



VACANT LAND FOR SALE

2335 Temple Trail, Winter Park, FL 32789

Vacant Land & Development Opportunity Available in Winter Park Proper

PROPERTY HIGHLIGHTS

- Vacant land in Winter Park proper, specifically within the 32789 zip code
- Ample parking available with cross easement and access available
- Well located between two very densely populated and desirable residential communities
- A well-known site with a strong historical background, making development simpler for a buyer
- Close proximity to Downtown Maitland, Dommerich Elementary, Maitland Middle, Lake Minnehaha, and Downtown Winter Park
- Ability to develop a large amount of square footage with access to parking and lighted interchange



ASKING PRICE:

Negotiable



LAND AREA:

1.13± AC

NEW

Designed previously for a 4-story office building, approx. 43,614 SF*
*Includes complete set of construction drawings



ZONING:

WP-C-1 Uses Approved



PARKING RATIO:

Ample Parking



HARBERT
REALTY SERVICES

DAMIEN MADSEN

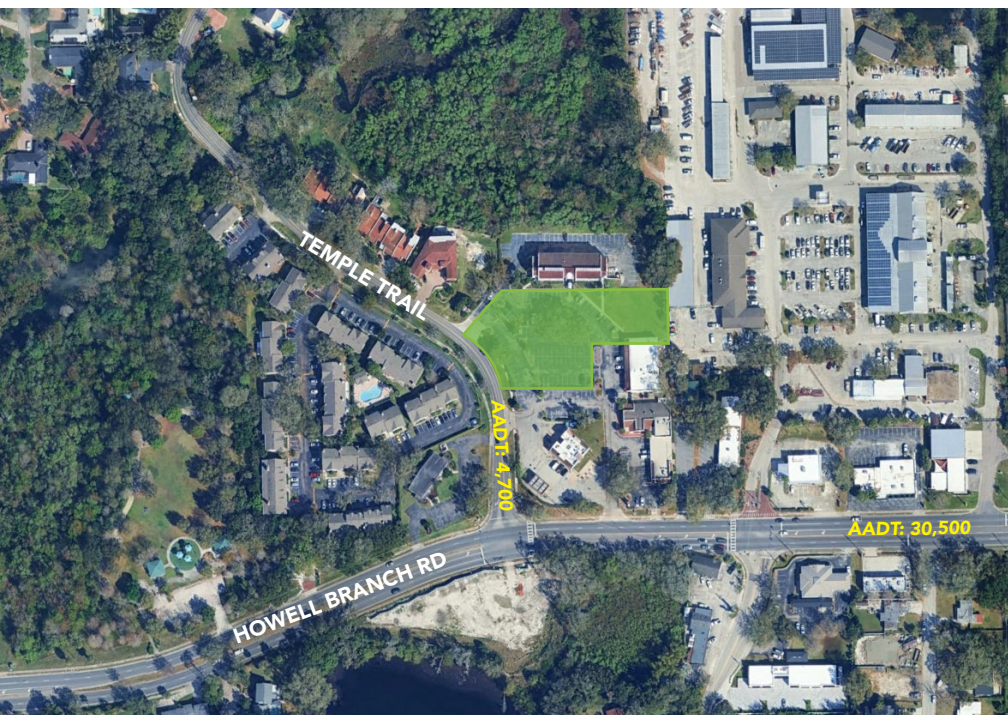
dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

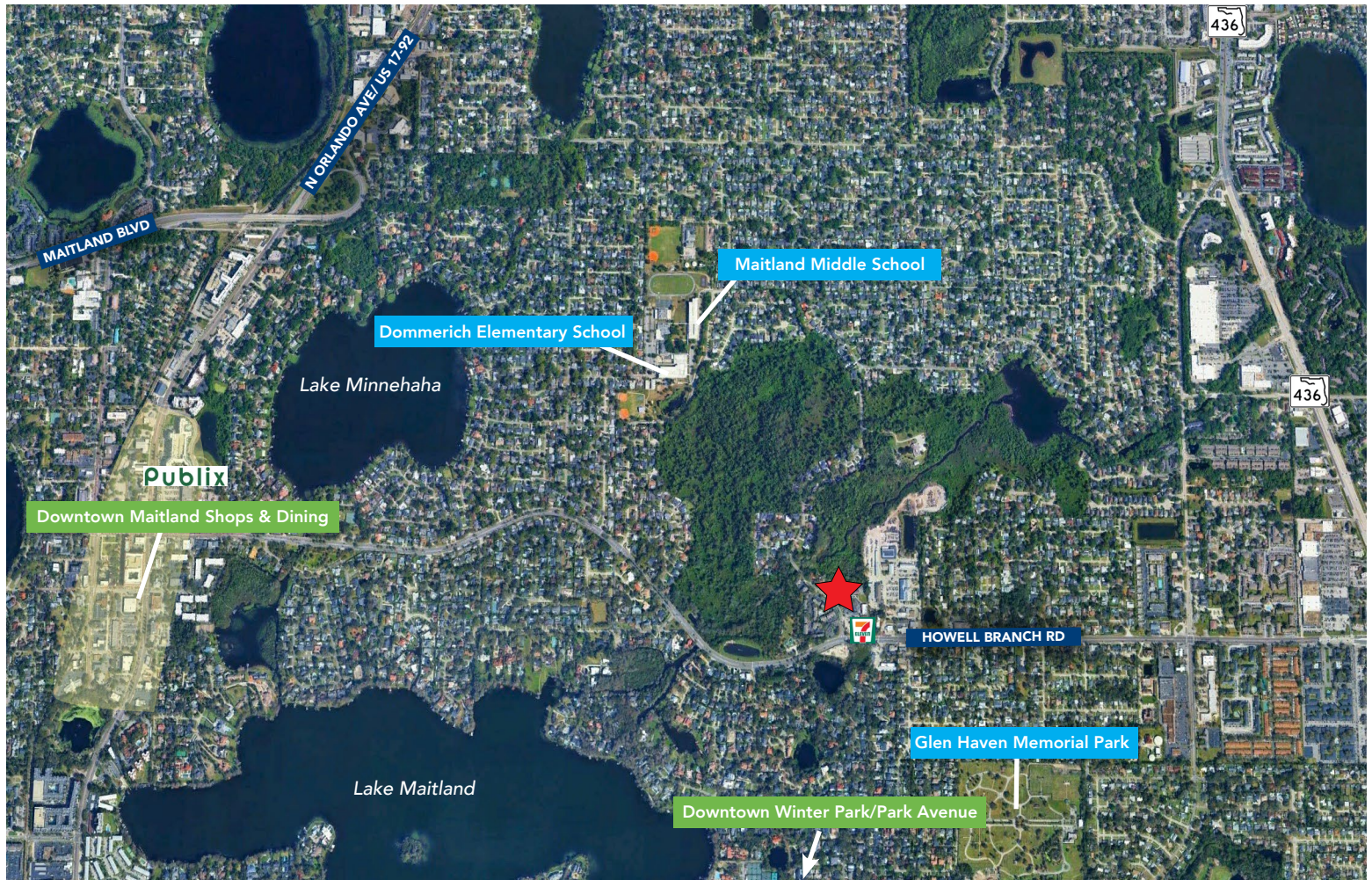
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



VACANT LAND FOR SALE

2335 Temple Trail, Winter Park, FL 32789

AREA OVERVIEW



DRIVE TIMES

2 minutes

to Howell Branch Rd

6 minutes

to N Orlando Ave/ US 17-92

6 minutes

to FL-436

14 minutes

to Interstate 4

22 minutes

to Orlando Executive Airport

30 minutes

to Orlando Sanford International Airport (SFB)

33 minutes

to Orlando International Airport (MCO)

POPULATION

1 Mile	3 Miles	5 Miles
10,720	105,796	273,220

EMPLOYEES

1 Mile	3 Miles	5 Miles
3,720	66,383	186,866

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$192,333	\$127,778	\$119,718



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmdadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

VACANT LAND FOR SALE

2335 Temple Trail, Winter Park, FL 32789

RENDERINGS



**Designed for up to 43,614 SF*



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com

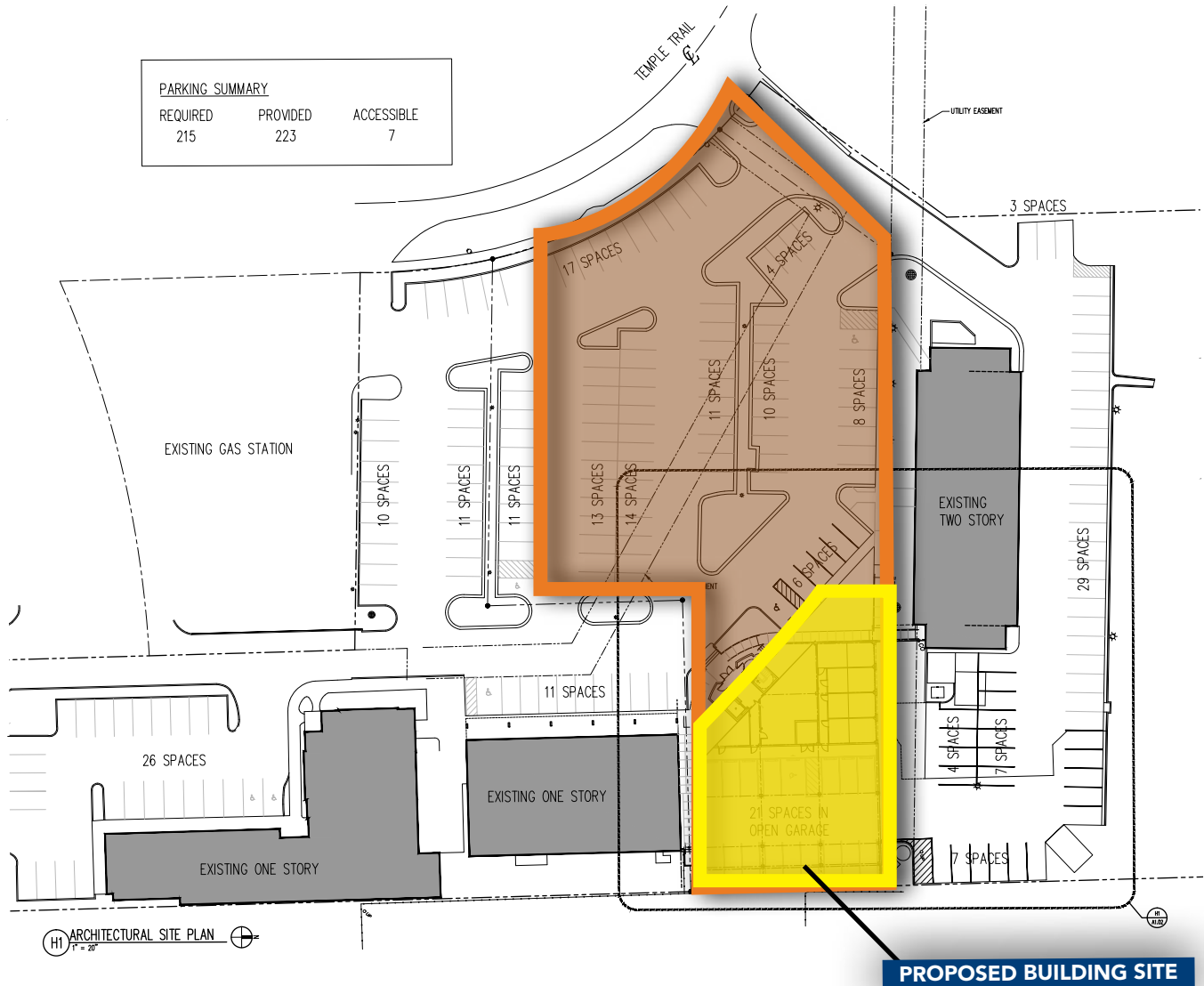
400 S Park Ave, Suite 225, Winter Park, FL 32789

VACANT LAND FOR SALE

2335 Temple Trail, Winter Park, FL 32789

SITE PLAN

CONCEPTUAL SITE PLAN



*Full set of construction drawings available



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmdasen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com

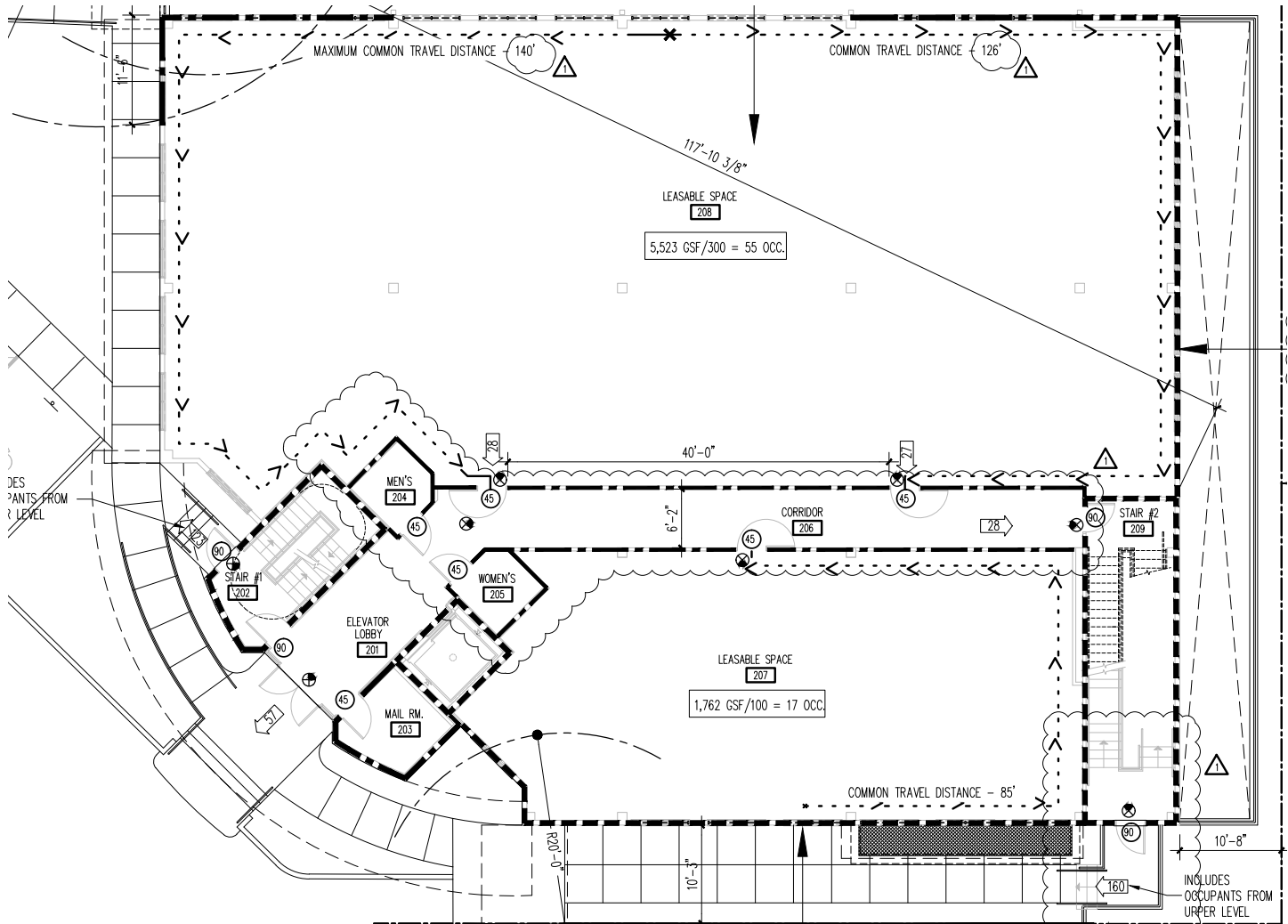
400 S Park Ave, Suite 225, Winter Park, FL 32789

VACANT LAND FOR SALE

2335 Temple Trail, Winter Park, FL 32789

FLOOR PLAN

FIRST FLOOR PLAN



*Full set of construction drawings available



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789