

# FOR SALE

14± AC Development Land



## SITE SPECIFICATIONS

The site is located in the heart of one of Orange County's fastest growing submarkets. With significant visibility on Avalon Rd and several new area roadway expansions, the site boasts easy access to Disney World, Margaritaville, and a plethora of restaurants, neighborhood amenities, and retail.

The property has easy access to Hwy 192, SR 429 and US 27. Disney is in the middle of extending Western Way to Avalon (Completion 4Q2019) and Orange Lake is about to start the Western Way extension to Avalon, significantly opening up the sites access to Disney World and the fast expanding Flamingo Crossing. In addition, to the south, Four Corners is one of the fastest growing vacation rental markets in Central Florida.

**Location:** East side of Avalon Rd .06 miles north of Hwy 192

**Site Size:** 13.83 Gross Acres  
9.82 Upland Acres  
1,135 linear ft. on Avalon

**Jurisdiction:** Unincorporated  
Orange County

**Access:** Multiple access points  
off Avalon Rd

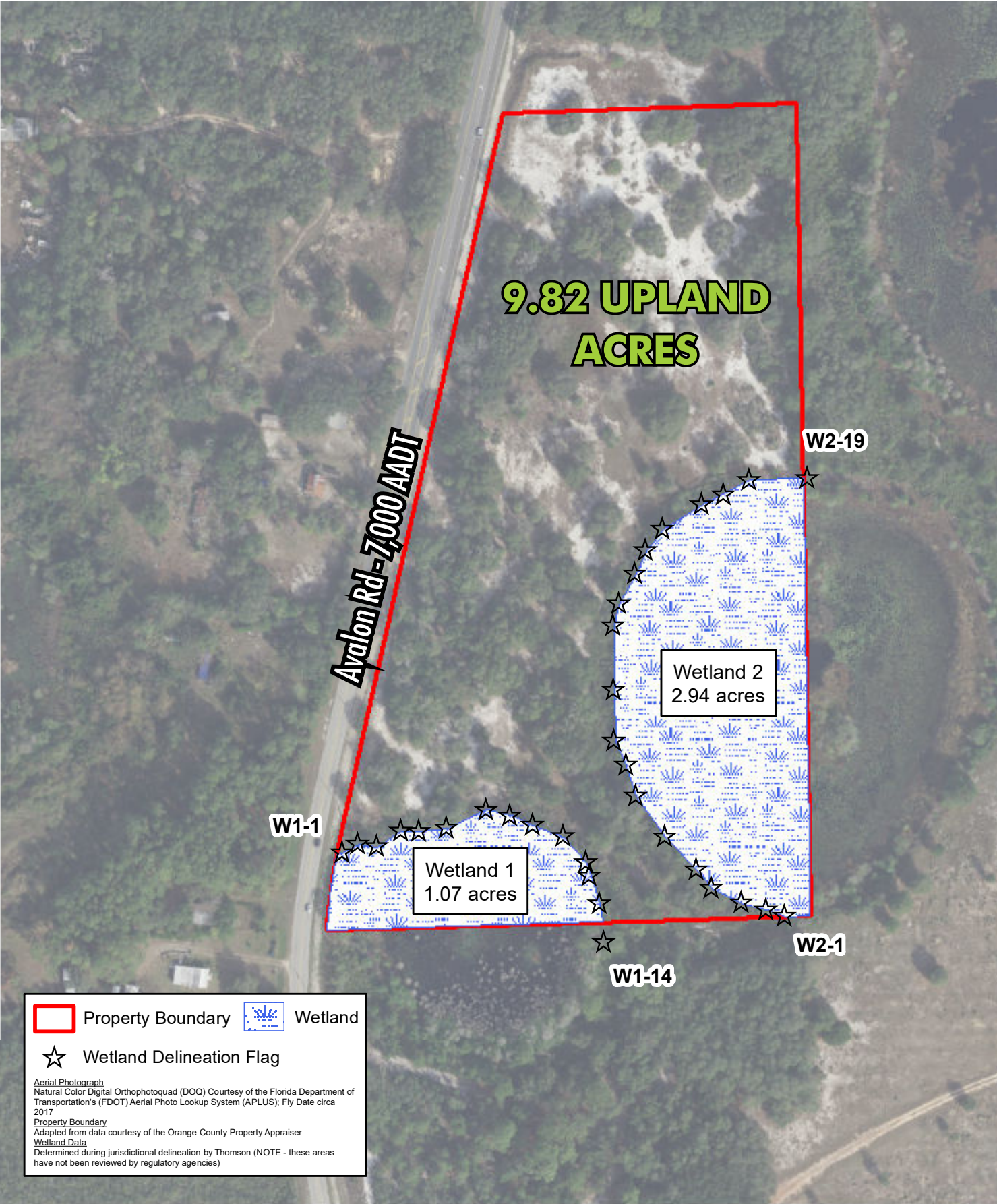
**Zoning:** A-1

**Future Land Use:** Commercial

**Utilities:** Duke Electric on Avalon  
TOHO Water & Sewer

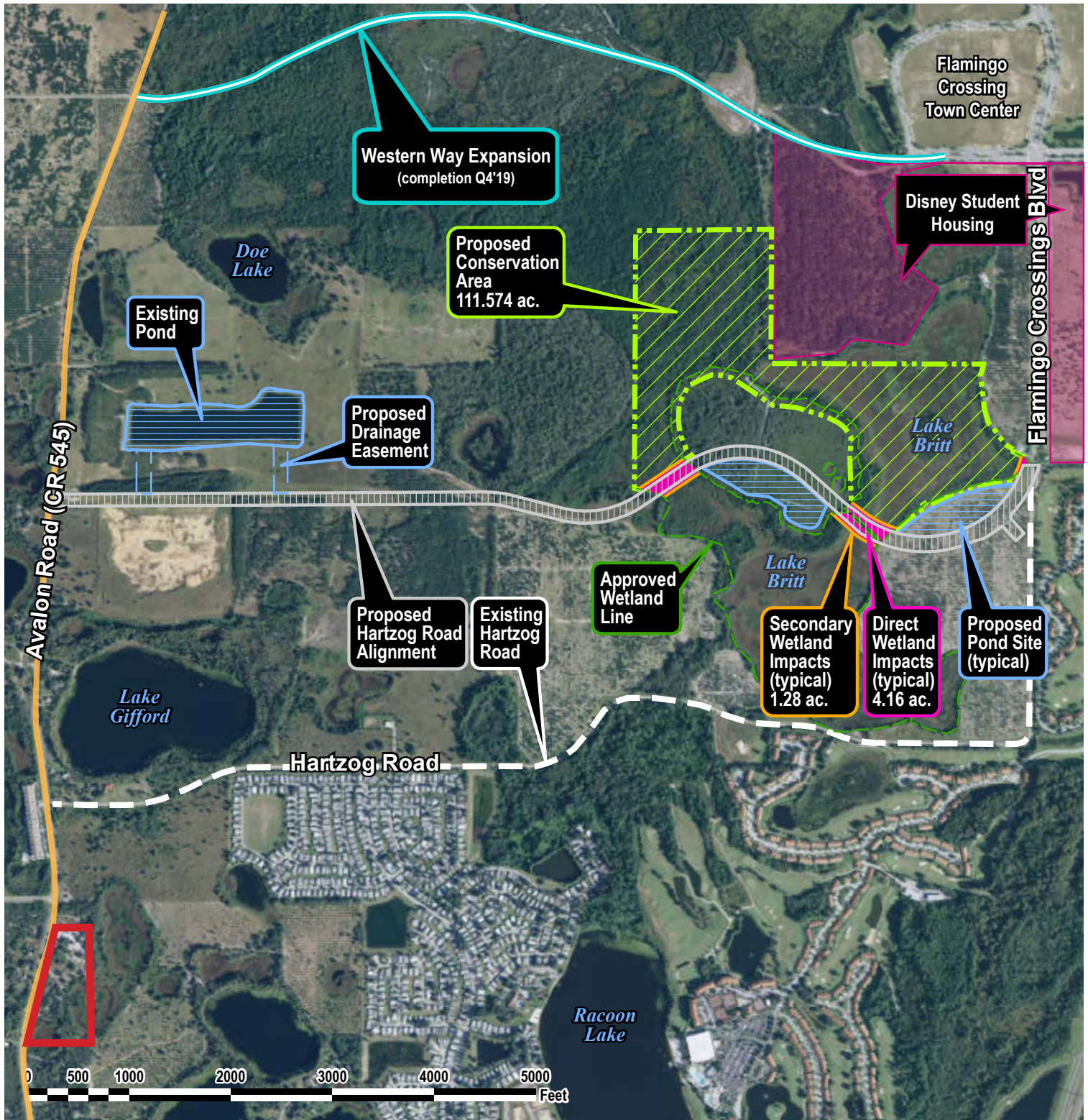


# 14± AC Development Land





# New Hartzog Road and Western Way Expansion



## Legend

### Wetland Line



### Proposed Hartzog Road



Proposed Alignment



Proposed Ponds



Proposed Easements

### Proposed Wetland Impacts



Direct - 4.16 ac. total



Secondary - 1.28 ac. total

### Proposed Conservation Area

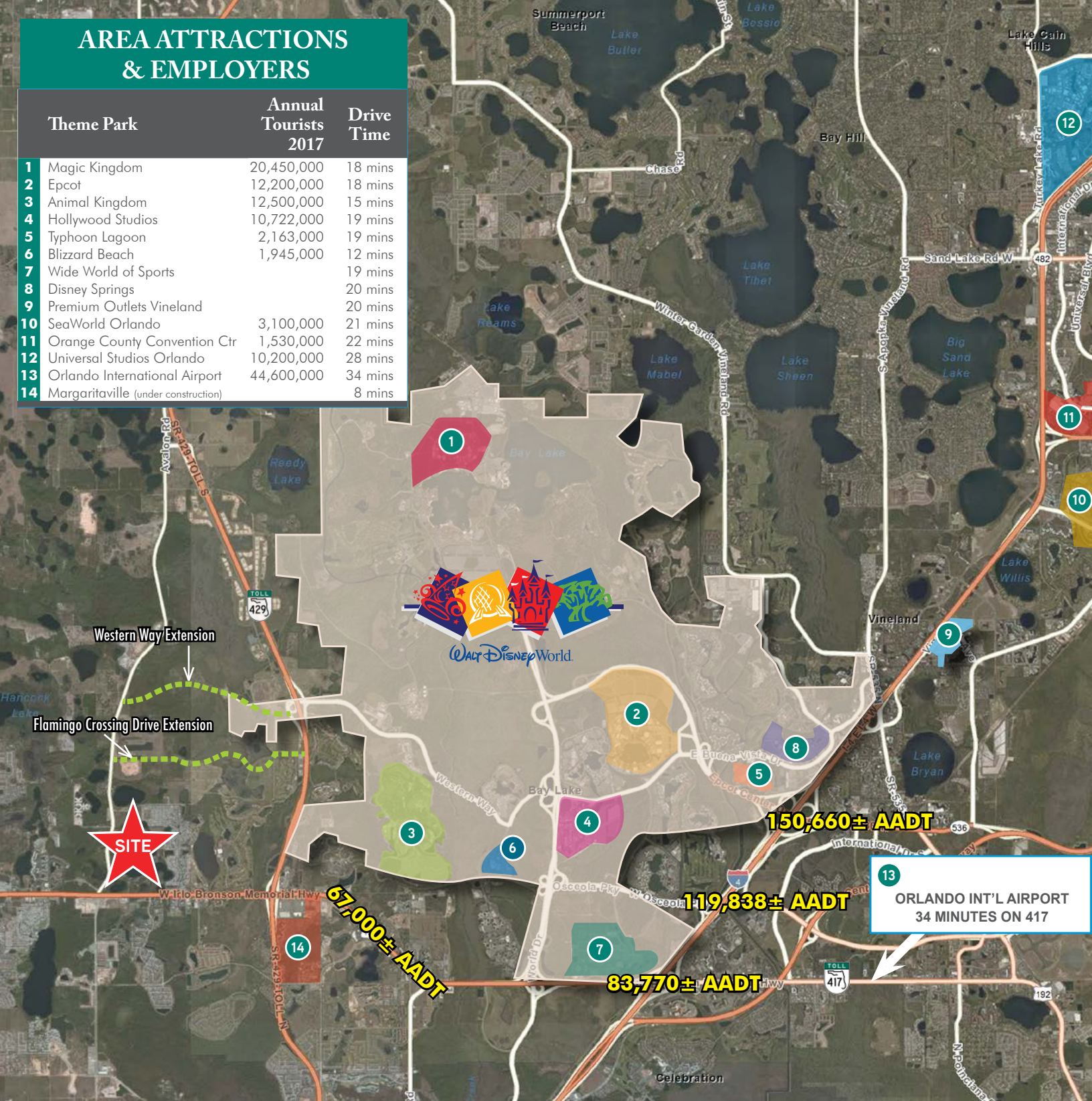


111.574 ac.



## AREA ATTRACTIONS & EMPLOYERS

Theme Park	Annual Tourists 2017	Drive Time
1 Magic Kingdom	20,450,000	18 mins
2 Epcot	12,200,000	18 mins
3 Animal Kingdom	12,500,000	15 mins
4 Hollywood Studios	10,722,000	19 mins
5 Typhoon Lagoon	2,163,000	19 mins
6 Blizzard Beach	1,945,000	12 mins
7 Wide World of Sports		19 mins
8 Disney Springs		20 mins
9 Premium Outlets Vineland		20 mins
10 SeaWorld Orlando	3,100,000	21 mins
11 Orange County Convention Ctr	1,530,000	22 mins
12 Universal Studios Orlando	10,200,000	28 mins
13 Orlando International Airport	44,600,000	34 mins
14 Margaritaville (under construction)		8 mins



**Susan Morris**  
Principal/Broker

Susan.Morris@RDIPFlorida.com • 407.832.3434

**Nick Jones**  
Principal/Sales Associate

Nick.Jones@RDIPFlorida.com • 206.931.0526

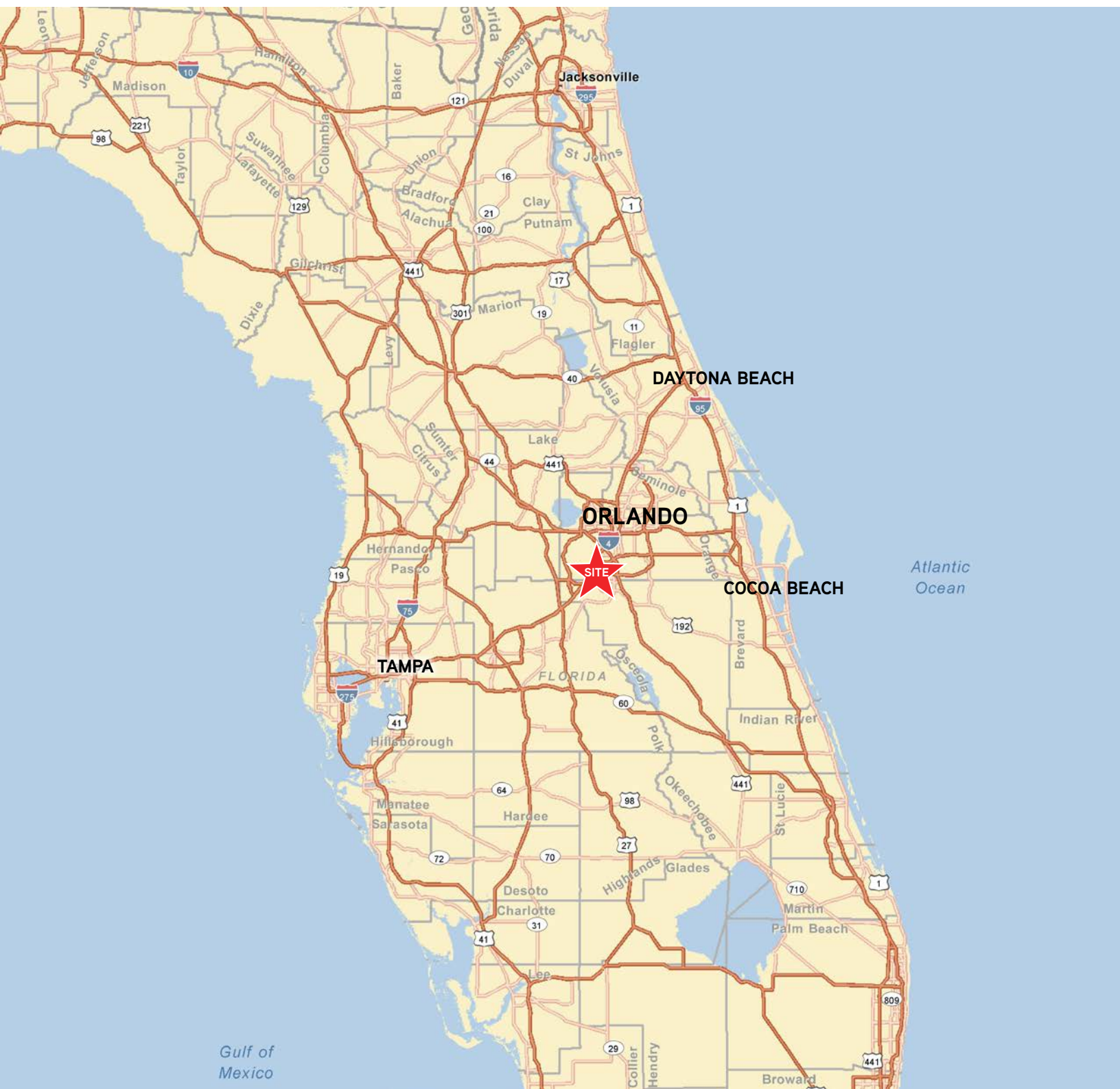


RESOURCE  
DEVELOPMENT  
INVESTMENT  
PROPERTIES  
INCORPORATED

This document/email has been prepared by Resource Development Investments Properties Incorporated (RDIP) for advertising and general information only. RDIP makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RDIP excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RDIP and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# 14± AC Development Land



RESOURCE  
DEVELOPMENT  
INVESTMENT  
PROPERTIES  
INCORPORATED

**Susan Morris**  
Principal/Broker

Susan.Morris@RDIPFlorida.com • 407.832.3434

**Nick Jones**  
Principal/Sales Associate

Nick.Jones@RDIPFlorida.com • 206.931.0526