

50 South
Clarke Rd.,
Ocoee, FL
34761



Align Commercial Real Estate
www.AlignCRE.com

OFFERING MEMORANDUM

LISTED BY:

Yog Melwani

Licensed Broker Associate
with Holston Properties
and Development, LLC.



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ACRE

TABLE OF CONTENTS

3 Disclosures

4-6 Investment Summary

7-8 The Offering

9 Areas of Interest

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Your receipt of this Memorandum constitutes your acknowledgement that it is confidential, and the information contained herein is solely for your limited use for the purpose of determining whether you wish to express further interest in the acquisition of the Property. You will hold this information in the strictest confidence and will not disclose it or any portion of its contents to any third party without prior written consent from the Property Owner or Broker Associate. Also, you will not use any part of this memorandum in any manner detrimental to the Owner or Broker Associate.

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ACRE

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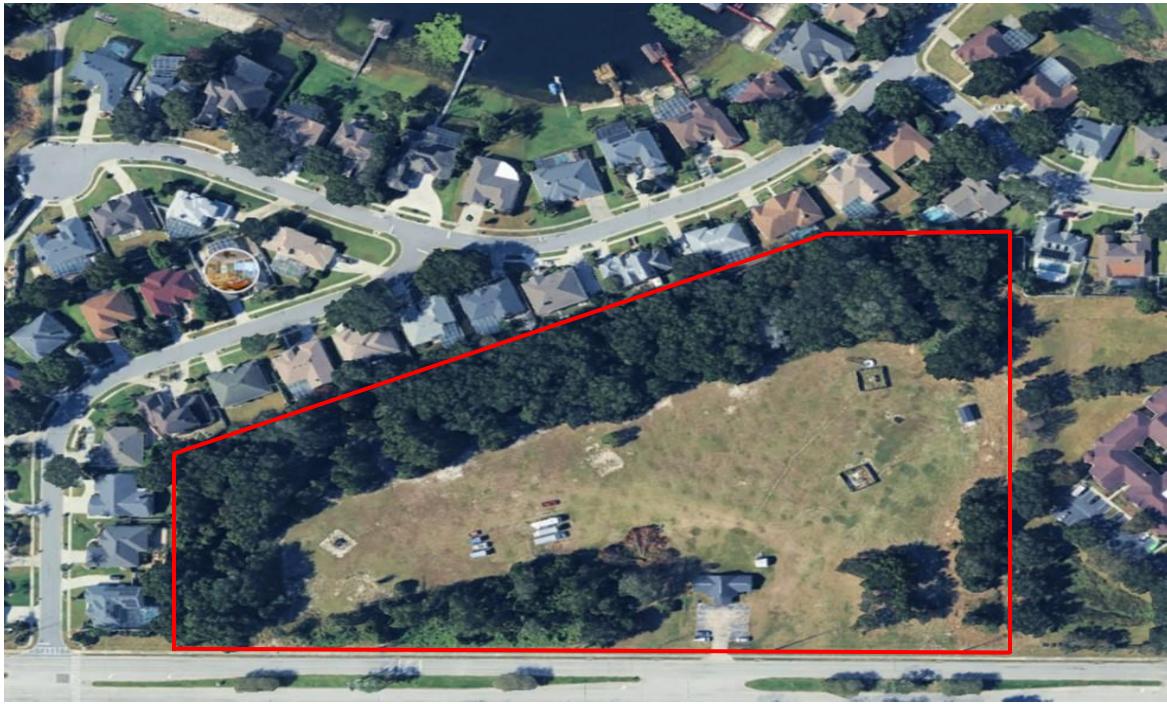
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Interest Offered

Fee simple interest in the 11.76 +/- Acres (GIS) property positioned between West Colonial Dr. (SR 50), and E. Silver Star Rd., located in Ocoee, Florida, in Orange County, with the physical address of 50 South Clarke Rd., Ocoee, FL 34761.



Terms of the Sale

The property is offered in its present, as-is, condition.

Property Tours

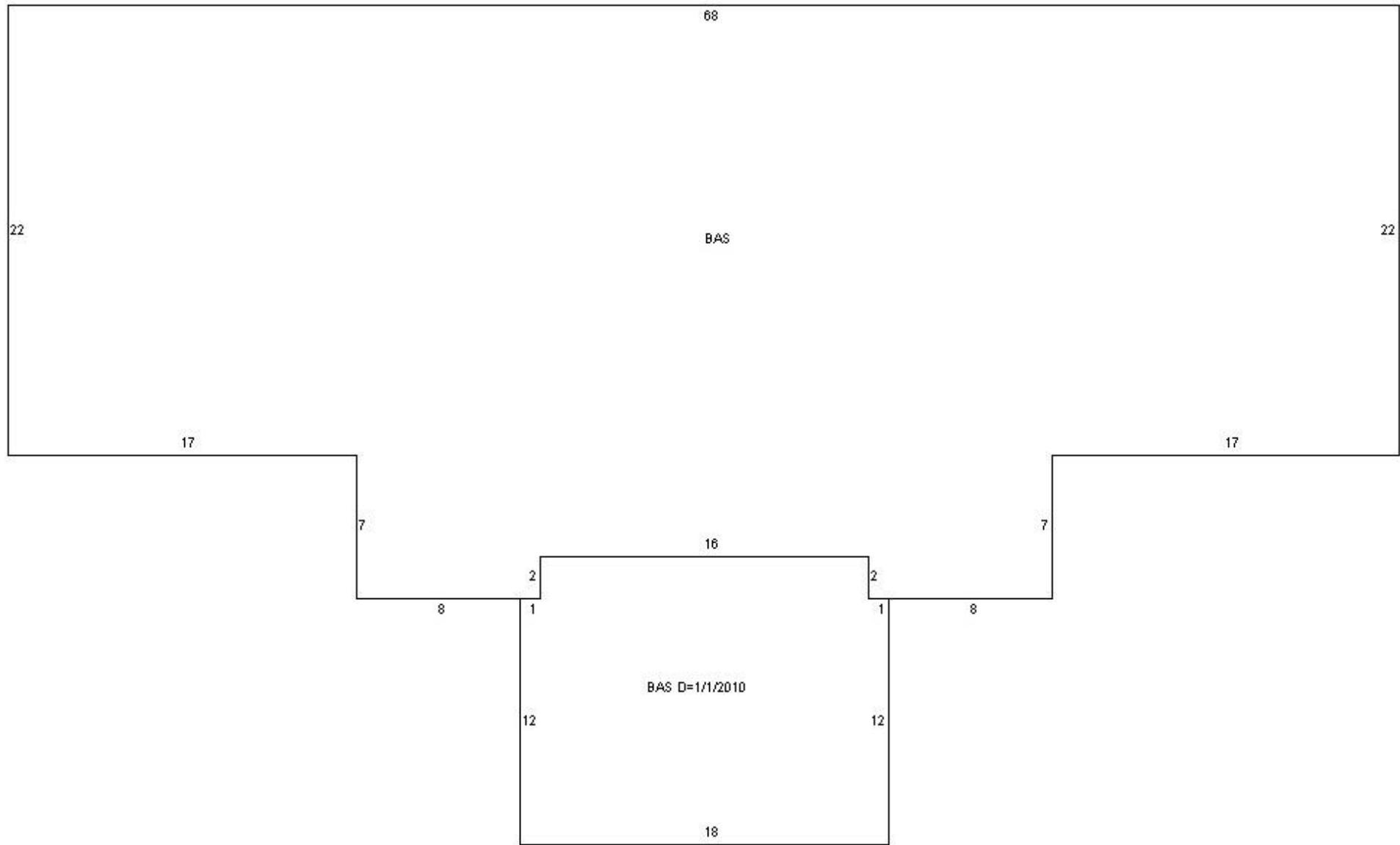
Please Do Not Disturb the Tenant.
Private tours of the property can be arranged by contacting Yog Melwani.

Investment Summary

| | |
|---|--|
| Price Guidance | \$4,000,000 |
| Address | 50 South Clarke Road, Ocoee, FL 34761 |
| Total Land | 11.76 +/- Acres |
| Parcel # | 16-22-28-0000-00-015 |
| Municipality | Unincorporated Orange County |
| Current Zoning | T4.1 T5.2 - Townhomes Commercial Affordable/Attainable Housing w/ higher density |
| Current FLU | Traditional Neighborhood Urban Corridor |
| Market Rate Multifamily may be possible with annexation into the City of Ocoee. | |

50 South Clarke Road Building Plan

2,788 SF





Highways and Roads

- S. Clarke Rd. - 25,000 - Site**
- E. Silver Star Rd. – 24,000 | 0.3 Miles
- Good Homes Rd. 26,000 VPD | 1.2 miles

Vehicles Per Day – by FL DOT 2023 AADT Traffic Counts

- W. Colonial Dr. (SR 50) - 52,000 VPD | 1.3 miles
- SR 429 – 81,500 VPD | 3.7 miles
- SR 408 – 96,000 VPD | 1.8 miles
- Florida Turnpike SR 91 – 171,100 VPD | 3.5 miles

Vehicles Per Day – by FL DOT 2023 AADT Traffic Counts

Investment Overview

Price Guidance

Market

Address

50 South Clarke Road,
Ocoee, FL 34761

Total Land

11.76 +/- Acres

Parcel #

16-22-28-0000-00-015

Municipality

Unincorporated Orange
County

Current Zoning

T4.1 | T5.2 - Townhomes |
Commercial | Affordable /
Attainable Housing w/
higher density

Current FLU

Traditional Neighborhood |
Urban Corridor

Market Rate Multifamily may be possible with annexation
into the City of Ocoee.

Exterior Features

- A 2,788 SF, Single-story Office Building
- An On-Site Storage Shed

Utilities

Duke Energy

Electric

City of Ocoee

Water & Sewer

Orange County

Trash

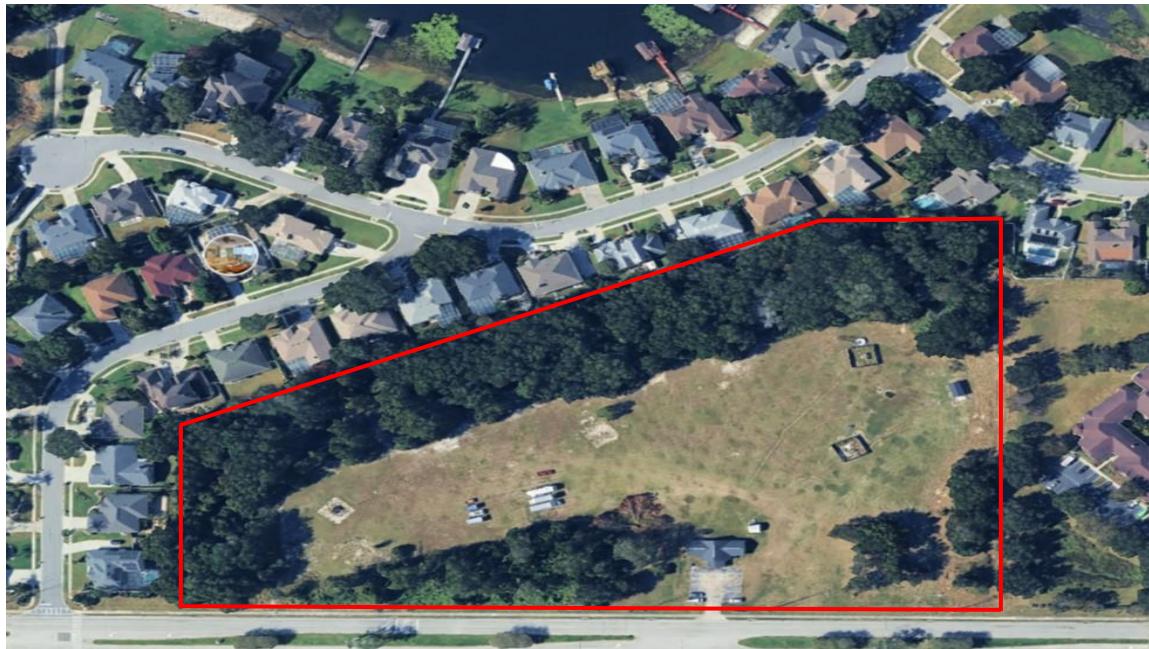
Recycling

Yard Waste

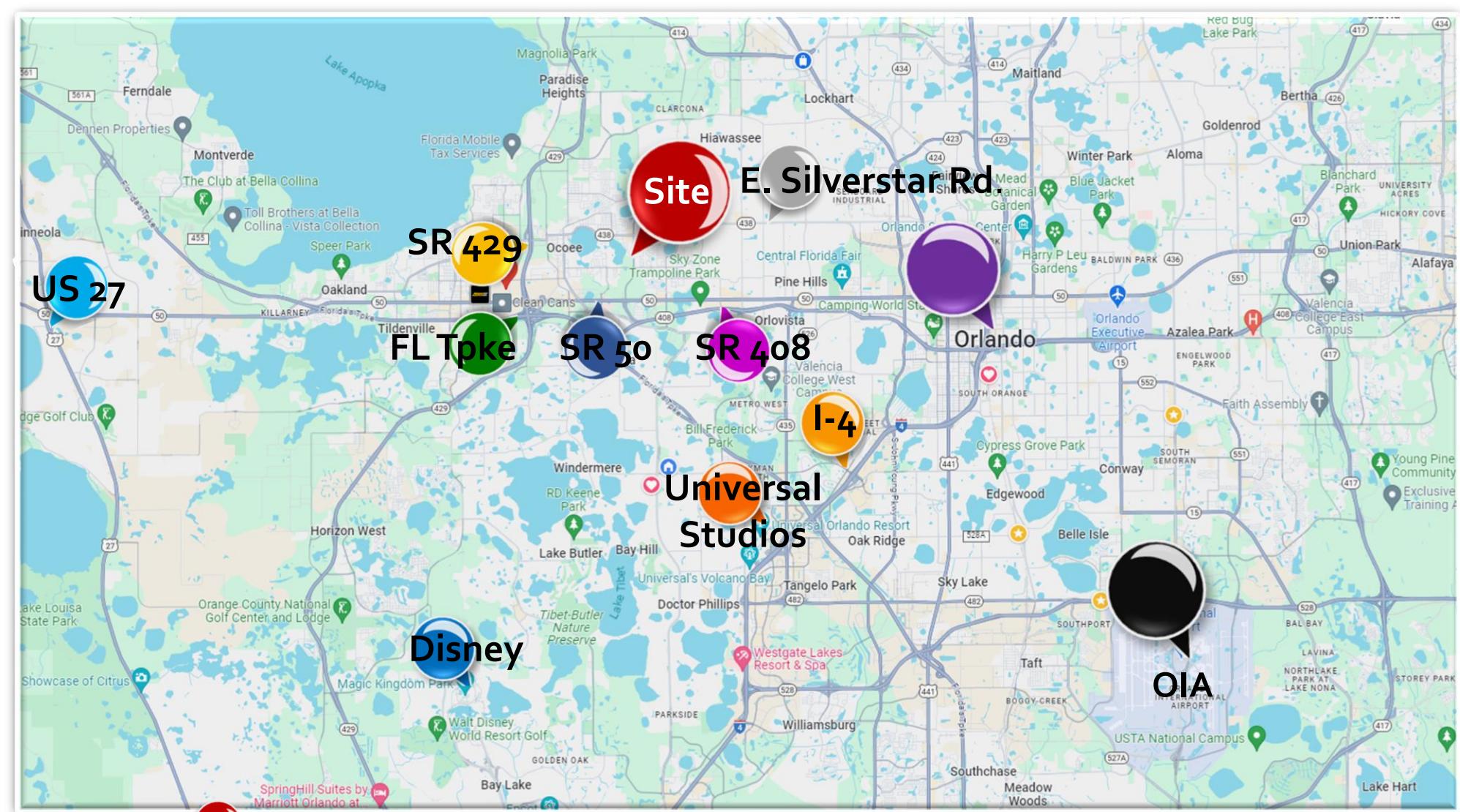
Aerial of 50 S. Clarke Rd. Property



Overview of Property







Location

50 S. Clarke Rd. is easily accessed from SR 50 or E. Silver Star Rd. The property is conveniently located near four Central Florida arterials, SR 50 @ S. Clark Rd., SR 429, SR 408, and the Florida Turnpike. I-4 and US 27 are also within close proximity.

- W. Colonial (SR 50)
- SR 429
- FL Turnpike

- E. Silver Star Rd.
- SR 408
- US 27

- Disney Parks
- Universal Studios

- Downtown Orlando
- OIA – Orlando International Airport
- I-4

Listed By:

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