

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

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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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Interest Offered

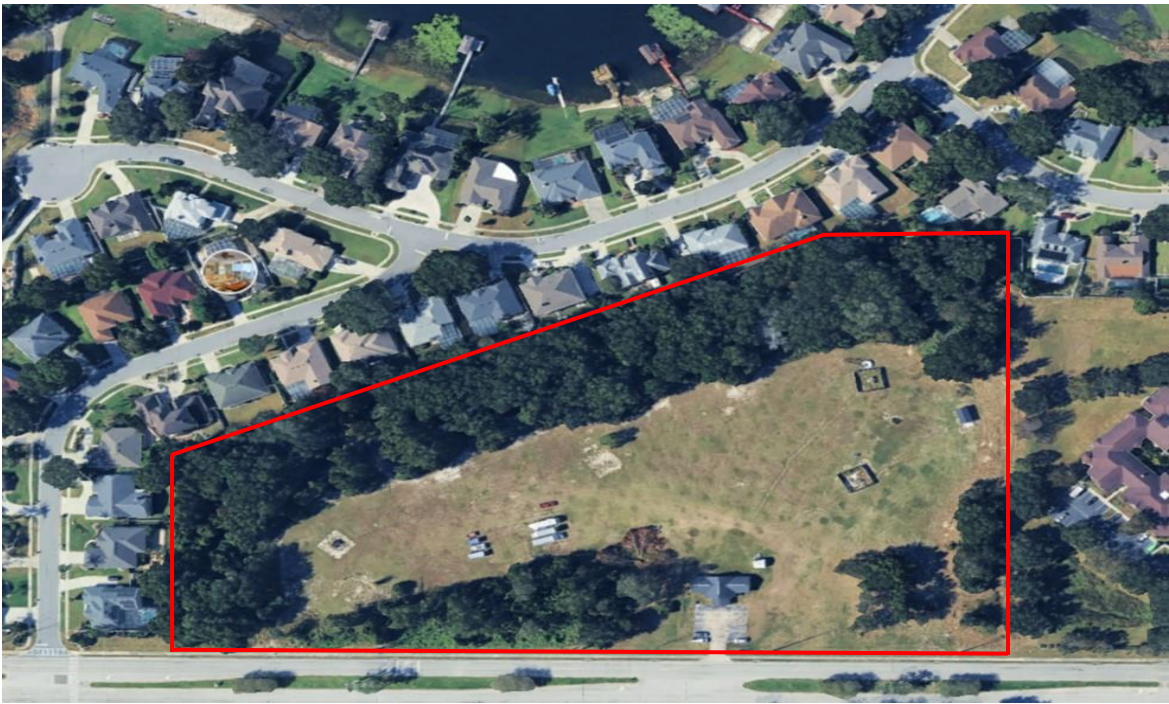
Fee simple interest in the 11.76 +/- Acres (GIS) property positioned between West Colonial Dr. (SR 50), and E. Silver Star Rd., located in Ocoee, Florida, in Orange County, with the physical address of 50 South Clarke Rd., Ocoee, FL 34761.

Terms of the Sale

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

Property Tours

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



Investment Summary

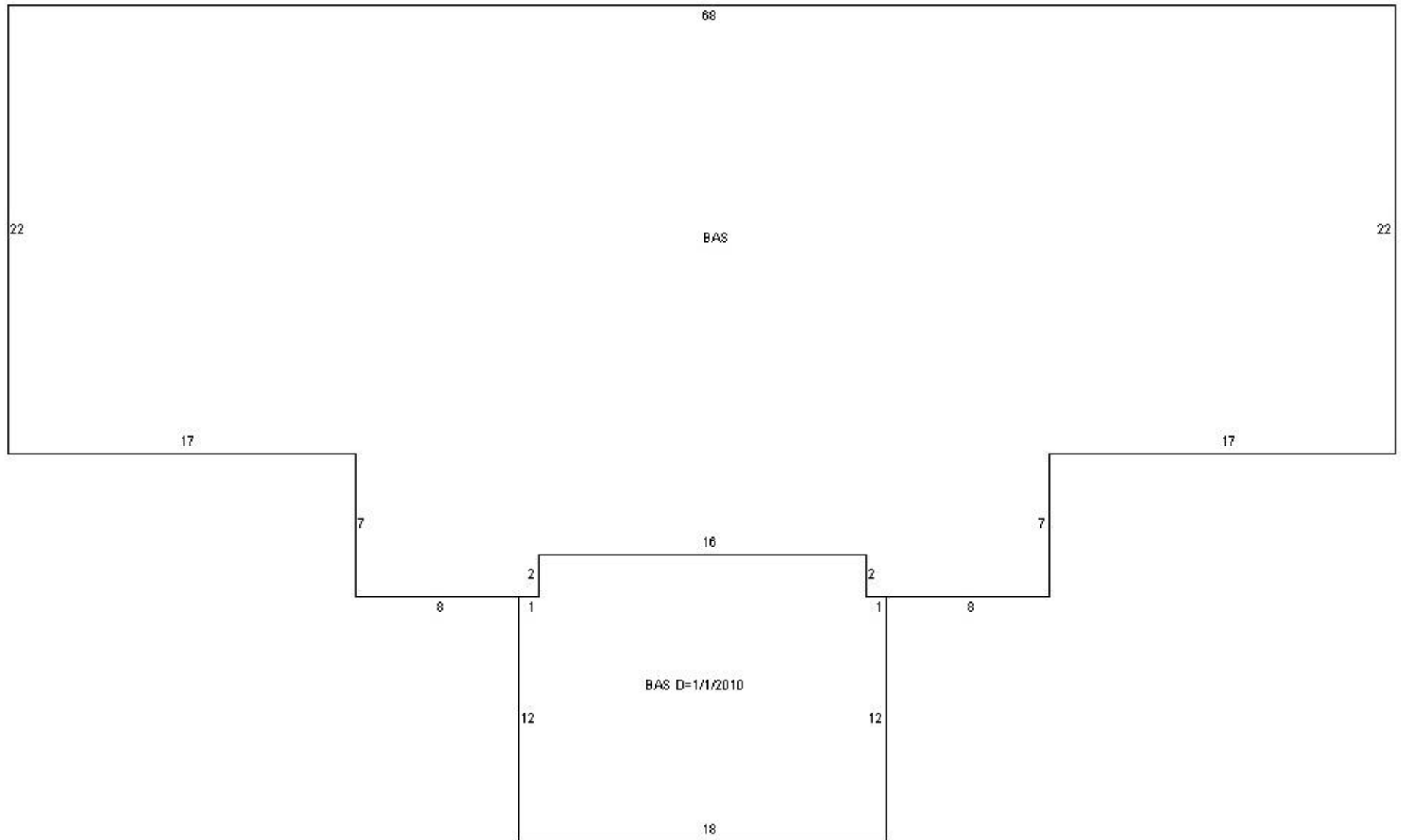
Price Guidance	\$4,000,000
Address	50 South Clarke Road, Ocoee, FL 34761
Total Land	11.76 +/- Acres
Parcel #	16-22-28-0000-00-015
Municipality	Unincorporated Orange County
Current Zoning	T4.1 T5.2 - Townhomes Commercial Affordable/Attainable Housing w/ higher density
Current FLU	Traditional Neighborhood 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

- 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

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Investment Overview

Price Guidance	Market
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Exterior Features

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

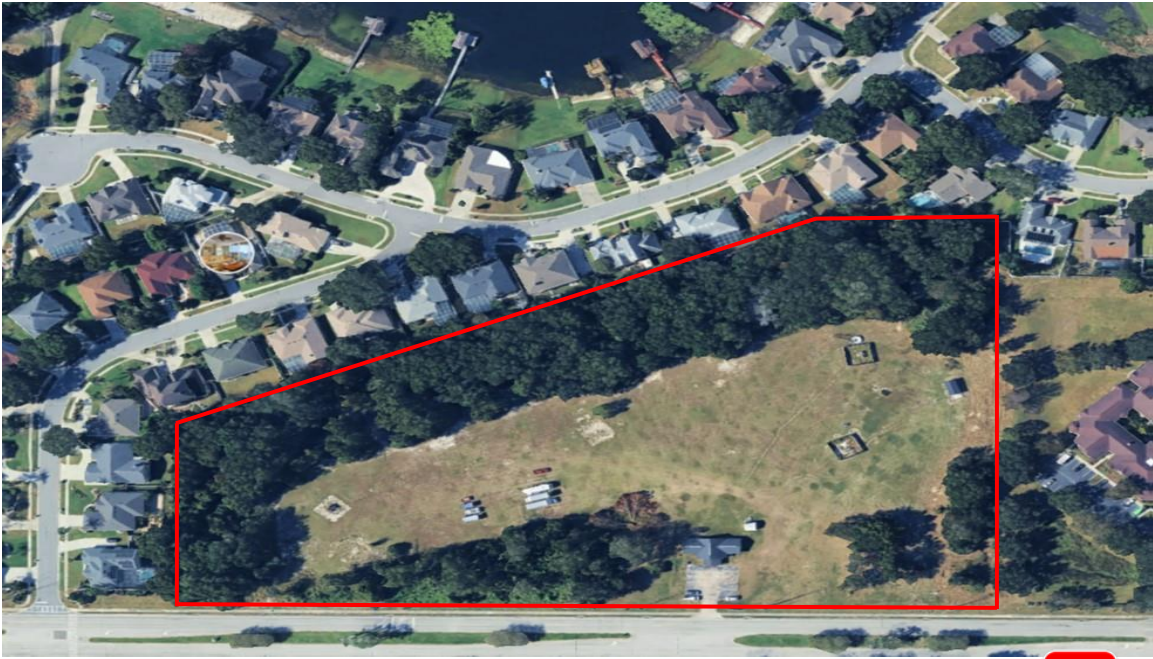
Utilities

Duke Energy	Electric
City of Ocoee	Water & Sewer
Orange County	Trash
	Recycling
	Yard Waste

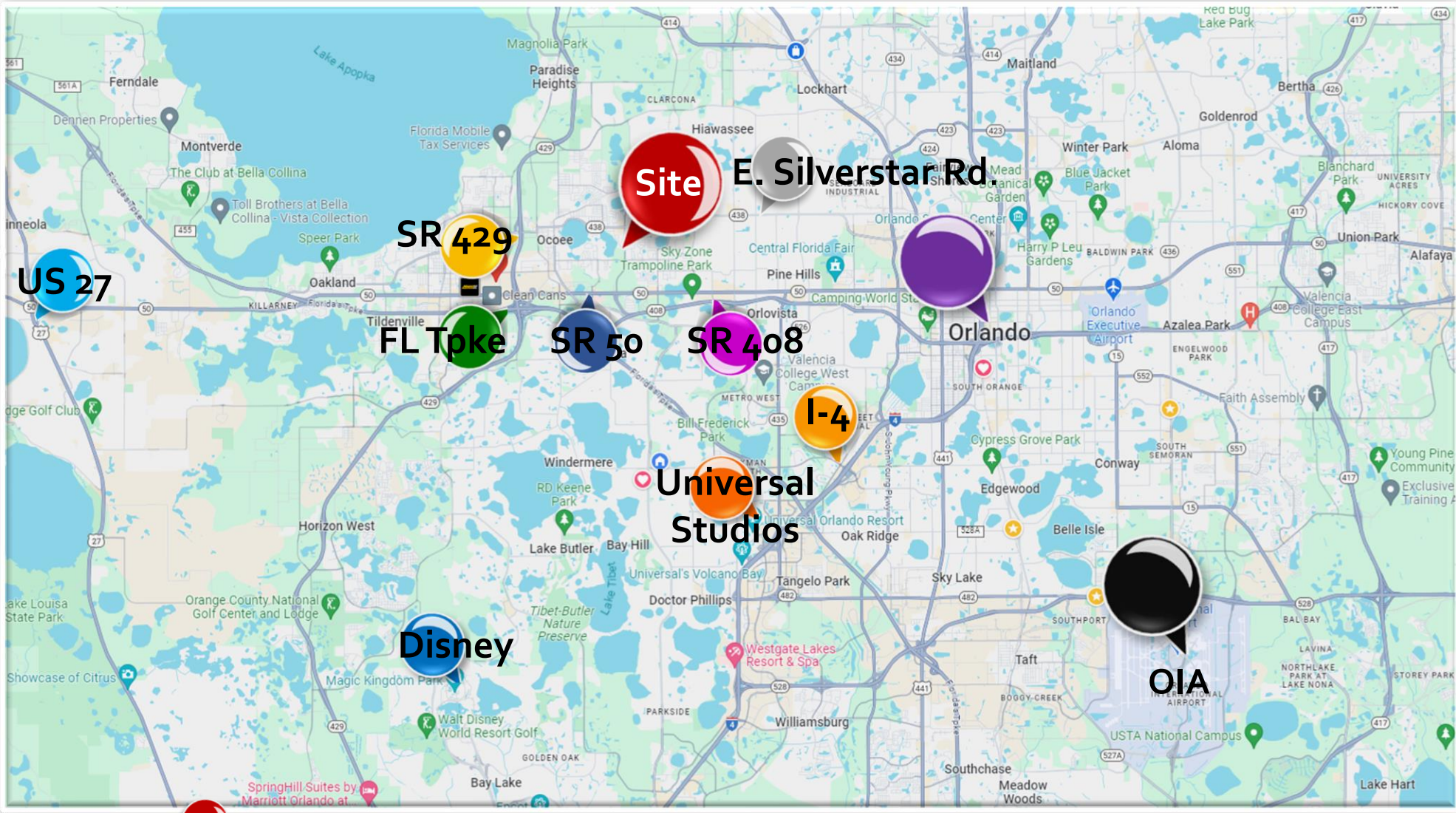
Aerial of 50 S. Clarke Rd. Property



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) |  E. Silver Star Rd. |  Disney Parks |  Downtown Orlando |
|  SR 429 |  SR 408 |  Universal Studios |  OIA – Orlando International Airport |
|  FL Turnpike |  US 27 |  I-4 | |



Listed By:

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