



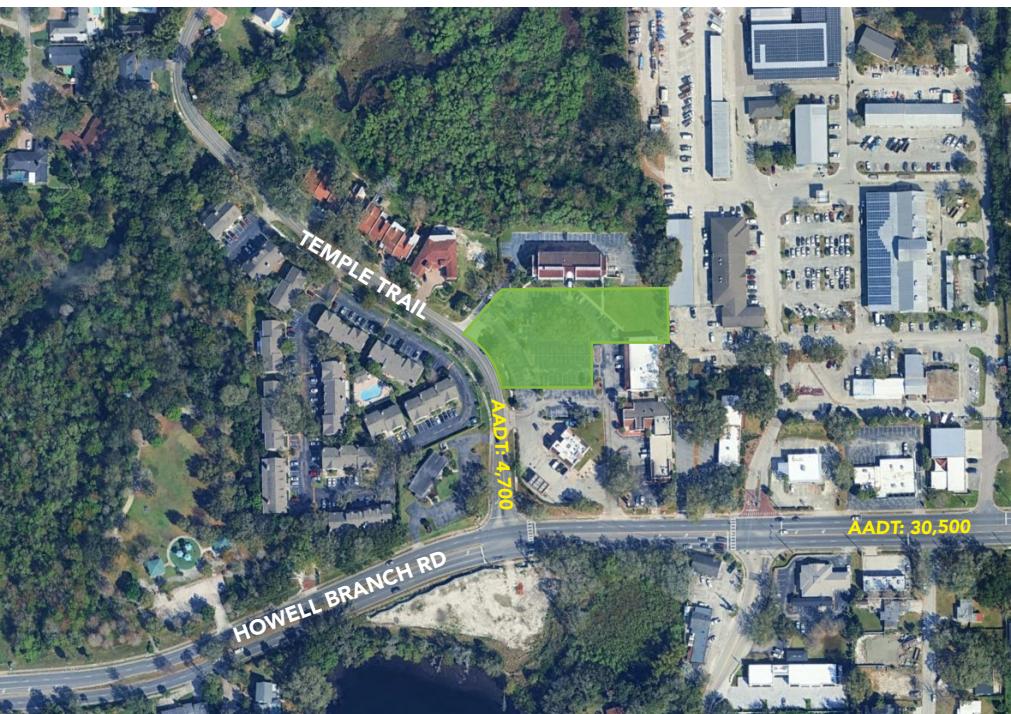
VACANT LAND FOR SALE

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



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



H A R B E R T
REALTY SERVICES

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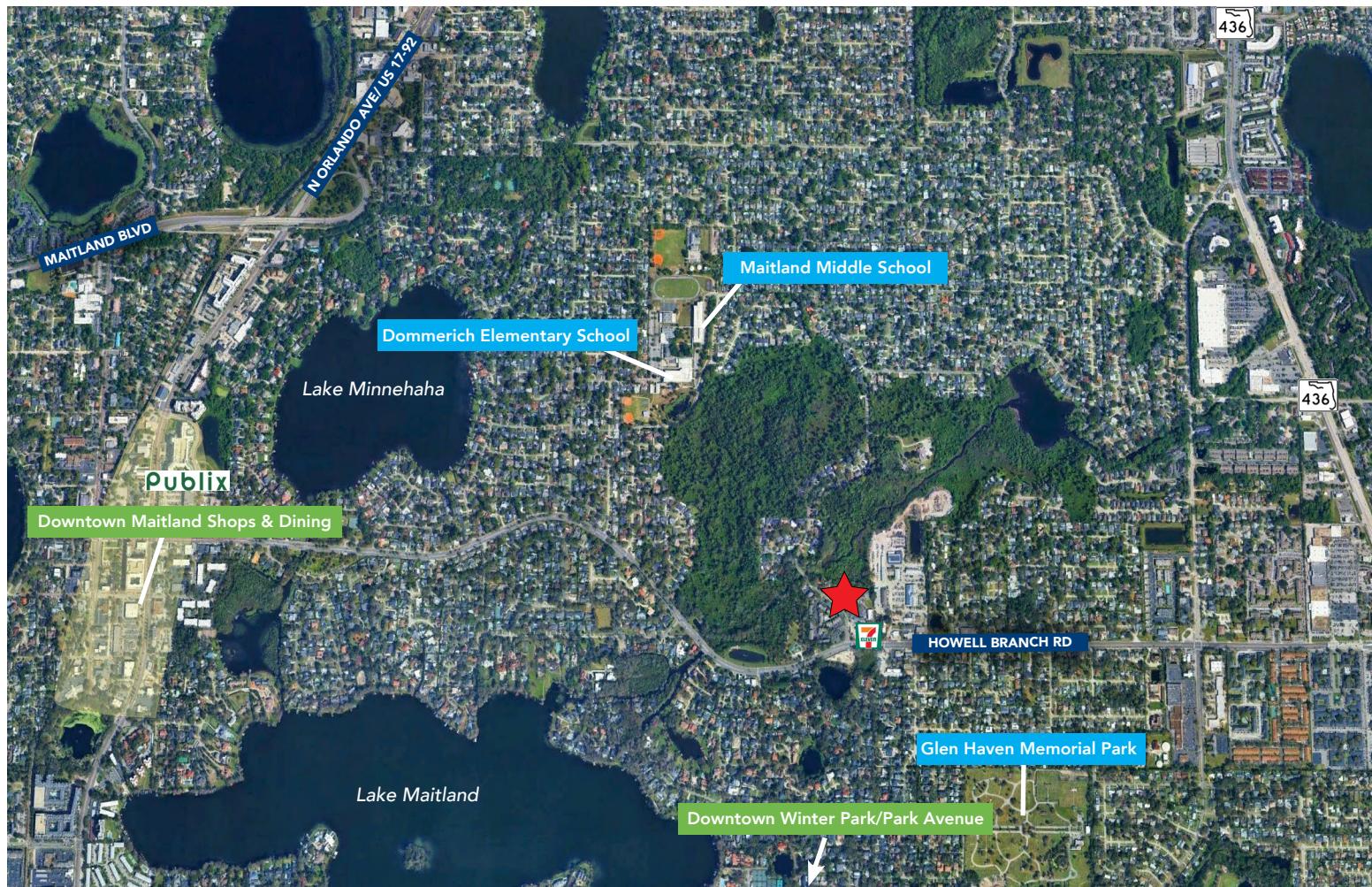
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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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			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
10,720	105,796	273,220	3,720	66,383	186,866	\$192,333	\$127,778	\$119,718



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RENDERINGS



*Designed for up to 43,614 SF



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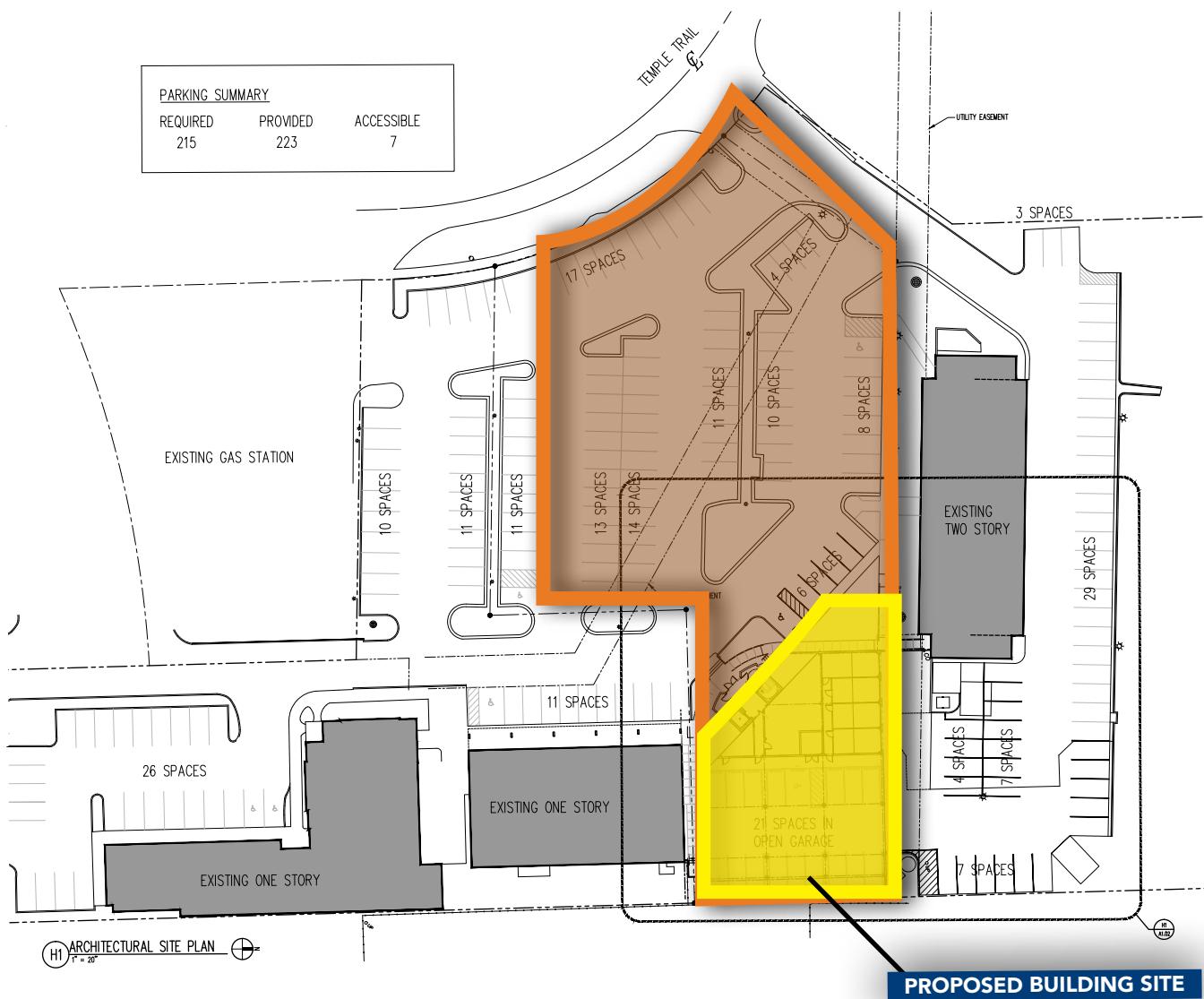
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SITE PLAN

CONCEPTUAL SITE PLAN



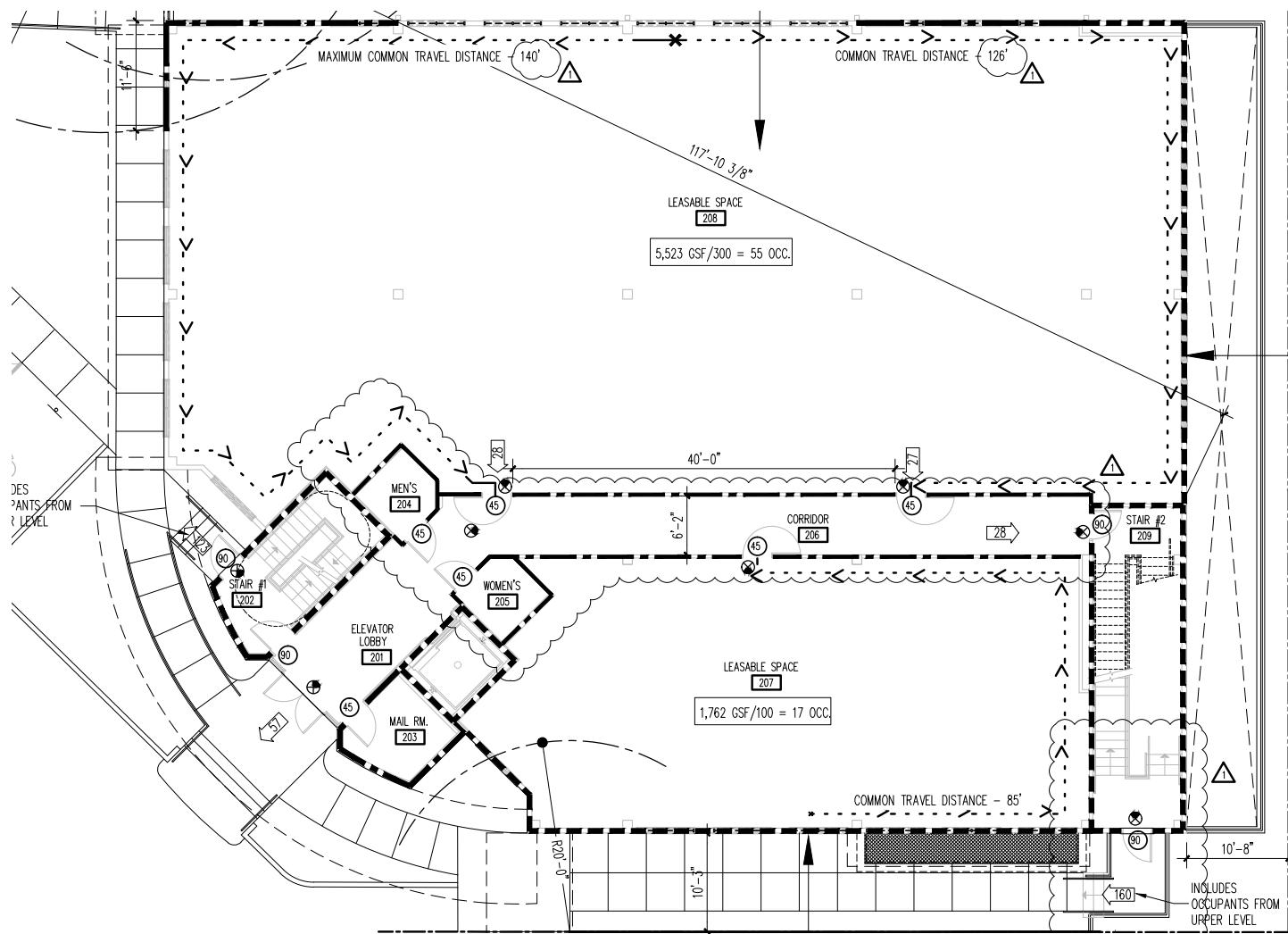
*Full set of construction drawings available

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FLOOR PLAN

FIRST FLOOR PLAN



*Full set of construction drawings available



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