

Rutledge Family Property

1190 S. Goodman Rd. & 8357 Bella Citta Blvd.
ChampionsGate, FL 33896

4+/- Acre Potential Development Site

Osceola County Parcel ID: 28-25-27-0000-0121-0000
28-25-27-0000-0120-0000



No warranty or representation, expressed or implied, is made as to the accuracy of this information, and same is submitted subject to error and omissions.



Highlights

- Frontage: 650' on Bella Citta Blvd. and 250' on S. Goodman Rd.
- Located at the Intersection of Masters Blvd. and Bella Citta Blvd.
- Cell Tower Easement on site

Future Land Use

- Low Density Residential (LDR)
- 3 - 8 units/acre
- Potential for Commercial

Property Information

- Size: 4+/- Acres
- Zoning: R-1
- Asking Price: \$1,100,000.00

Contact: Sean L. Fullerton, Lic. Real Estate Broker
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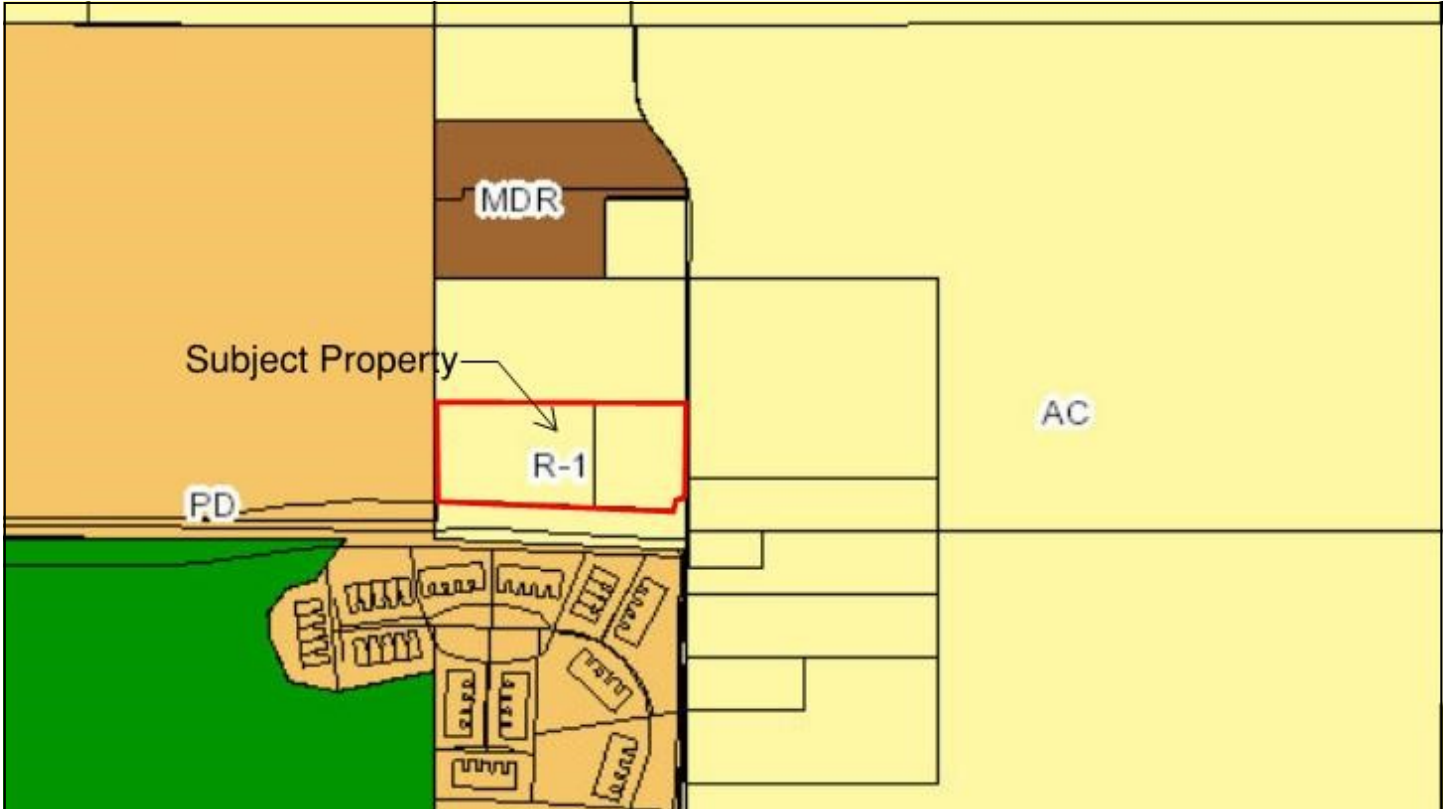
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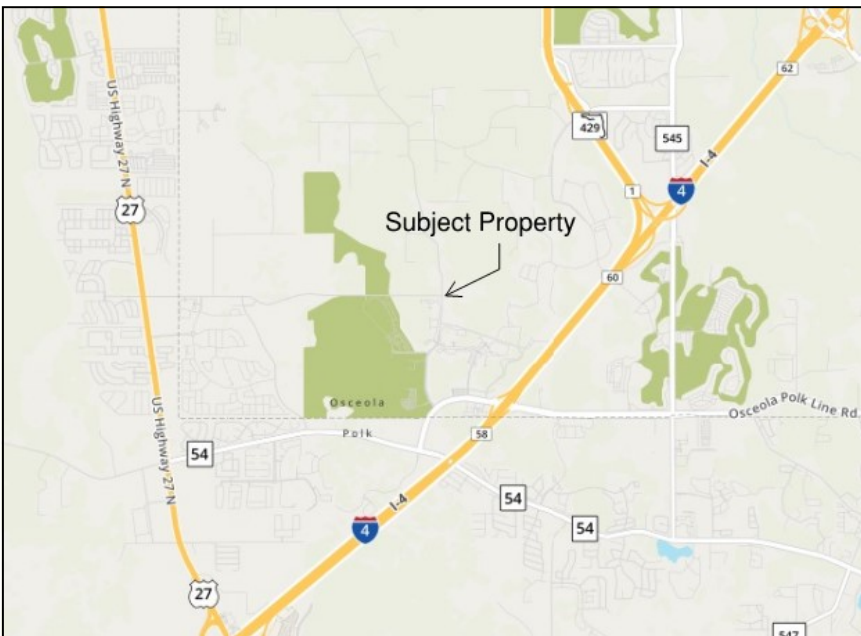


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Area Features

- Quick access to US 27 via Bella Citta Boulevard
- Adjacent to the ChampionsGate Resort, a 1,200 acre mixed-use development
- Publix-anchored Shopping Center nearby at ChampionsGate Blvd.
- In proximity to FedEx Distribution Center, Wal-Mart Fulfillment Center, and Amazon Fulfillment Facility at US 27 and I-4 (5 miles)

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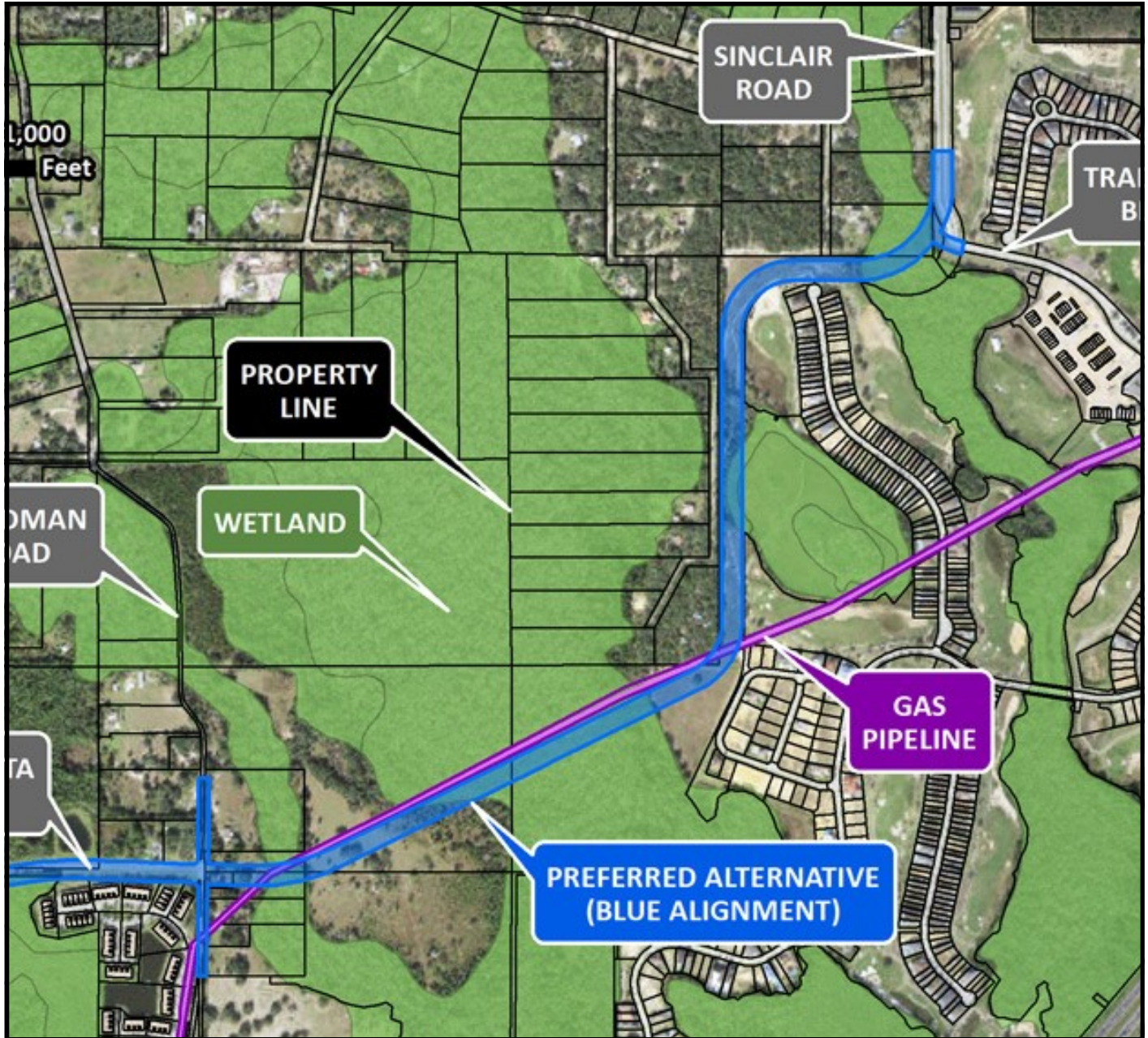
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The Sinclair Road Extension Project was approved by Osceola County in February 2023 and is in the design phase of the project with construction scheduled to begin in December 2024. Updates are available at: <https://www.osceola.org/agencies-departments/transportation-transit/projects/sinclairroad/>

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