

Reams Road Acreage



Property Highlights

- Walking distance to Walt Disney World North Gate
- 440' Reams Road frontage
- Coveted Windermere location
- Unincorporated Orange County
- Year-round 100% occupancy area
- Among the top school districts in Florida
- All utilities immediately accessible on street
- Existing Pump Station on corner
- Adjoins extensive conservation acreage
- More than 400 luxury homes being constructed in the immediate area
- Tremendous access – 429, 535, 408, World Drive

\$3,250,000

13651 + 13625 Reams Road, Windermere FL 34786

Two contiguous and identical parcels totaling **10 acres** with 440' of Reams Road frontage. Approximately 8+/- dry and buildable acres.

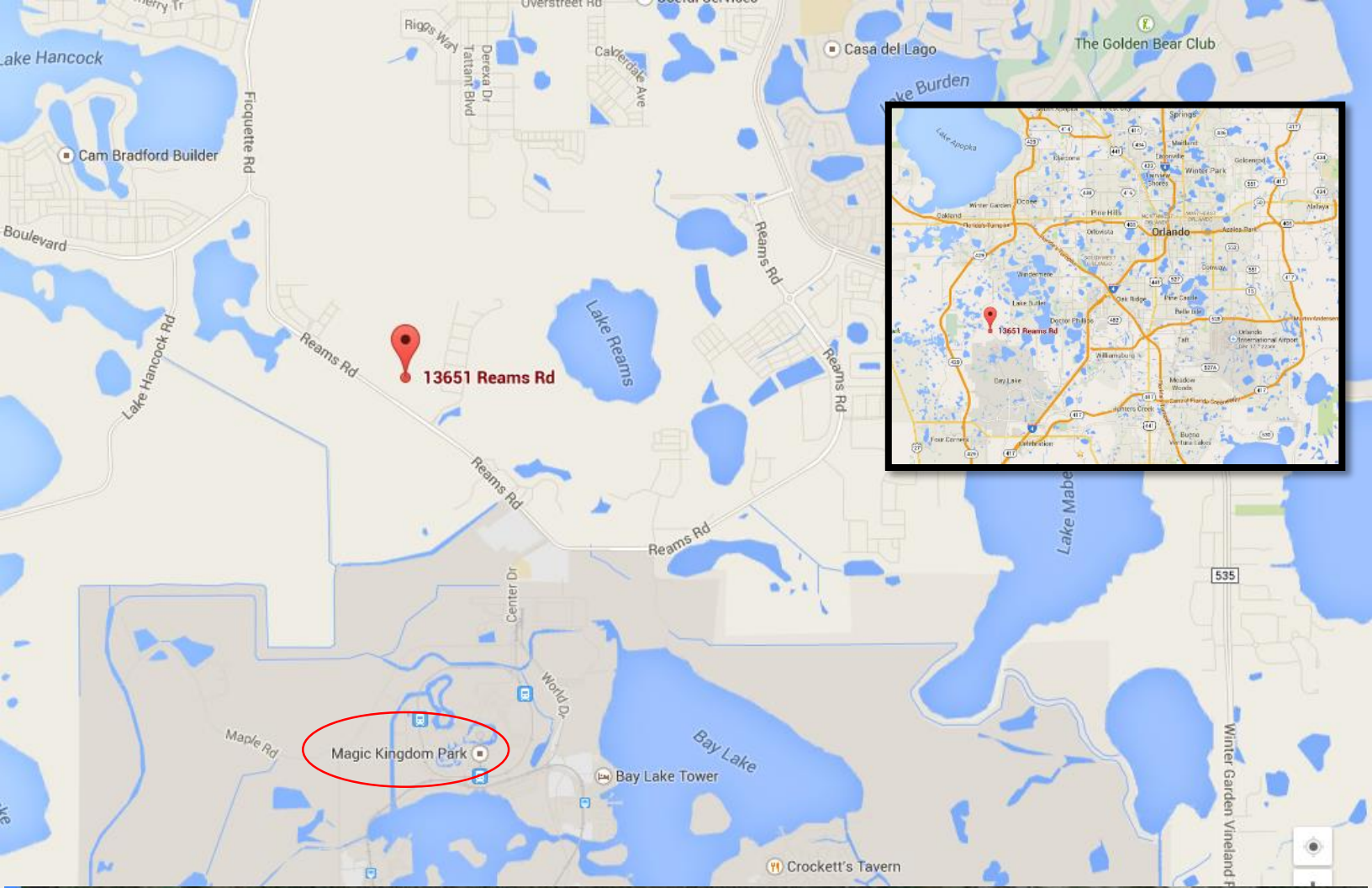
13651 Reams Road has 3.65 acres dry, is zoned PD and approved for mixed-use development including one ADU plat that may include educational, recreational or religious facility, day care, utility, or post office. Currently approved for 18-21 single family or town home lots. Parcel has existing 3 BR, 3.5 BA 2095SF masonry building that may be utilized as grandfathered unit or converted to office, clubhouse, amenity center, maintenance building, workshop, storage, multipurpose building, or demolished if desired.

13625 Reams Road is zoned R-CE-2 and expected to have approximately 4.4 acres dry, allowing for 6 DUs/acre or more as needed from TDRs via lot merger or zoning change.

Buyer may apply for a variance for the commercial or multifamily use of choice. Buyer to verify suitability. Property is expected to be the final site available for development on the Reams Road corridor, an area that boasts a one-of-a-kind location, significant growth and extraordinary value.

As-Is with right to inspect. Property information and use to be verified by Buyer. Use of Windermere Springs® name available for license if desired.

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United States of America
United States Patent and Trademark Office

windermere springs

Reg. No. 4,952,872 MARKS, SERVICE (UNITED STATES) (SINGLES)
 Registered May 3, 2016 UNITED STATES (SINGLES)
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UNITED STATES (SINGLES)
 SERVICE MARK FOR LEASING OF REAL ESTATE IN FLORIDA, ILL., IN, MD., NY., AND N.J.
 PRINCIPAL REGISTER FIRST USE IN U.S. (SINGLES) (COMMERCIAL) 3-1998

THE MARK, CONSISTS OF THE WORDS "WINDERMERE SPRINGS" IN A SERIF TYPEFACE WITH A CLARIFYING TAGLINE "THE CLUB'S OFFICIAL RESIDENTIAL DEVELOPMENT" AND "WINDERMERE SPRINGS" IN A SERIF TYPEFACE WITH A CLARIFYING TAGLINE "THE CLUB'S OFFICIAL RESIDENTIAL DEVELOPMENT" AND "WINDERMERE SPRINGS" IN A SERIF TYPEFACE WITH A CLARIFYING TAGLINE "THE CLUB'S OFFICIAL RESIDENTIAL DEVELOPMENT".



Thomas R. Lee
 Director of the United States
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