

FOR SALE | Infill Development Opportunity



**High Profile Signalized Hard Corner Available
Located in the Heart of Winter Park**

1801 WEST FAIRBANKS AVENUE | WINTER PARK, FL 32789

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The Opportunity

ADDRESS

1801 West Fairbanks Avenue
Winter Park, Florida 32789

PRICE

\$4,175,000

ASSEMBLAGE

Five (5) Contiguous Parcels

SIZE

±1.30 Acres

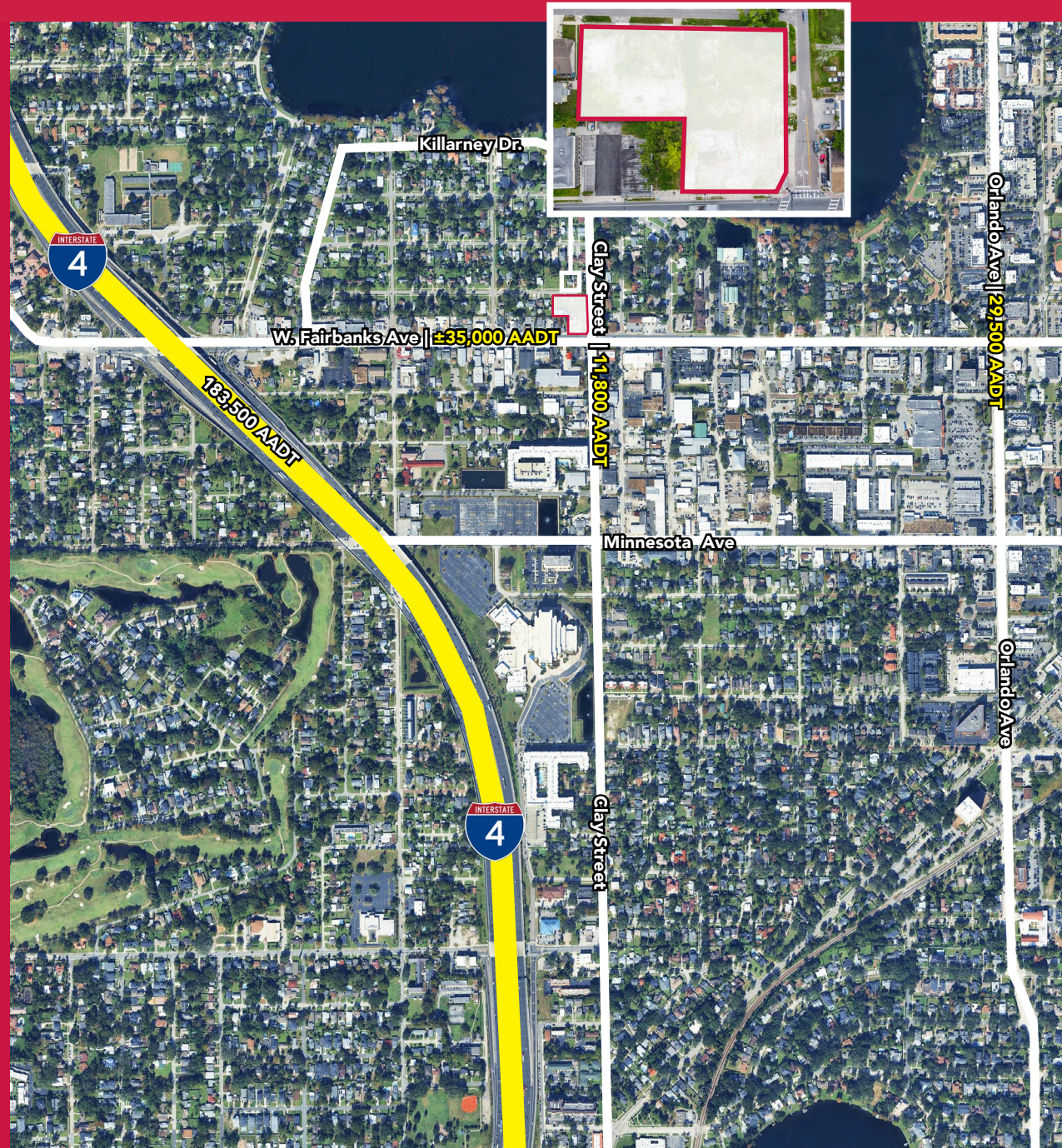
ZONING

C-3 (City of Winter Park)



PROPERTY HIGHLIGHTS

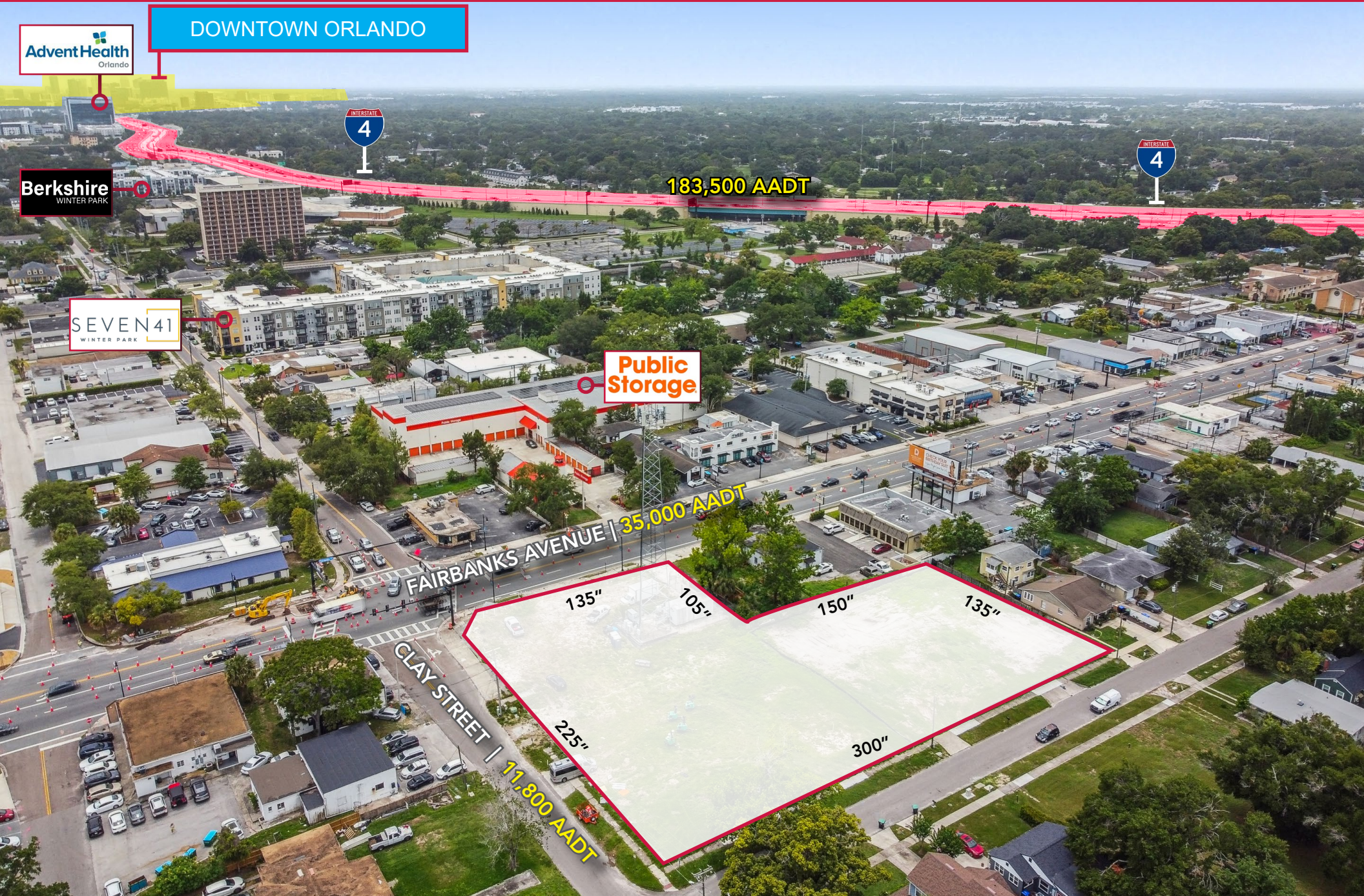
- +/- 1.3 Acre Infill Development Site
- Positioned at a high-profile signalized hard corner
- Situated in the heart of Winter Park
- Serves affluent neighborhoods with an average household income of \$137,994 within a 3-mile radius
- Multiple ingress & egress points on W Fairbanks Ave, Clay St & Karolina Ave
- Immediate Access to Interstate-4 via W. Fairbanks Ave
- C-3 Zoning allows for a multitude of uses
(Click Here For City of Winter Park C-3 zoning Permitted Use Tables)



OVERHEAD MAP OVERVIEW



DRONE PHOTOS



DRONE PHOTOS



PROPERTY SURVEY



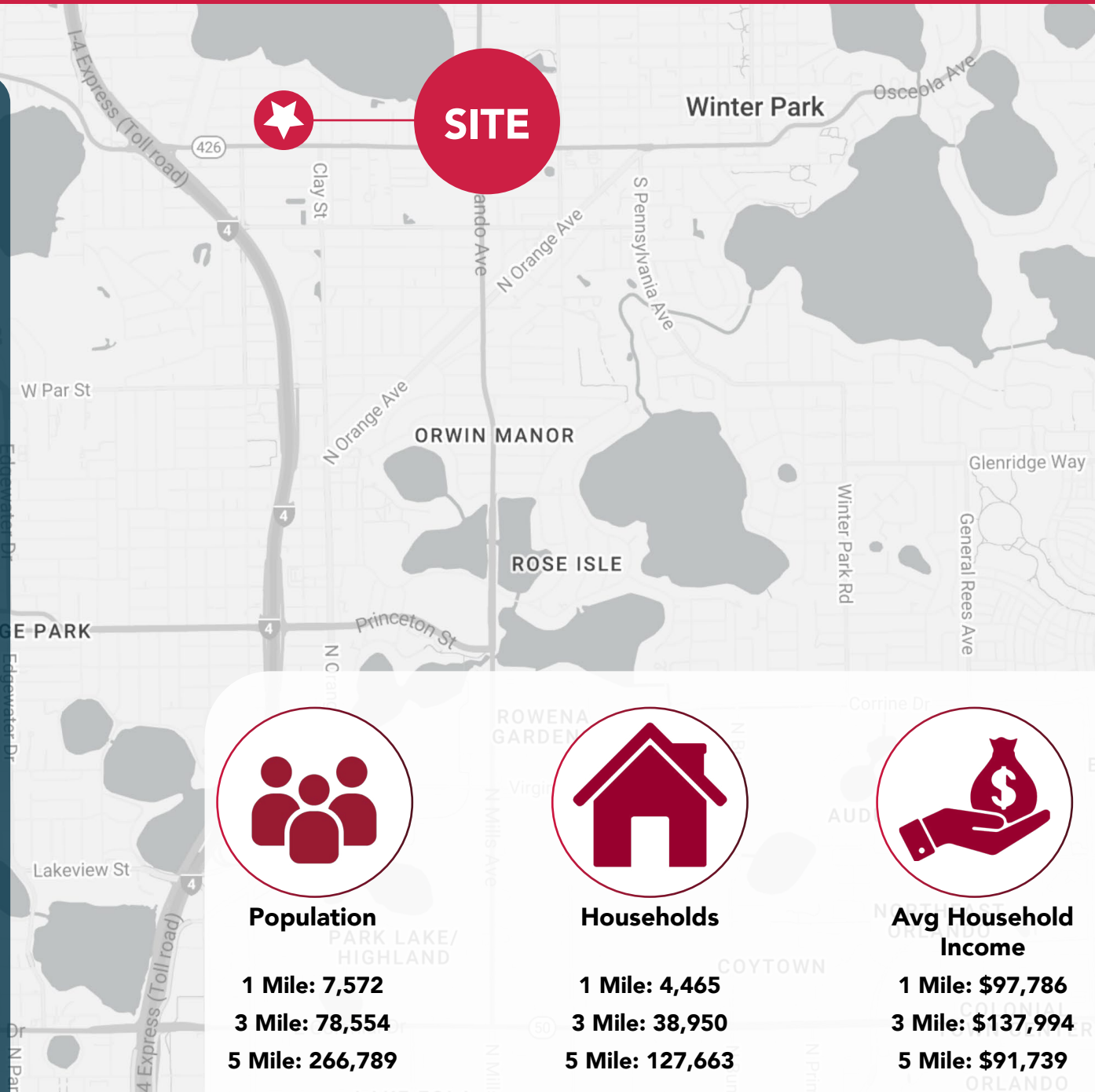
LOCATION OVERVIEW | DEMOGRAPHICS

Winter Park, FL

Winter Park is a charming city located just north of Orlando, Florida, known for its rich history, lush landscapes, and cultural vibrancy. Originally founded as a resort community in the late 19th century, Winter Park is now home to a thriving arts scene, top-rated schools like Rollins College, and an abundance of parks and lakes. The city's centerpiece is Park Avenue, a picturesque, pedestrian-friendly street lined with boutique shops, fine dining, and art galleries, including the renowned Morse Museum of American Art. Its tree-lined streets, historic architecture, and year-round community events make Winter Park a desirable destination for both residents and visitors.

W. Fairbanks Avenue

Serves as a vital corridor through Winter Park, offering a diverse mix of amenities that cater to both locals and commuters. Along this stretch, you'll find a variety of eateries ranging from popular local cafés to national chains, providing plenty of dining options. The avenue is also home to several service-oriented businesses such as banks, fitness centers, salons, and auto service shops. Proximity to major roads like U.S. Highway 17-92 enhances accessibility, and the area continues to attract commercial development due to its central location. W Fairbanks Avenue balances convenience and accessibility while complementing the city's overall aesthetic and livability.



SALES COMPARABLES



1100 Orange Avenue Winter Park, FL 32789

Total Land Area:	1.88 Acres
Sale Date:	December 22, 2023
Sale Price:	\$6,500,000
Price/AC Land:	\$3,457,438
Price/SF Land:	\$79.37



Fairbanks & Kentucky Portfolio Winter Park, FL 32789

Total Land Area:	2.59 Acres
Sale Date:	July 20, 2023
Sale Price:	\$7,000,000
Price/AC Land:	\$2,701,555
Price/SF Land:	\$62.02



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