



# INSTITUTIONAL QUALITY INFILL OPPORTUNITY INSIDE FEDERALLY DESIGNATED OPPORTUNITY ZONE

702 Quill Ave , 920 Carter St.

723 S & 725 S. Westmoreland Dr, Orlando FL. 32805



## INVESTMENT HIGHLIGHTS

- **TOTAL SIZE .32 ACRES | 4 PARCELS FOR SALE**
- **PRICE:** \$699,000
- **City of Orlando Open Door Program** - Potential for Waived Impact Fees
- **Opportunity Zone:** Federal Capital gains Tax Benefits
- **Parramore Redevelopment Priority Area** - Potential & Planning Support
- 1031 Exchange
- **Zoned:** R-2A/T/PH
- Access to State Road 408
- Hybrid provided opportunity (for sale and rental)
- Walking Distance to new elementary school and Adjacent to Carver Park
- Structure - Small Urban infill assemblage strategy
- Within a mile of Downtown Orlando
- Closet major employer FAMU law school, City of Orlando, new HQ for Travel and Leisure on Church Street

## DEMOGRAPHICS

### POPULATION

5 MIN	10 MIN	15 MIN
20,494	168,836	553,195

### HOUSEHOLDS

5 MIN	10 MIN	15 MIN
8,384	71,681	219,627

### AVG. HH INCOME

5 MIN	10 MIN	15 MIN
\$73,284	\$111,620	\$107,821

\*Source: esri, 2026



**Brian K. Watson, CCIM**

Vice President Sales & Leasing  
(407) 890-1341

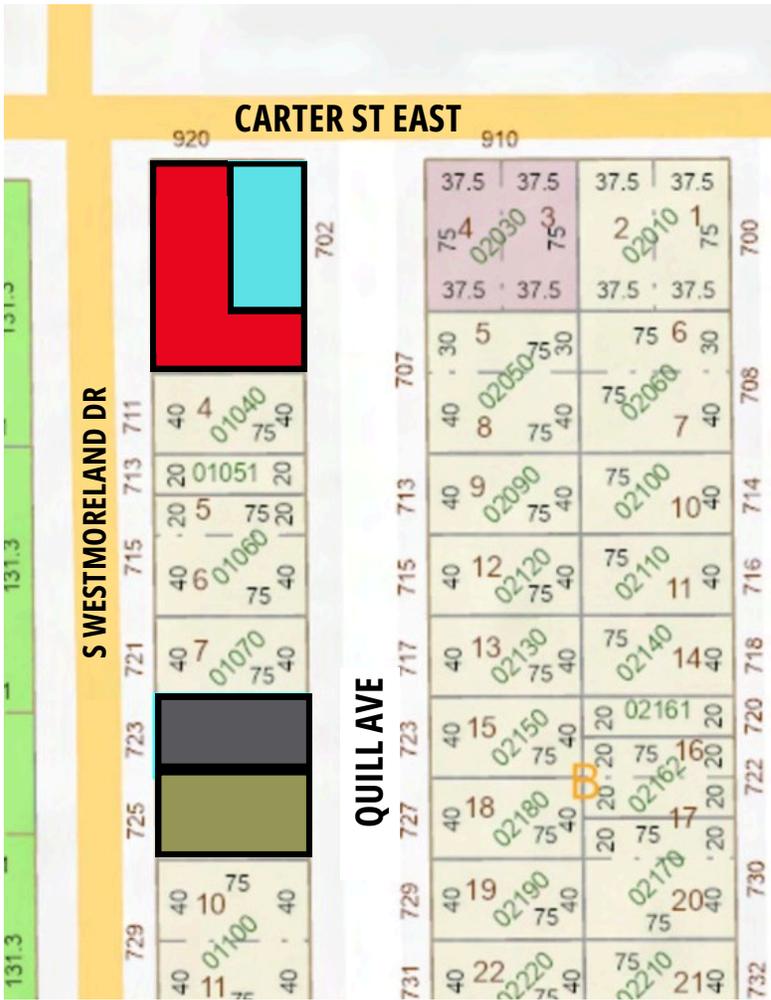
bwatson@crossmarcservices.com

CrossMarc Services, LLC  
Licensed Real Estate Broker



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### 4 ADDRESSES - KEY

- 920 CARTER ST.
- 702 QUILL AVE
- 723 S. WESTMORELAND DR
- 725 S. WESTMORELAND DR



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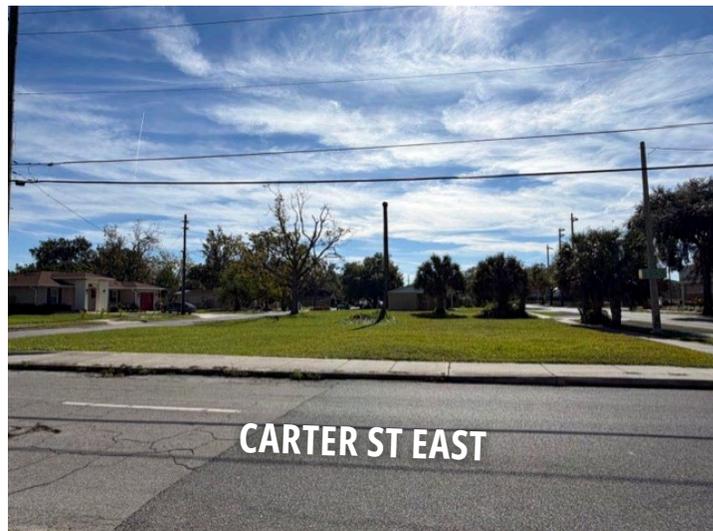
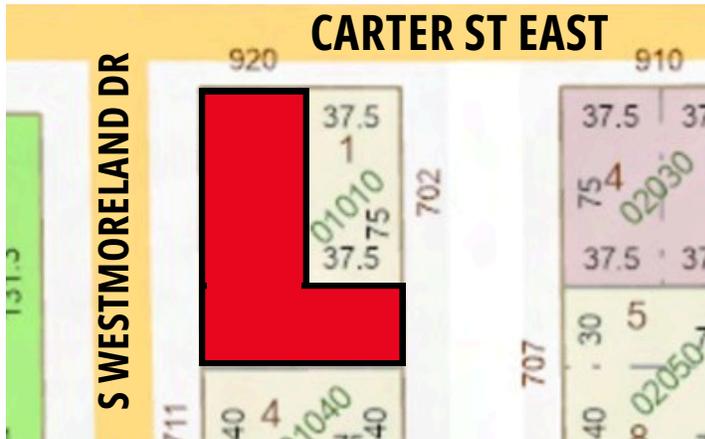
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This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.



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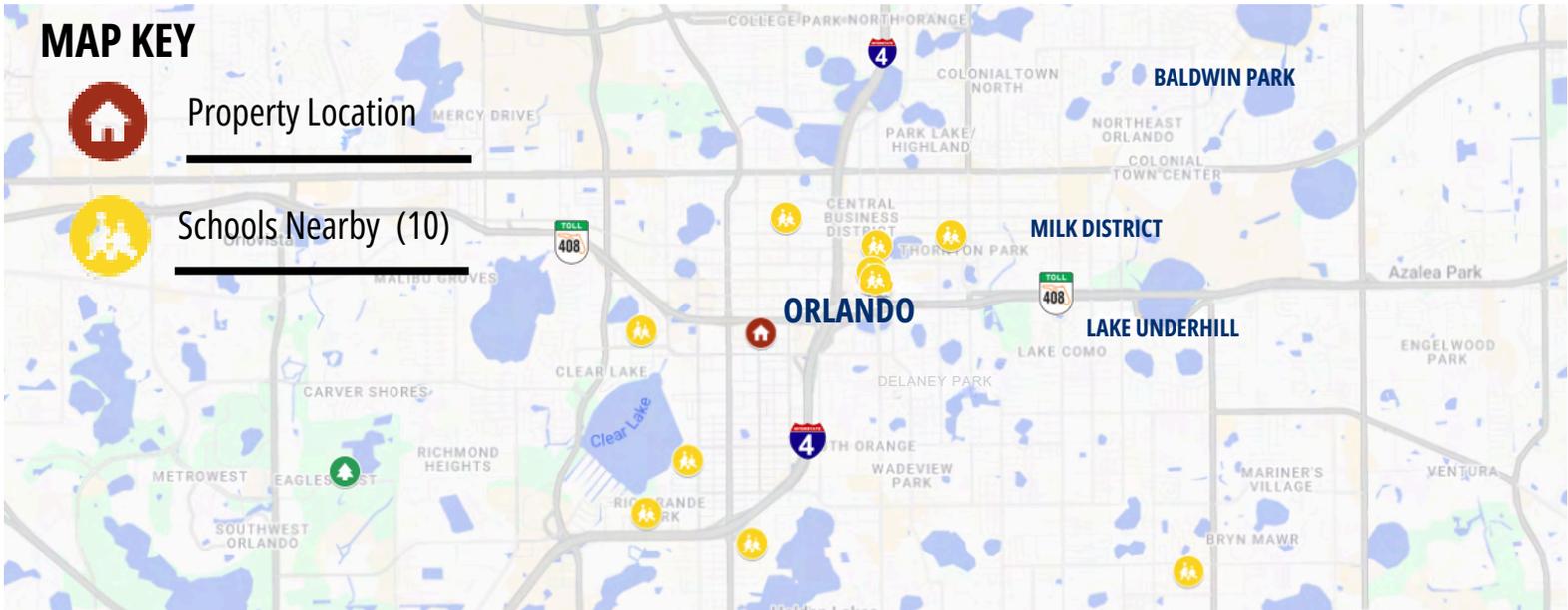
## MAP KEY



Property Location



Schools Nearby (10)



723 & 725 S. WESTMORELAND DR



NEW CONSTRUCTION ADJACENT TO PROPERTY



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