

FOR SALE
99.86 ± ACRES - HORIZON WEST
17802 OLD YMCA RD. WINTER GARDEN, FL 34787



This property is made up of 4 parcels totaling 101 acres and offers a very unique opportunity. Property located in "Village 1" of Horizon West Master Development Plan created by Orange County to proactively manage the considerable population and housing growth in southwest orange County. A total area of 28,000 acres was zoned appropriately and 45,000 households, 6 villages, a Town Center, Golf Courses and more expected at completion.

- Property has 424' feet of frontage
- 1 miles west of Expressway 429
- Area has seen a increase in land value. Trend should continue as residential and commercial development plans go up
- Minutes from Windermere, Downtown Orlando and Disney
- Ready to develop. Great Potential!

PROPERTY HIGHLIGHTS

SIZE:
99.86 Acres

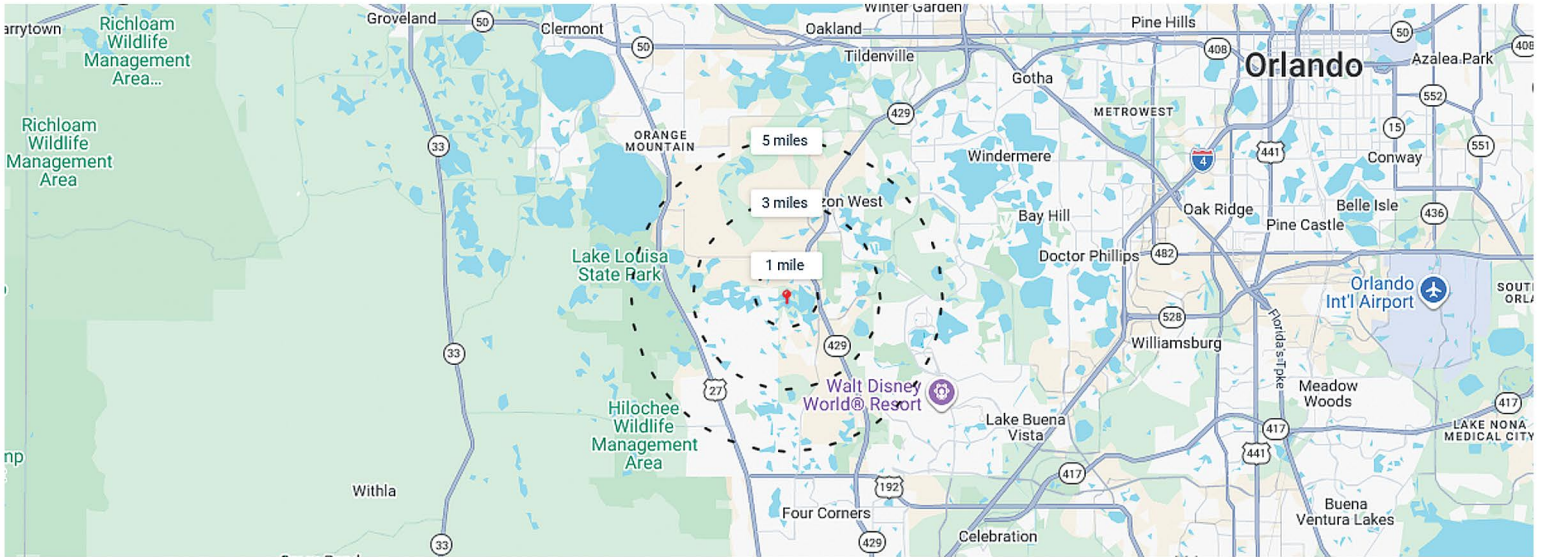
ZONING:
Residential

ADDRESS:
17802 Old YMCA Road
Winter Wanden, FL 34787

COUNTY:
Orange County

PRICE:
Please Call

DEMOGRAPHICS



1 Mile

3 Miles

5 Miles

Population

Year	1 Mile	3 Miles	5 Miles
2024	39,818	55,728	110,340
2023	31,449	46,722	102,078
2022	26,891	39,919	97,111
2021	21,476	34,259	91,930
2020	15,563	27,536	81,738

Household Income

Income Category	1 Mile	3 Miles	5 Miles
2024 Median Income	\$132,381	\$126,211	\$114,557
Under \$25k	920	1,102	2,173
\$25k - \$50k	794	1,477	4,147
\$50k - \$100k	2,082	3,383	8,913
\$100k - \$150k	3,493	4,700	8,694
Above \$150k	5,272	6,949	12,419



BOBBY LUTHRA

Licensed Real Estate Associate

407-468-0099

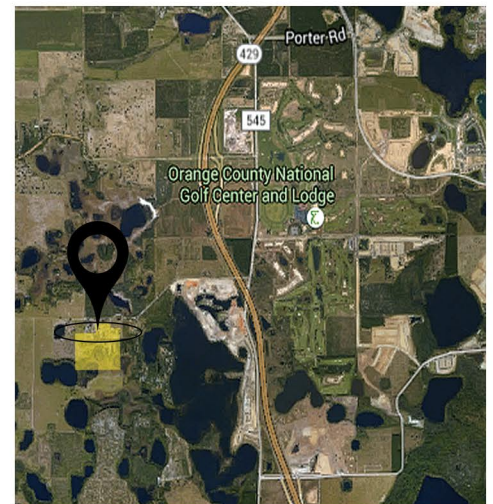
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