

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 STORYS, 2,100 SF+, 4 BEDS, 3.5 BATHS, 2-CAR GARARGES



LESS THAN ONE MILE
FROM WALT DISNEY WORLD!

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SHOVEL READY 4.95 SITE - TOWNHOMES - WINDERMERE

13651 Reams Road, Windermere, FLORIDA 34786

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

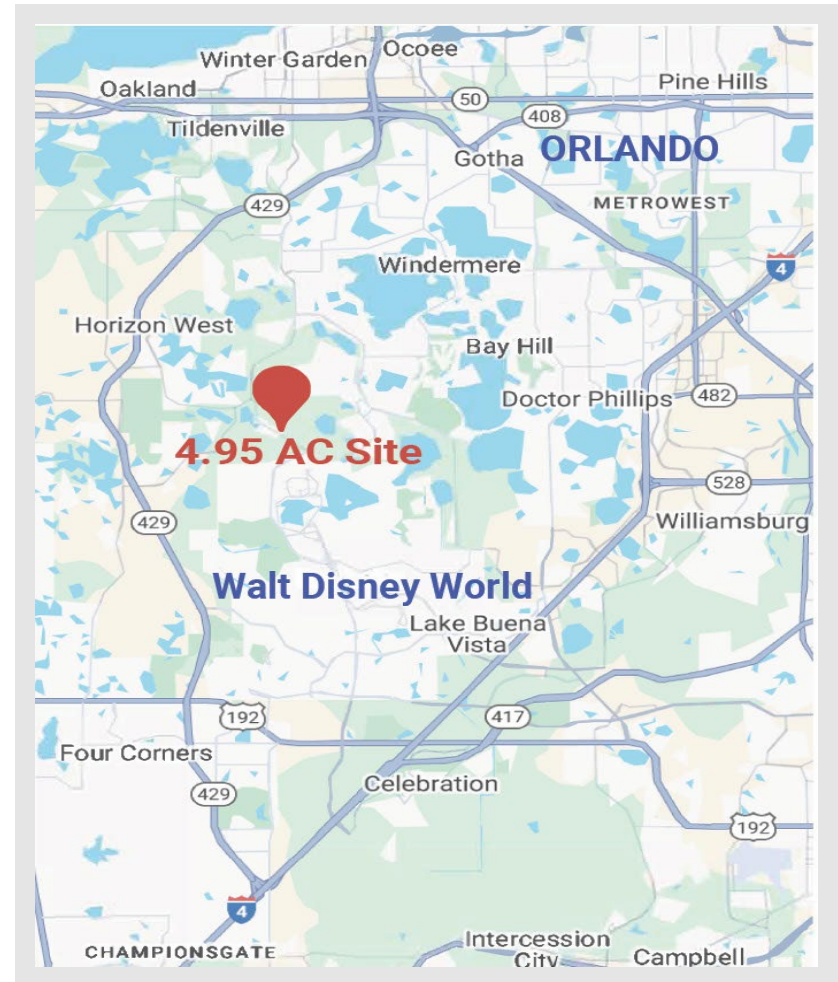
The Reams Road townhome development site located in highly desirable Windermere is ideal for a successor builder/developer who can finalize permitting and commence site construction of this 4.95 (+/-) acre, fully entitled site, for a twenty-one unit luxury townhome community less than 1 mile from Walt Disney World! The project is Permit and Pad ready for site work by August 2026. 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: \$2,250,000.

CONVENIENT ACCESS FROM THE ATTRACTIONS AND GREATER ORLANDO



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

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

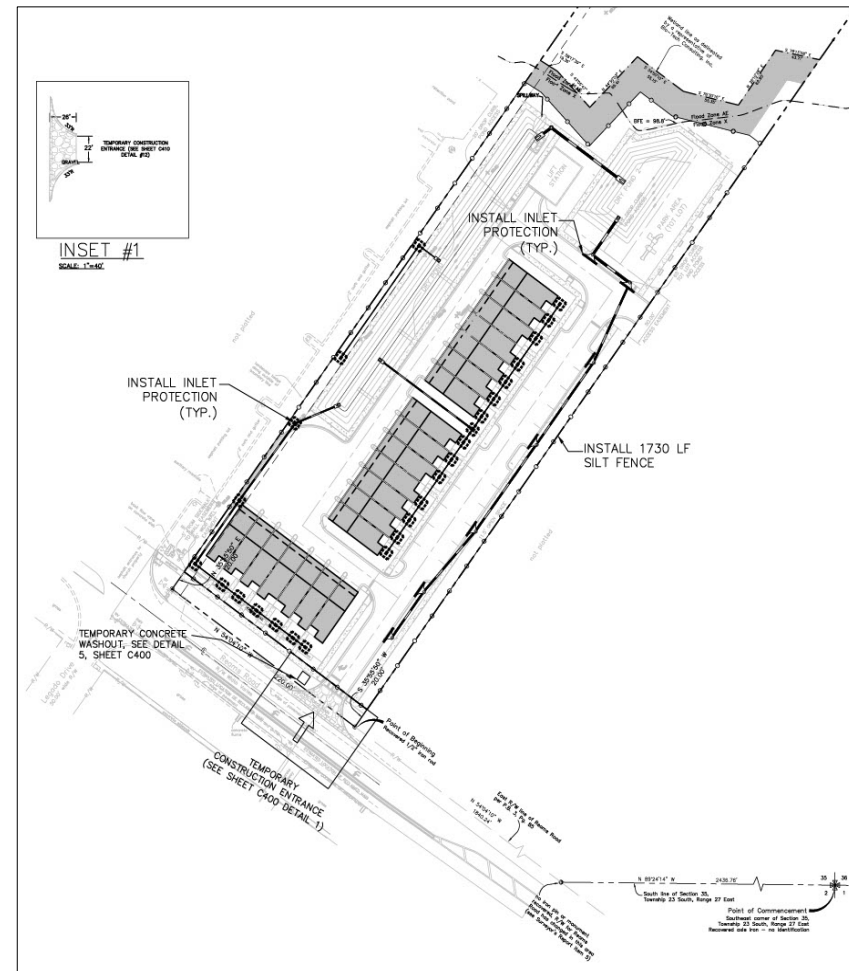
School Concurrency Requirements

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

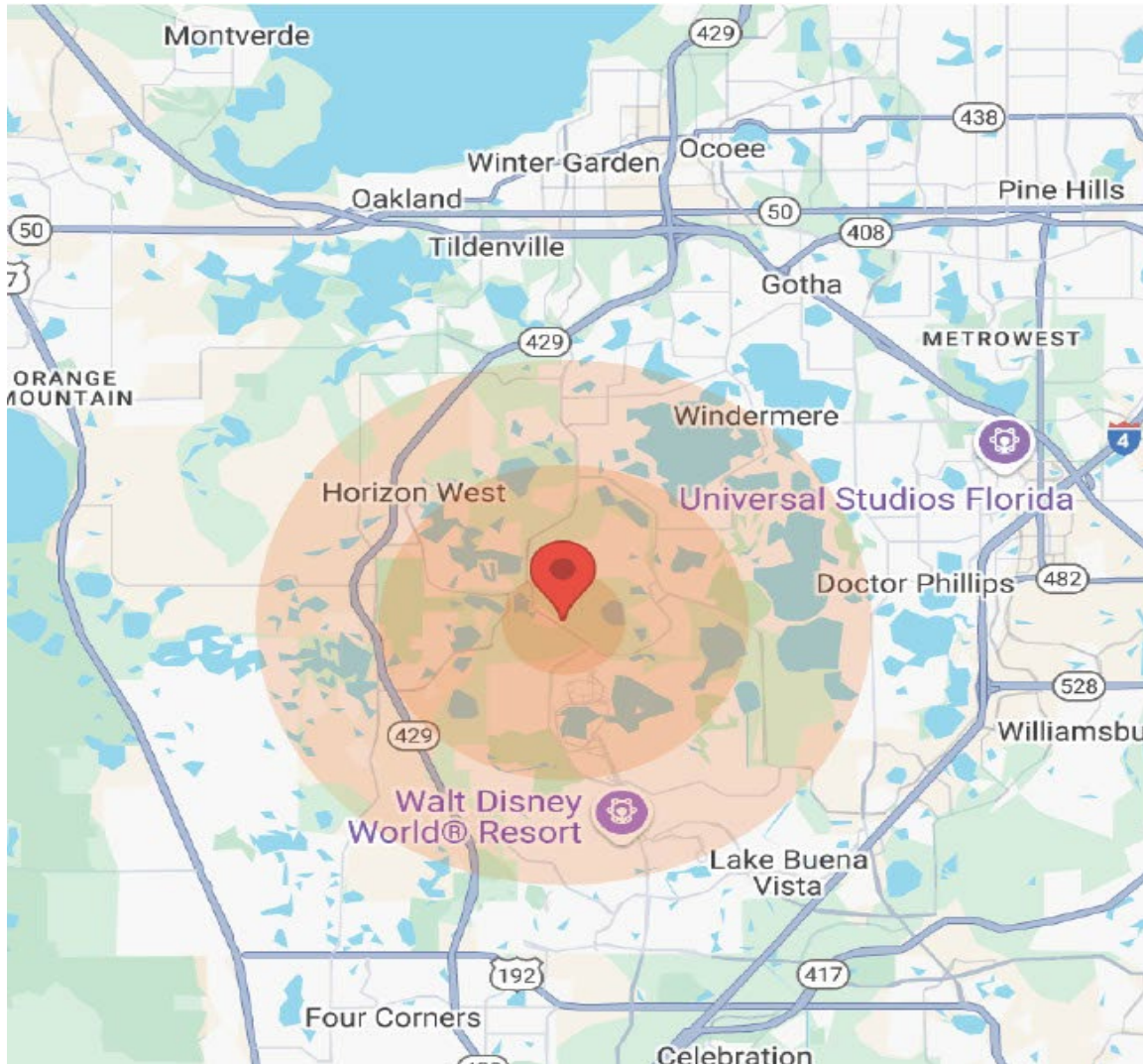
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EASY ACCESS TO RETAIL GOODS & SERVICES (AND WDW!)

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