

FOR SALE

# Downtown Orlando Land

±2.53 AC DOWNTOWN ORLANDO DEVELOPMENT SITE  
WITH DIRECT I-4 FRONTAGE AND 1,000+ BUILDABLE UNITS



**Downtown Orlando** | 1000 N. ORANGE AVENUE, ORLANDO, FL 32801

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# Property overview



## Introduction

Avison Young is pleased to exclusively offer for sale the **Downtown Orlando Land**, a  $\pm 2.53$  acre development opportunity located in the heart of Downtown Orlando's urban core. With aggressive AC-3A zoning, the Property offers developers the right to construct a skyline-altering structure of nearly 1 million square feet, encompassing more than 1,000 units. With Downtown Orlando rents hovering near all-time highs, the Property represents an opportunity to catch the wave of new development redefining Downtown Orlando, one of Florida's hottest development markets.

## Property stats

Address	1000 N Orange Avenue, Orlando, FL 32801
Folios	232229000800091 292223000800110
Folios	$\pm 2.53$ AC $\pm 110,306$ SF
Existing Zoning	AC-3A – Downtown Metropolitan Activity Core
Permitted Uses	Residential, Hospitality, Retail, Office, Industrial, Mixed-Use, Medical
Buildable Units	506 Residences (by right) 1,012 Residences (with bonuses)
Buildable Area	$\pm 441,224$ SF (by right) $\pm 992,754$ SF (with bonuses)



## Investment highlights



### Ideal Downtown Orlando Location

The Property presents a rare development opportunity situated in the epicenter of Orlando's bustling urban core. The site is perfectly positioned to leverage Orlando's dynamic, rapidly developing Downtown, immediate walkability to the city's major white-collar employment district.



### Impressive Scale

This ±2.53-acre development opportunity stands out for its considerable scale. The property's generous size allows for the creation of an imposing architectural landmark with the potential to host nearly 1 million square feet of developed space. This scale not only facilitates a transformative impact on the skyline but also supports a high-density use, making it an ideal choice for developers aiming to make a lasting impact on the Downtown landscape.



### Aggressive Zoning

The Property benefits from aggressive AC-3A zoning, which is a critical asset for developers seeking to maximize their investment in a prime urban location. This flexible and generous zoning classification allows for the construction of a wide range of use-types, including residential, retail and office, among others. With no height limitation and maximum density of up to 400 units per acre and a million buildable square feet, it is a blank canvas with tremendous potential.



### Direct I-4 Frontage

Direct I-4 frontage grants unparalleled accessibility and high visibility, two attributes crucial for successful urban development. This direct adjacency to one of Orlando's major arterial offers exposure to more than 180,000 passing vehicles every day – a staggering figure that enhances not only the Property's visual profile but also its logistical advantage, allowing for ease of access for residents and commuters alike.

Downtown Orlando

Subject property



**If you would like more information about this offering,  
please get in touch.**

## **The Team**

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