

For Sale:

319 N MAGNOLIA AVE & 320 PALMETTO AVE
ORLANDO, FL 32801

Presented By:

Matt Hall
813.538.6844
matt@bounat.com

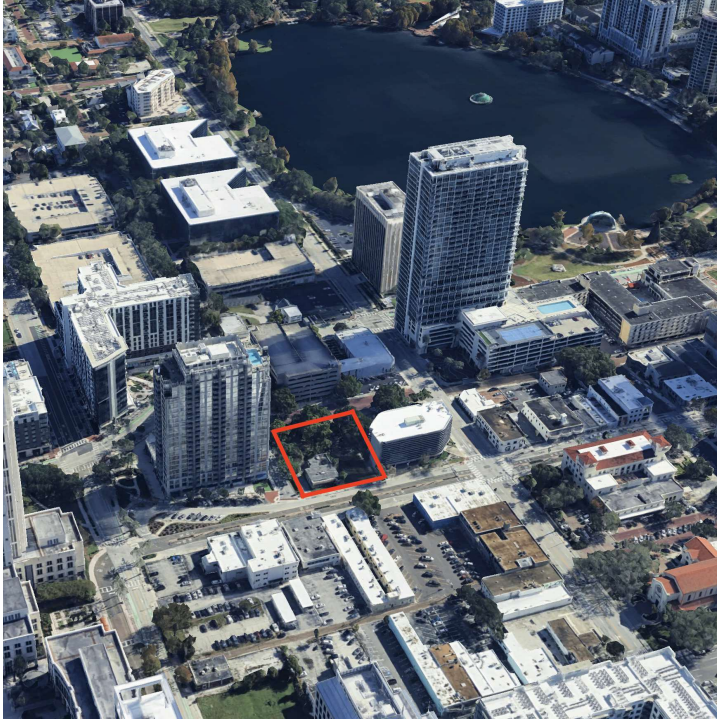
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Executive Summary

319 N MAGNOLIA AVE & 320 PALMETTO AVE | LAND FOR SALE



OFFERING SUMMARY

Site Size:	0.581 Acres
Zoning:	AC-3A/T
Unit Count:	232 Residential Units
Asking Price:	\$9,950,000

PROPERTY OVERVIEW

Rare opportunity to acquire a highly sought-after assemblage of 0.581 acres in the heart of Orlando's dynamic urban core. Located just a short distance from Downtown Orlando and the scenic Lake Eola, this site is primed for a high-density development. Approval in place for 26 story (± 260 ft. tall) mixed-use tower to include 232 multifamily units, $\pm 6,000$ SF of ground floor retail, $\pm 15,875$ SF of office, and 280 parking spaces in an integrated parking garage. The property offers an unparalleled investment opportunity in a thriving market with robust demand for urban living.

PROPERTY HIGHLIGHTS

- Location: Prime position near Downtown Orlando, within walking distance to Lake Eola Park, major employers, shopping, dining, and entertainment venues.
- Size: 0.581 acres (approx. 25,310 square feet)
- Zoning: Approval in place for 26 story mixed-use tower with 232 multifamily units, $\pm 6,000$ SF retail, $\pm 15,875$ SF office, and 280 parking space garage.
- Accessibility: Excellent access to major roadways and public transportation, offering seamless connectivity to surrounding areas.
- Surrounding Area: Surrounded by a mix of residential, commercial, and retail developments, creating a vibrant urban neighborhood atmosphere.

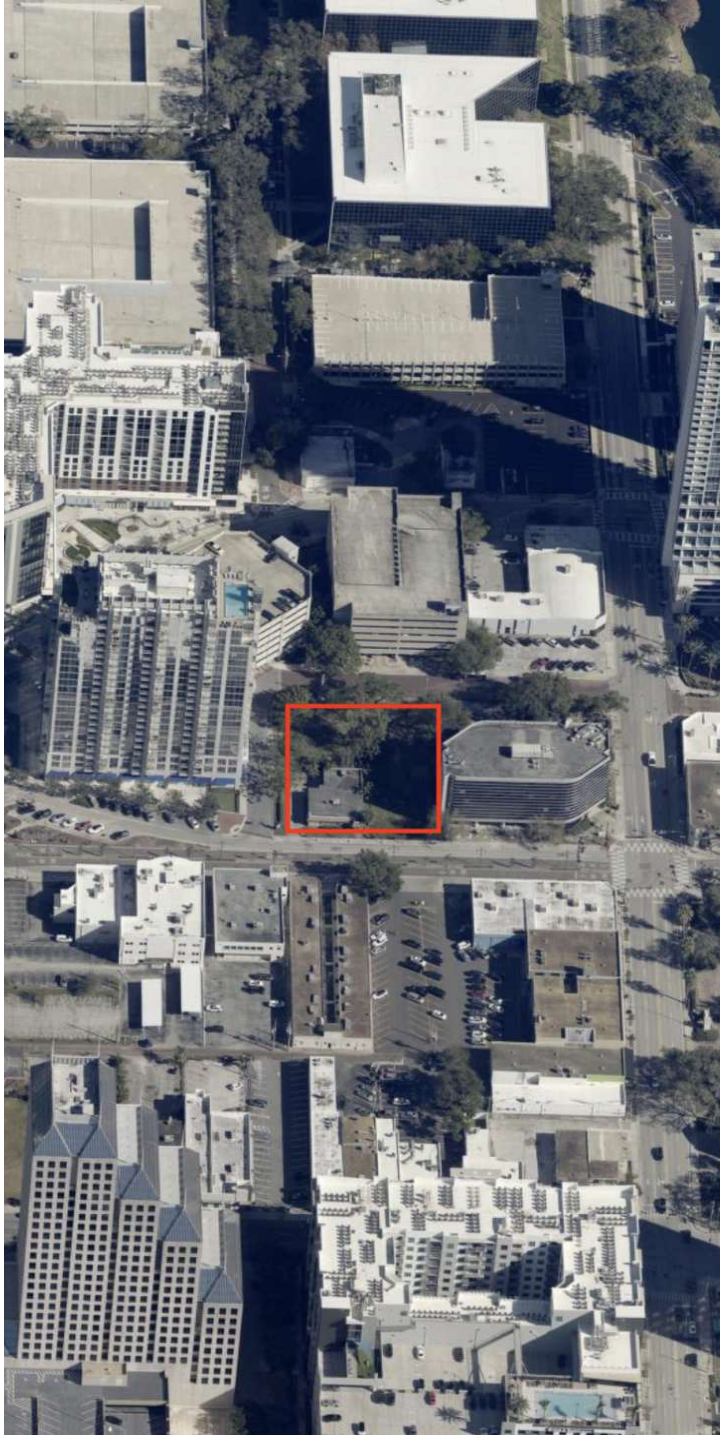
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Property Description

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LOCATION DESCRIPTION

Prime Urban Location:

Situated just minutes away from Downtown Orlando, the property benefits from its proximity to the city's Central Business District, where a thriving mix of corporate offices, co-working spaces, and entrepreneurial hubs creates a dynamic environment for professionals and businesses alike. This prime location provides future residents with immediate access to Orlando's bustling downtown area, filled with a diverse array of dining, shopping, and entertainment options.

Iconic Lake Eola Nearby:

The property is just a short walk from Lake Eola Park, one of Orlando's most beloved landmarks. Known for its stunning views, swan boat rides, and walking paths, Lake Eola is the cultural and recreational heartbeat of the city. The park hosts various events, concerts, farmers' markets, and festivals throughout the year, offering a lively and engaging lifestyle for future residents.

Unmatched Walkability and Connectivity:

The neighborhood's excellent walkability score is enhanced by its closeness to essential services, parks, boutique shops, high-end restaurants, and vibrant nightlife. With major roadways, such as I-4 and SR 408, in close proximity, and access to public transportation options including SunRail and LYNX buses, the location provides seamless connectivity to the greater Orlando area and beyond.

Emerging Urban Hub:

The area surrounding the property is undergoing substantial growth and revitalization, characterized by a surge of new developments, including luxury residential high-rises, boutique hotels, and innovative commercial spaces. This growth continues to attract young professionals, families, and retirees, adding to the area's diversity and vibrancy.

Close to Key Attractions and Amenities:

The assemblage is also strategically located near key cultural institutions, such as the Dr. Phillips Center for the Performing Arts, Amway Center, and the Orlando Science Center. Residents will have easy access to a rich array of cultural, educational, and recreational amenities, providing a well-rounded urban living experience.

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Rendering

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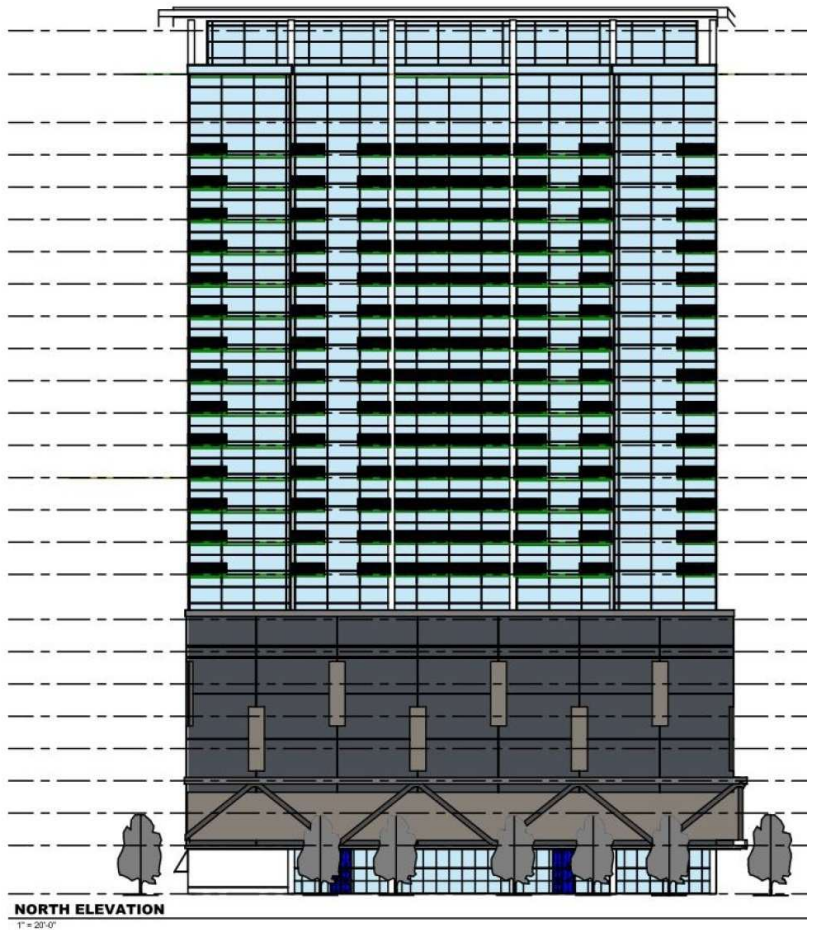
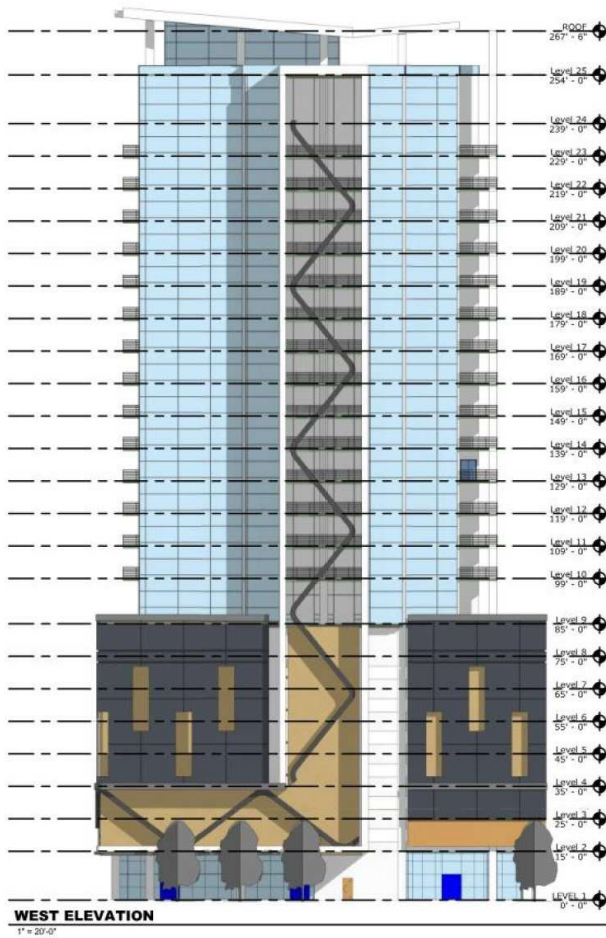
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Elevation Rendering

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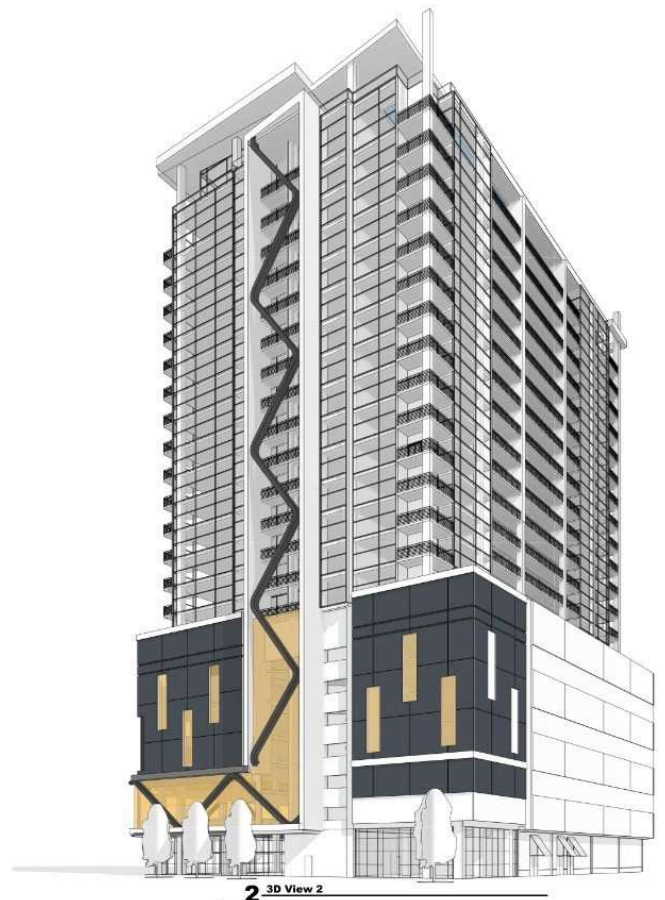
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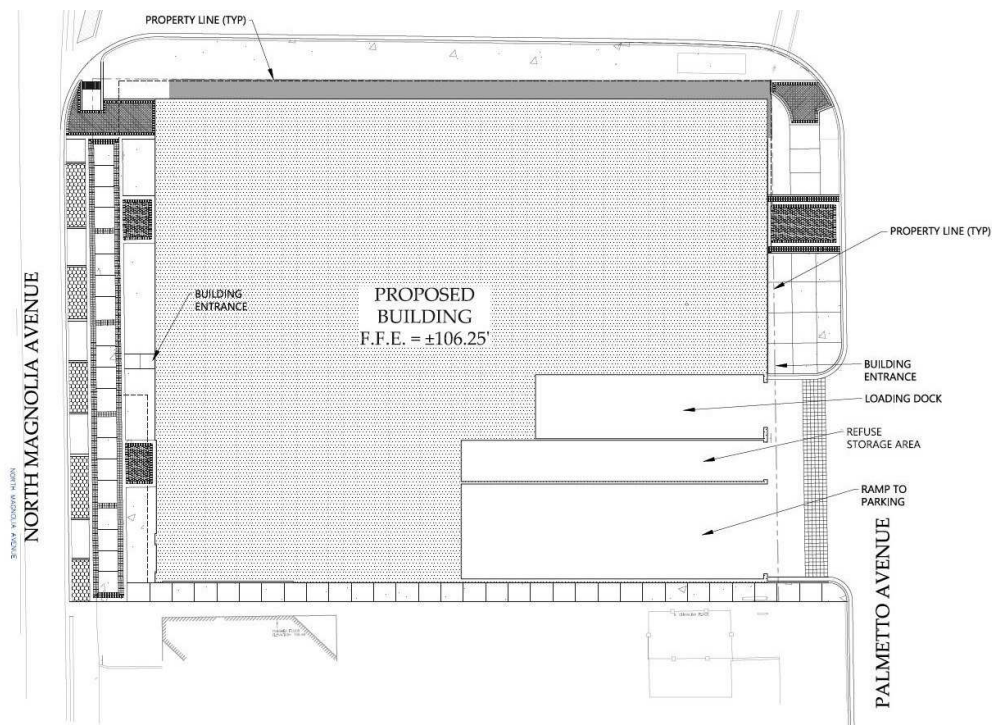
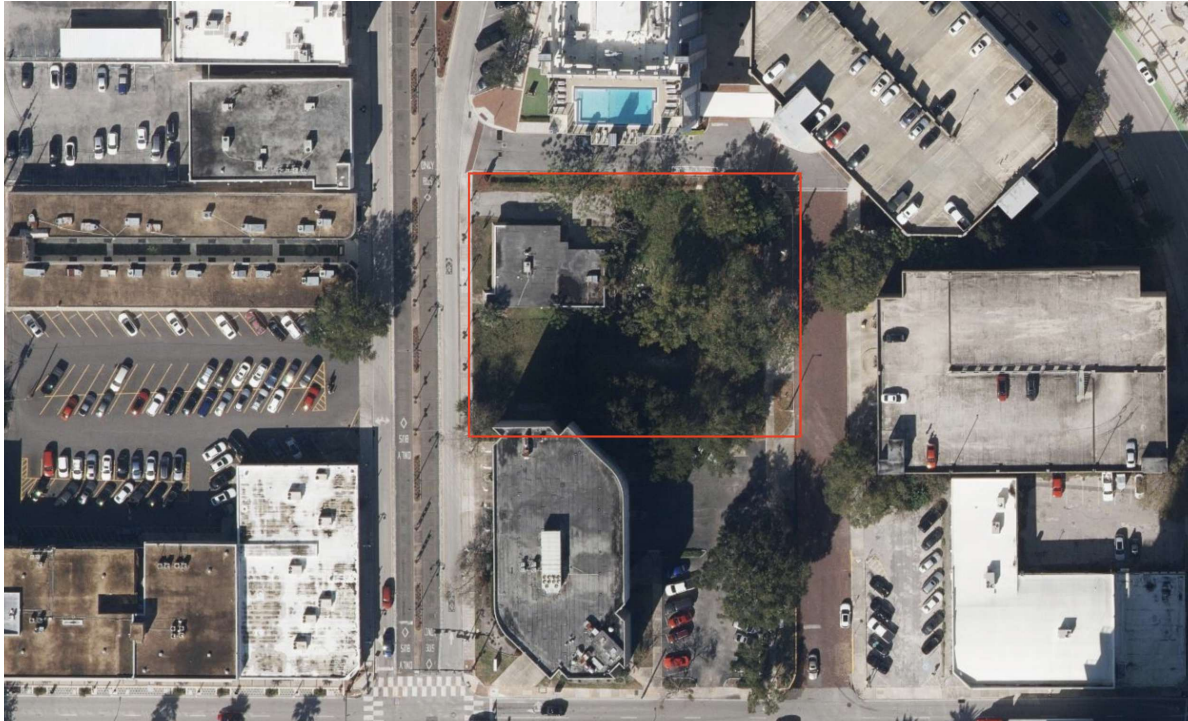
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Site Plan

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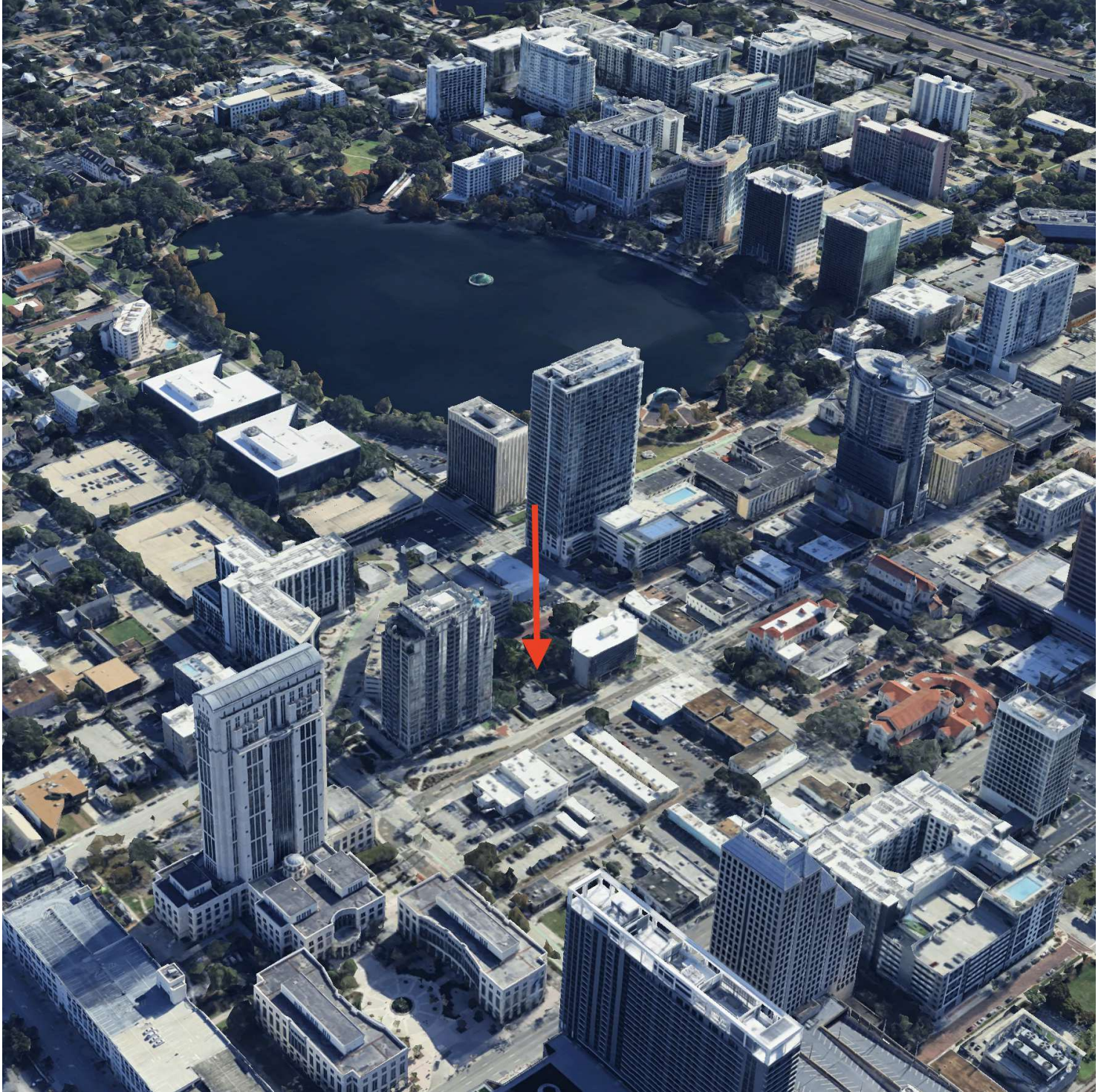
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Lake Eola

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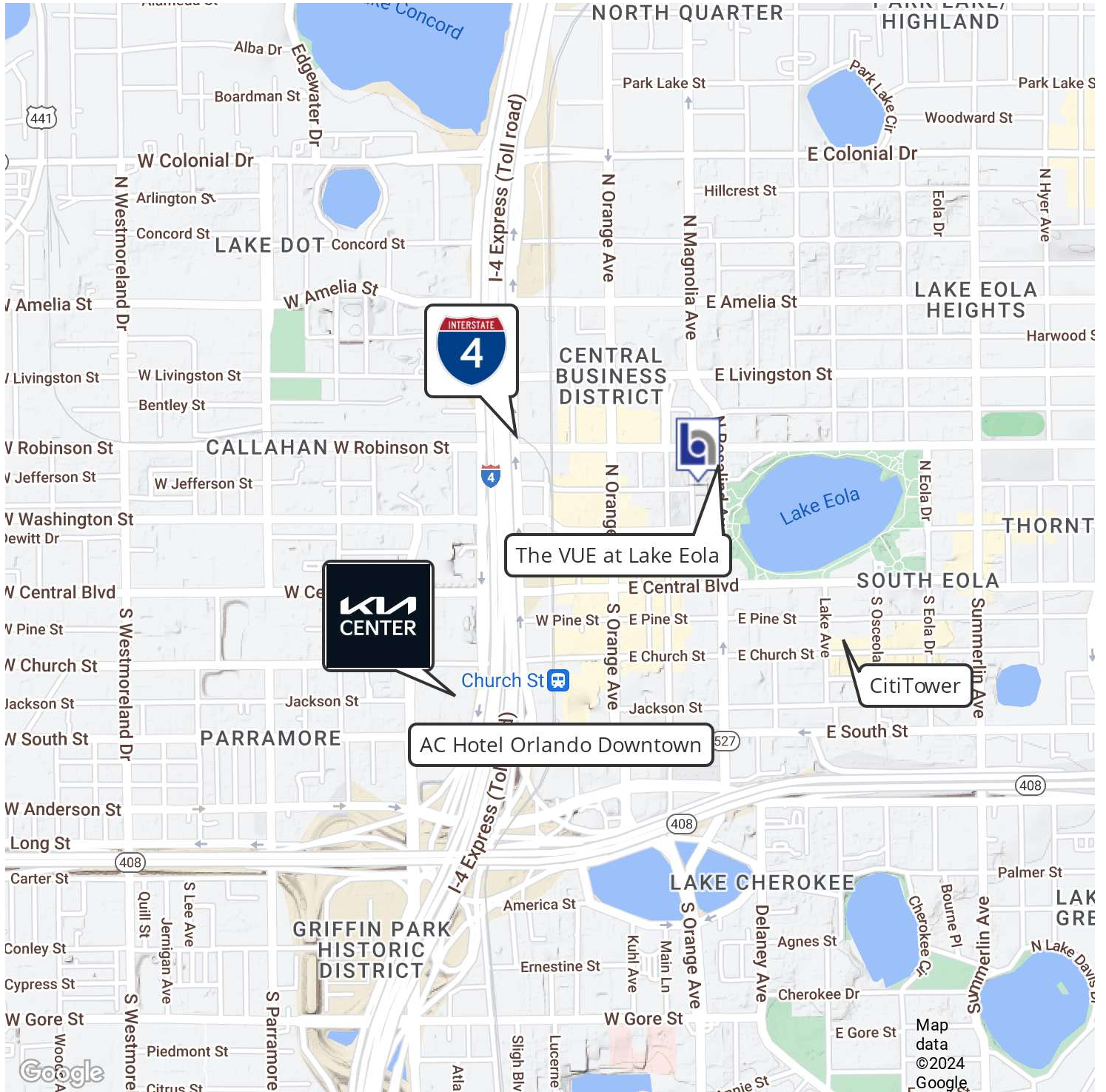
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Location Map

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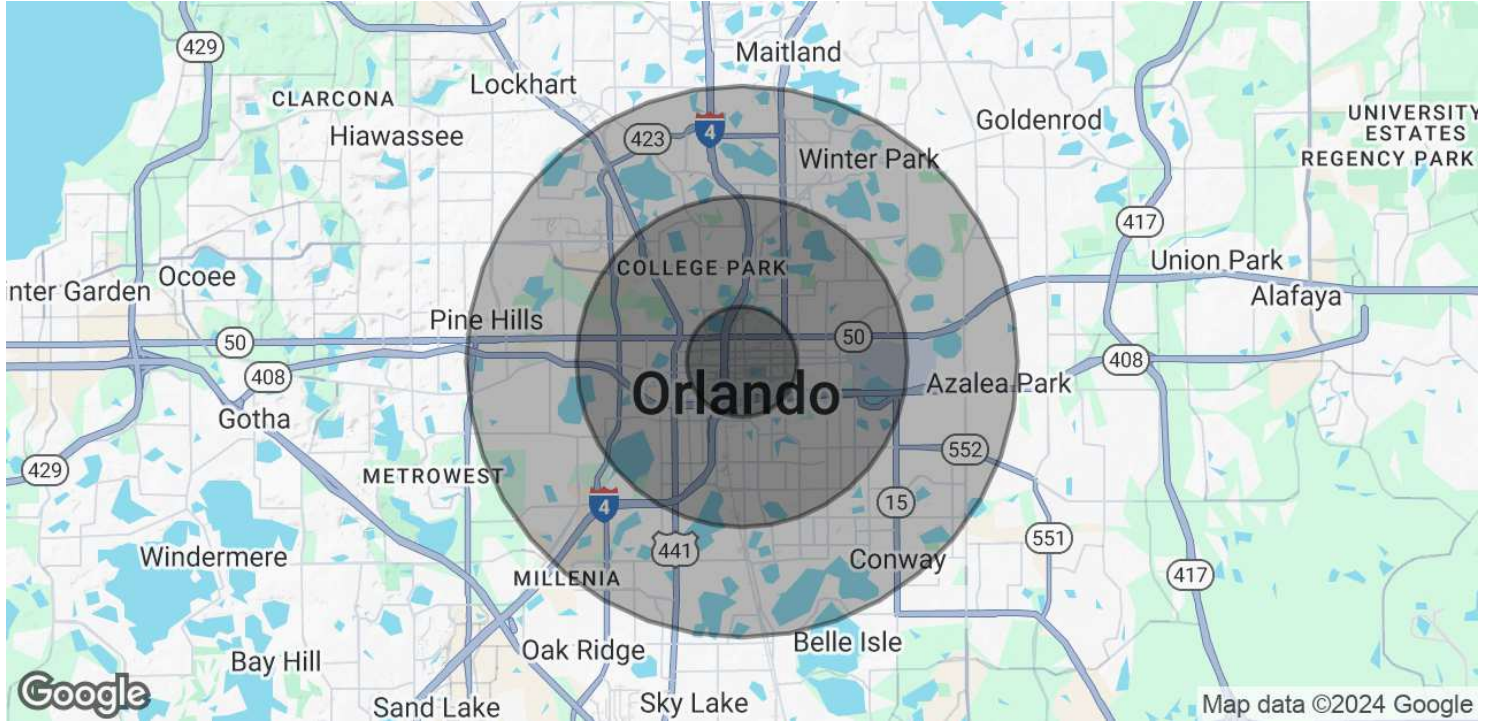
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,857	100,287	311,027
Average Age	42	42	40
Average Age (Male)	40	41	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,520	48,308	131,729
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$108,583	\$116,797	\$98,009
Average House Value	\$595,070	\$539,023	\$434,621

Demographics data derived from AlphaMap

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