

# 21 APPROVED TOWNHOMES - REAMS ROAD, WINDERMERE, FL

13651 Reams Rd, Windermere, FLORIDA 34786

4.8 Acre Disney Area Residential Development Site

FULLY APPROVED SITE - 21 LUXURY TOWNHOME UNITS, 3 STORIES, 2,100 SF+, 4 BEDS, 3.5 BATHS, 2-CAR GARAGES



LESS THAN ONE MILE  
FROM WALT DISNEY WORLD!

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KW WINTER PARK  
KELLERWILLIAMS REALTY

KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 11 S. BUMBY AVE, ORLANDO FL 32803

# SHOVEL READY 4.95 SITE - TOWNHOMES - WINDERMERE

13651 Reams Road, Windermere, FLORIDA 34786

**Parcel ID# 35-23-27-0000-00-003**

The Reams Road townhome development site located in highly desirable Windermere is ideal for a successor builder/developer who can finalize permitting and commence site construction of this 4.95 (+/-) acre, fully entitled site, for a twenty-one unit luxury townhome community less than 1 mile from Walt Disney World! The project is Permit and Pad ready for site work by June/July 2025. Truly shovel ready!

The Architectural drawings are 80% completed for you to revise and build this 3-story upscale townhome community. In addition to site approvals, permits and all needed property assessments, the current owner can provide drawings of 2,100+ SF, three story town homes featuring 4 bedrooms, 3.5 baths and including an oversized en-suite and first floor flex space. The building lay-outs include a two-car rear attached garage in each unit and no back-to-back neighbors! Comparable finished townhome products in Windermere and the western suburbs of Orange County are selling in the high \$500,000 to high \$600,000 range.

The site is located near the attractions in the western side of high-growth Windermere, FL. The property is less than 2 ½ miles from Winter Garden-Vineland Road to the east and less than 3 ½ miles to the new Orlando development areas of Horizon's West and Winter Garden (and the 429 Expressway) to the west. The property is less than ¾ mile from Disney's business and employee entrance on Floridian Place. Price: \$2,790,000.

## CONVENIENT ACCESS FROM THE ATTRACTIONS AND GREATER ORLANDO



**TO BE CONSTRUCTED TOWN HOMES FOR INDIVIDUAL PURCHASE OR BUILD-TO-RENT**



**KW WINTER PARK**  
KELLERWILLIAMS REALTY



# HIGHLY DESIREABLE ORLANDO LOCATION

13651 Reams Road, Windermere, FLORIDA 34786



VERSATILE SITE PLAN WITH ROOM FOR AMENITIES

# DEVELOPMENT FEATURES

13651 Reams Road, Windermere, FLORIDA 34786

ID#: 27-23-35-0000-00-003

4.95 (+/-) Acres

Frontage on Reams Road of 215'

Level Site – Stormwater is Included in Site Plan

Zoning – ORG-PD

## Development Work Completed:

Boundary Survey

Geotech

Topological Survey

Environmental Phase 1

Natural Resource Assessment

Traffic Impact Study

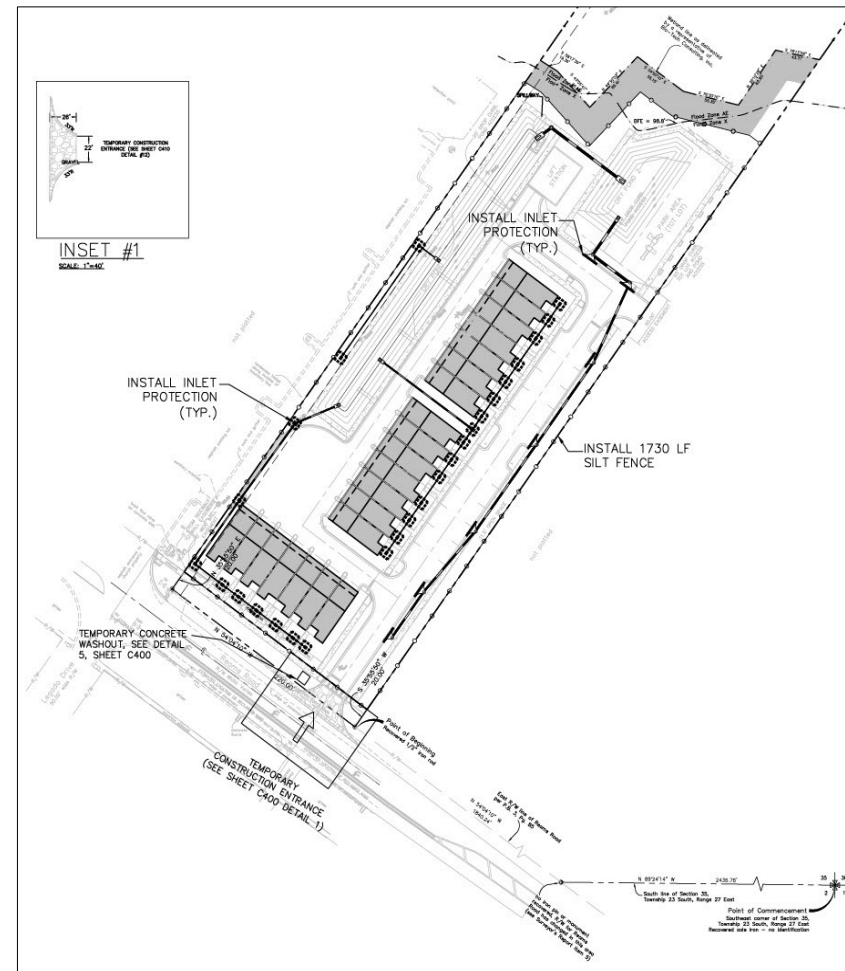
School Concurrency Requirements

Preliminary Site Plan Approval

Civil Construction Documents 95%

Vertical Architectural Documents 80%

## SITE PLAN



Site Assessments and Needed Studies Have Been Completed

# FLOOR PLAN EXAMPLES

13651 Reams Road, Windermere, FLORIDA 34786



First Floor



Second Floor



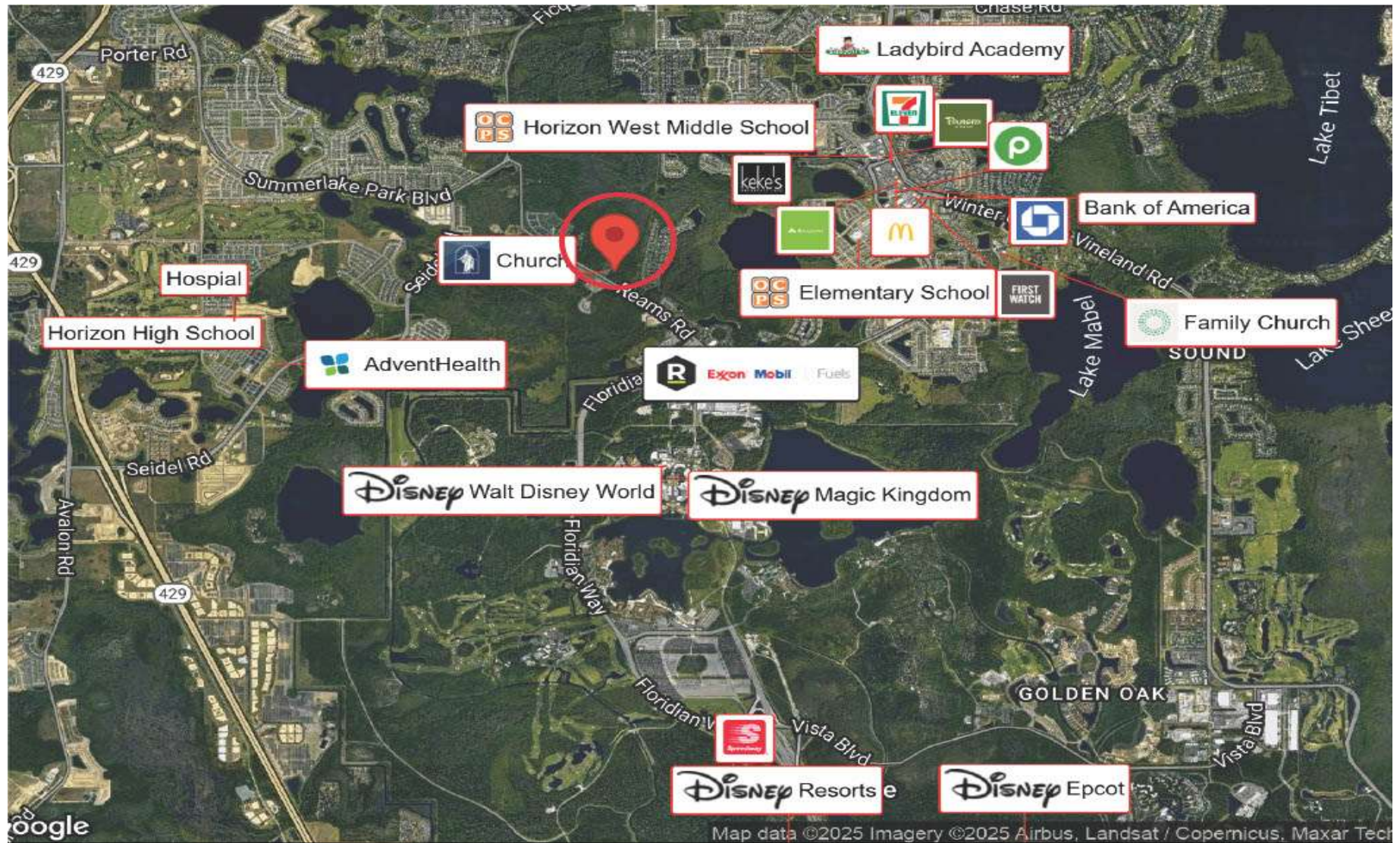
Third Floor

AMPLE ROOM FOR LUXURY FLOOR PLANS AND LIFESTYLE



# BUSINESS AND SERVICES NEARBY

13651 Reams Road, Windermere, FLORIDA 34786



**EASY ACCESS TO RETAIL GOODS & SERVICES (AND WDW!)**

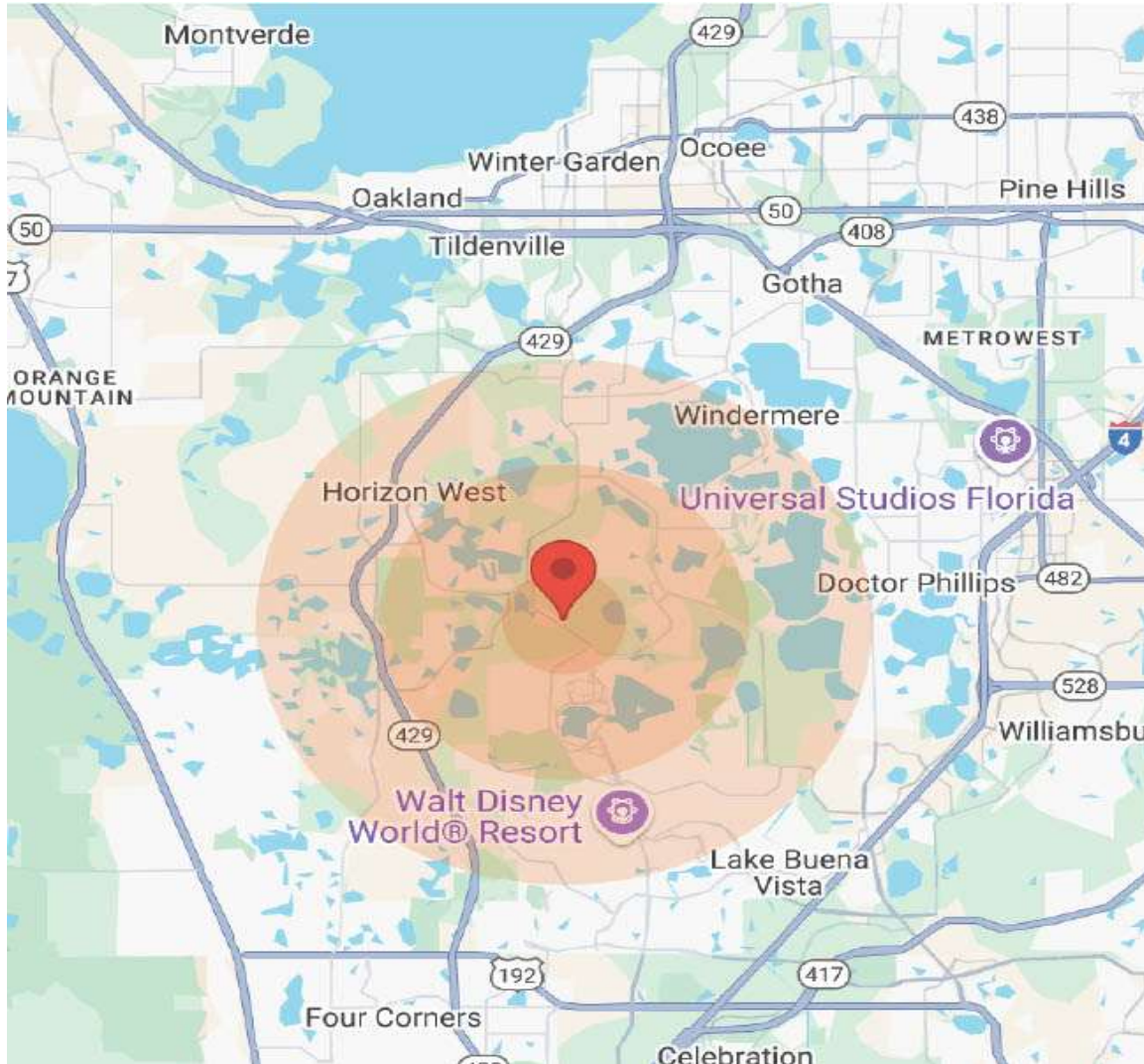


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# AREA DEMOGRAPHICS

13651 Reams Road, Windermere, FLORIDA 34786



Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,134	21,572
Female	N/A	4,462	21,846
Total Population	N/A	8,596	43,418

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,529	8,250
Ages 15-24	N/A	1,281	6,526
Ages 25-54	N/A	3,506	16,174
Ages 55-64	N/A	1,058	5,863
Ages 65+	N/A	1,222	6,605

Race	1 Mile	3 Miles	5 Miles
White	N/A	7,228	35,874
Black	N/A	361	1,857
Am In/AK Nat	N/A	13	16
Hawaiian	N/A	8	8
Hispanic	N/A	1,550	6,463
Multi-Racial	N/A	1,026	4,568

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$65,630	\$86,038
< \$15,000	N/A	215	738
\$15,000-\$24,999	N/A	266	1,136
\$25,000-\$34,999	N/A	344	1,230
\$35,000-\$49,999	N/A	342	1,498
\$50,000-\$74,999	N/A	978	2,895
\$75,000-\$99,999	N/A	487	2,162
\$100,000-\$149,999	N/A	515	2,946
\$150,000-\$199,999	N/A	123	1,098
> \$200,000	N/A	92	2,183

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,601	17,794
Occupied	N/A	2,926	14,977
Owner Occupied	N/A	2,050	10,556
Renter Occupied	N/A	876	4,421
Vacant	N/A	675	2,817

## LUXURY TOWN HOME DEVELOPMENT Opportunity!

Parks Commercial Group, LLC, 11 S. Bumby Ave, Orlando, FL 32803. Licensed Real Estate Broker



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