



INSTITUTIONAL QUALITY INFILL OPPORTUNITY INSIDE FEDERALLY DESIGNATED OPPORTUNITY ZONE

702 Quill Ave , 920 Carter St.

723 S & 725 S. Westmoreland Dr, Orlando FL. 32805



INVESTMENT HIGHLIGHTS

- **TOTAL SIZE .32 ACRES | 4 PARCELS FOR SALE**
- **PRICE:** \$399,999
- **City of Orlando Open Door Program** - Potential for Waived Impact Fees
- **Opportunity Zone:** Federal Capital Gains Tax Benefits
- **Parramore Redevelopment Priority Area** - Potential & Planning Support
- **1031 Exchange**
- **Zoned:** R-2A/T/PH
- Access to State Road 408
- Hybrid provided opportunity (for sale and rental)
- Walking Distance to new elementary school and Adjacent to Carver Park
- Structure - Small Urban infill assemblage strategy
- Within a mile of Downtown Orlando
- Closet major employer FAMU law school, City of Orlando, new HQ for Travel and Leisure on Church Street

DEMOGRAPHICS

POPULATION

5 MIN	10 MIN	15 MIN
20,494	168,836	553,195

HOUSEHOLDS

5 MIN	10 MIN	15 MIN
8,384	71,681	219,627

AVG. HH INCOME

5 MIN	10 MIN	15 MIN
\$73,284	\$111,620	\$107,821

*Source: esri, 2026



Brian K. Watson, CCIM

Vice President Sales & Leasing

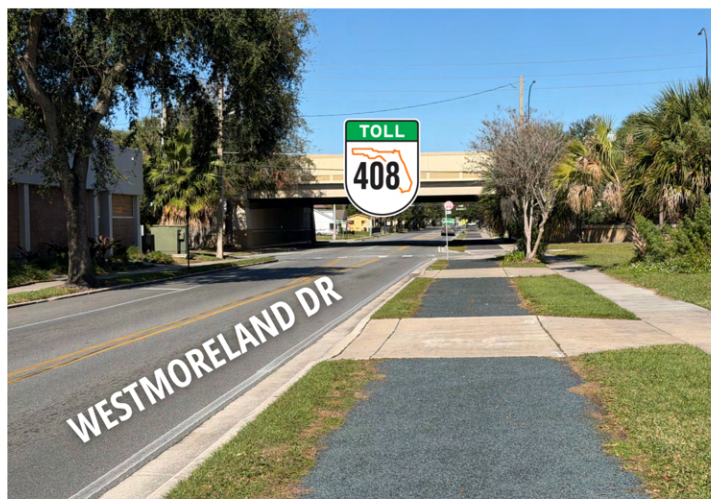
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CrossMarc Services, LLC
Licensed Real Estate Broker



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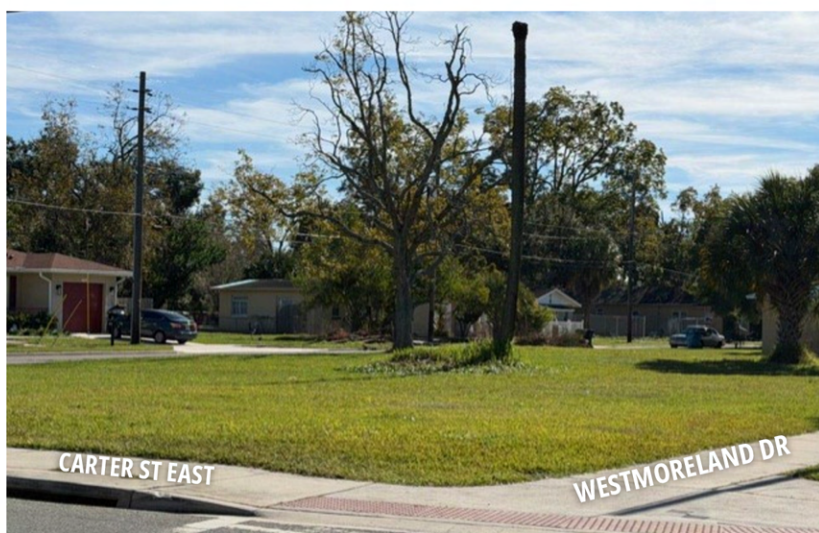
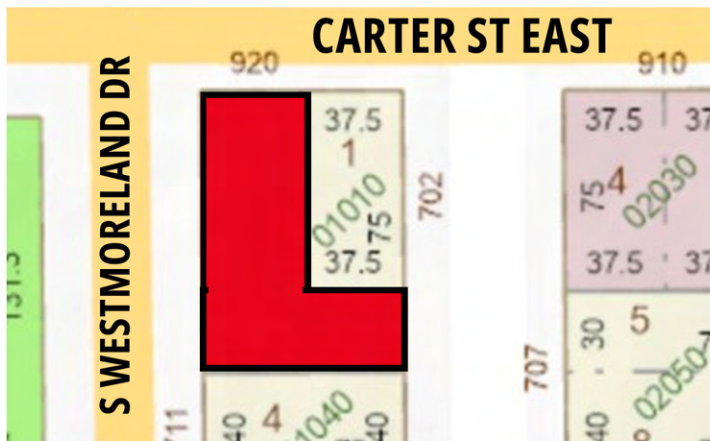
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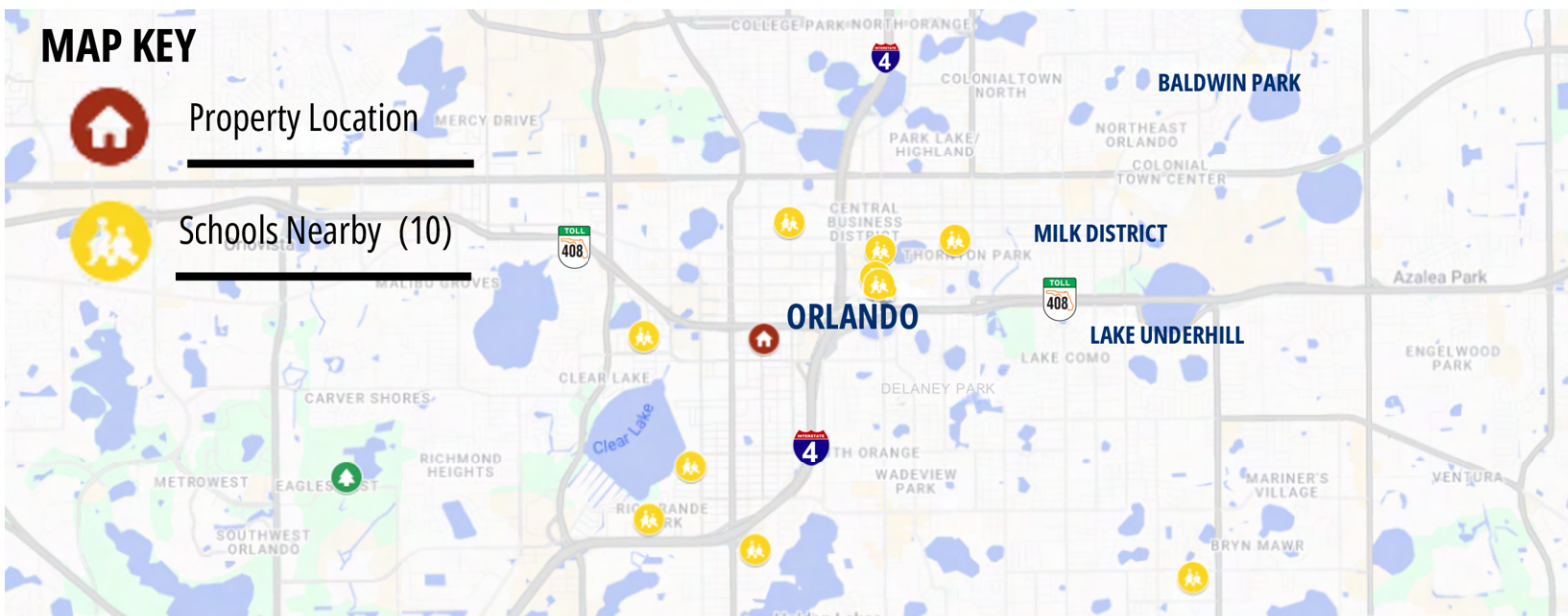
MAP KEY



Property Location



Schools Nearby (10)



723 & 725 S. WESTMORELAND DR



NEW CONSTRUCTION ADJACENT TO PROPERTY



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