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New Smyrna Beach, FL, 32169

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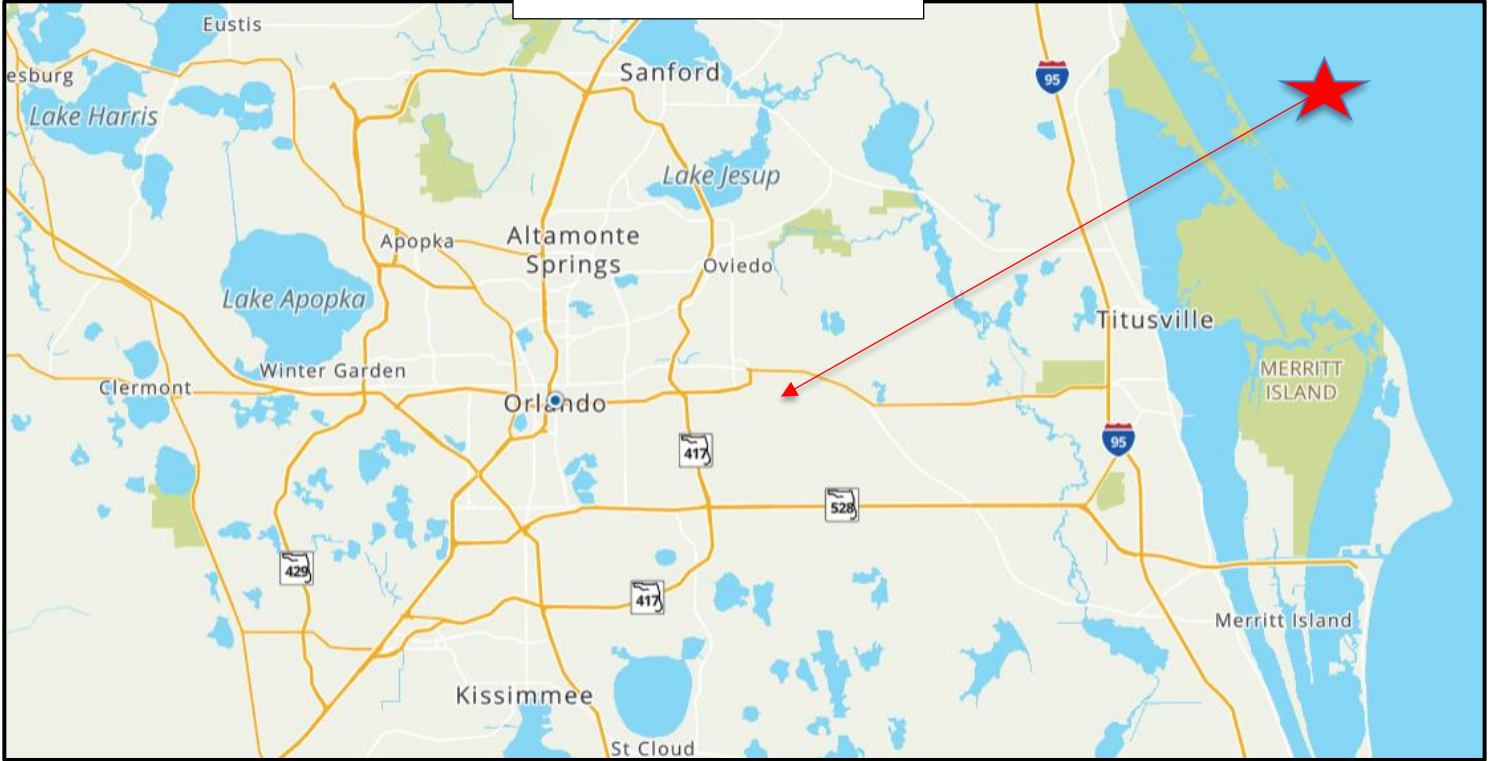
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FOR SALE



MAP OVERVIEW



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