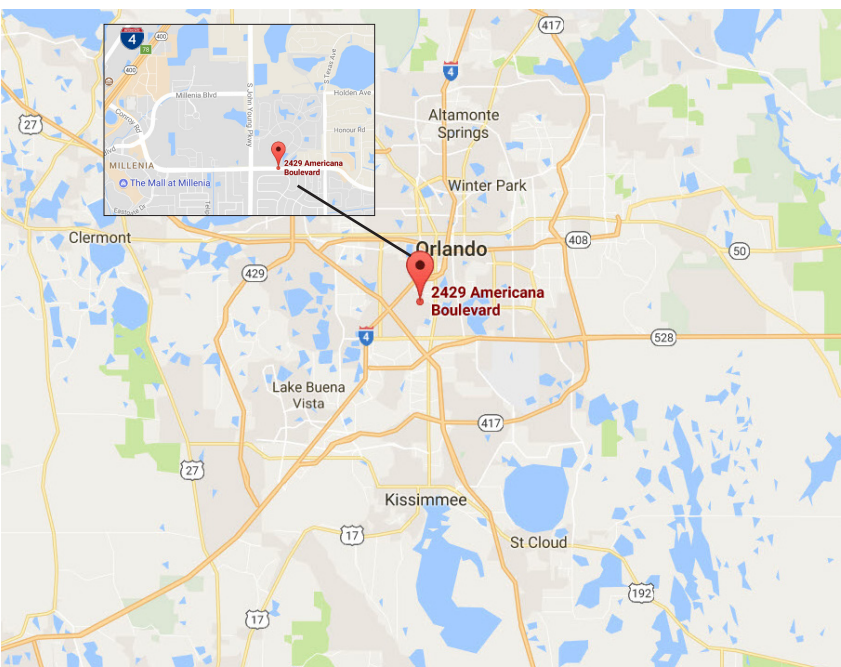


FOR SALE

MULTIFAMILY DEVELOPMENT SITE

2429 Americana Boulevard
Orlando, FL 32839



LAND SPECIFICATIONS

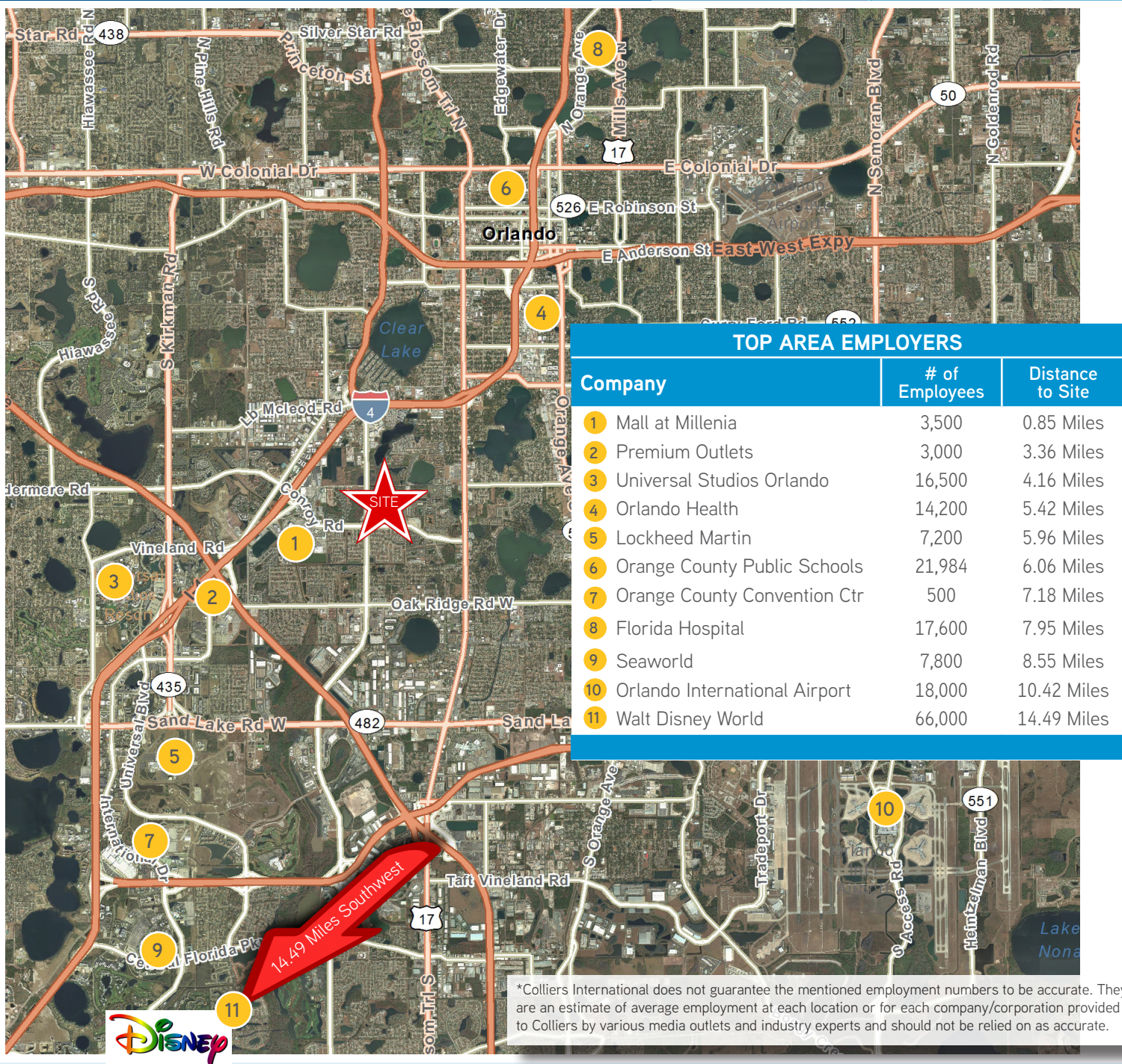
Address:	2429 Americana Boulevard Orlando, FL 32839
Location:	At the NE corner of the key intersection of John Young Parkway and Americana Boulevard. The site sits adjacent to a Publix shopping center as well as the Park Central Apartment and condo community.
Site Size:	12.56± acres
Entitlement:	264 residential units
Jurisdiction:	City of Orlando
Zoning:	R-3B: 21 units/acre
Future Land Use:	Res-Med
Visibility:	380± ft on John Young Parkway 220± ft on Americana Boulevard 300± ft on Grand Central Parkway
Access:	Right in/right out on Americana Boulevard Full ingress/egress on John Young Parkway
Traffic Counts:	35,500 AADT on Americana Boulevard 48,500 AADT on John Young Parkway
Water Management District:	St. Johns River
Schools:	Palmetto Elementary School Westbridge Middle School Oak Ridge High School

FOR SALE AT: \$2,800,000

FOR SALE MULTIFAMILY DEVELOPMENT SITE

2429 Americana Boulevard
Orlando, FL 32839

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*Colliers International does not guarantee the mentioned employment numbers to be accurate. They are an estimate of average employment at each location or for each company/corporation provided to Colliers by various media outlets and industry experts and should not be relied on as accurate.

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