

FOR SALE

IDEAL FOR RESIDENTIAL DEVELOPMENT

±2.17 ACRES DIRECTLY ADJACENT TO I-4

S. KENTUCKY AVE, ORANGE CITY, FL 32763

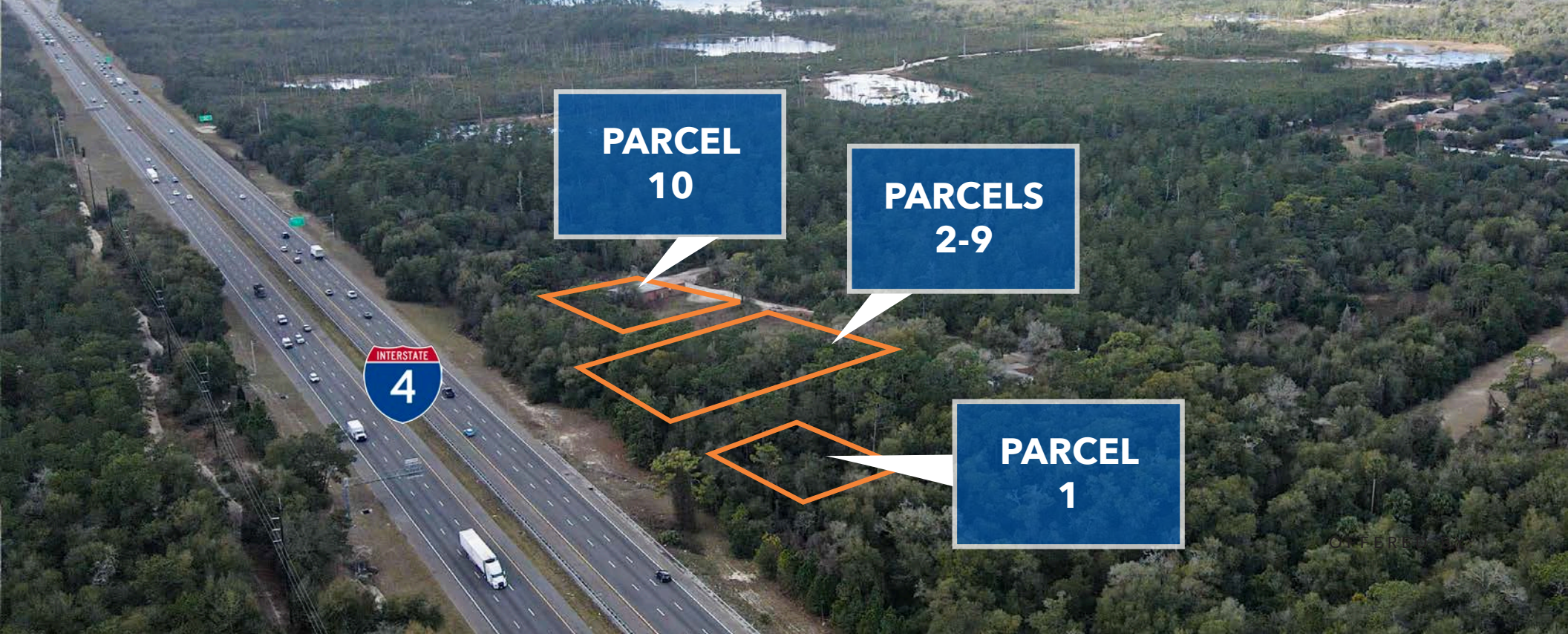
**PRICE
REDUCTION**

**Seller
Financing
Available!**



CALL FOR DETAILS

COLIN CHOU
COLIN@4ACRE.COM
850.218.1902



PROPERTY DETAILS

| | |
|-------------|----------------------------|
| PARCEL SIZE | ±2.17 ACRES (10 Different) |
| SALE PRICE; | \$500,000 |
| TYPE: | LAND |
| ZONING: | MX-2 |

HIGHLIGHTS

- Entire Property is in the Zone X Flood Plane
- Frontage along I-4
- Just North of the Beyond the I-4 Rhode Island Overpass
- Over 2 Acres of Mixed Use Land

RESIDENTIAL LAND SITE WITH LOTS OF DEVELOPMENT POTENTIAL

This Property is just over 2 acres comprised of 10 different parcels, zoned MX-2 within Orange City. Sitting just West of I-4 and to the north of the future planned Beyond the I-4 project, Rhode Island over pass, this property is positioned with great visibility for any future development. Currently, there is an existing warehouse on the property estimated to be at 3,200 square feet and a cleared lot that historically was used as outdoor storage.

OFFERED BY:



COLIN CHOU
colin@4acre.com
850.218.1902

PARCEL BREAKDOWN



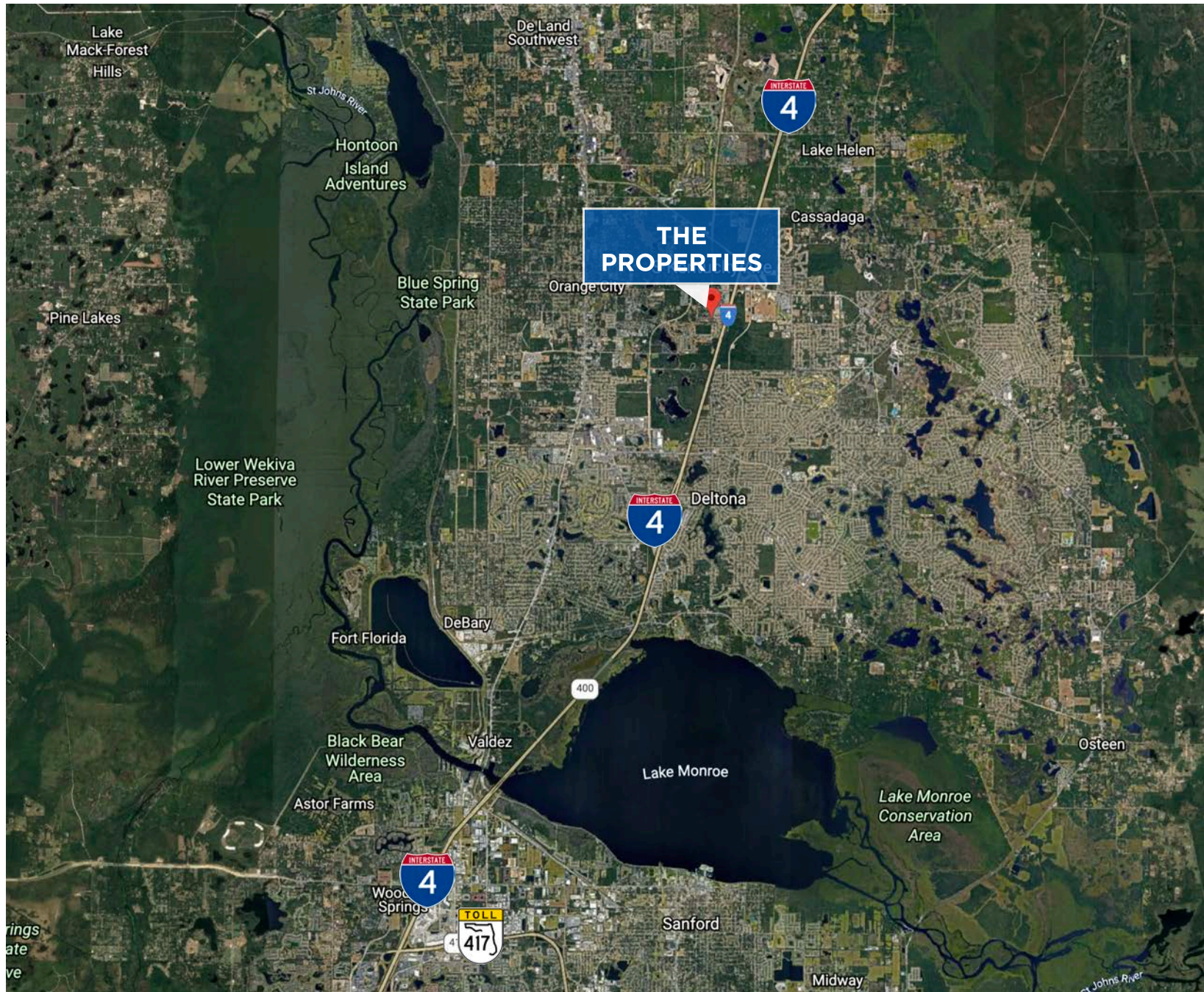
TOTAL
SIZE
±2.17
ACRES

| NO. | PARCEL ID |
|-----|--------------|
| 1 | 810705060050 |
| 2 | 810705070010 |
| 3 | 810705070020 |
| 4 | 810705070030 |
| 5 | 810705070040 |
| 6 | 810705080010 |
| 7 | 810705080020 |
| 8 | 810705080030 |
| 9 | 810705080040 |
| 10 | 810705090010 |

POINTS OF INTEREST



LOCATION MAP



COLIN CHOU

COLIN@4ACRE.COM

850.218.1902





COLIN CHOU
colin@4acre.com
850.218.1902

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.