



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

North Orange Blossom Trail
Orlando, Florida 32804

DEVELOPMENT OPPORTUNITY NEAR PACKING DISTRICT



FOR SALE

- + **Sale Price:** \$780,000.00
- + **Land Size:** 1.29 Acres
- + **Zoning:** RSTD IND-1/IND-5
- + **Parcel ID:** 09-22-29-3460-00-090

Highlights

- Excellent development opportunity on North Orange Blossom Trail near the Packing District.
- Orange Blossom Trail Frontage fully cleared.
- 32,000 AADT on Orange Blossom Trail
- Close proximity to Downtown College Park.
- 121 feet of frontage
- 1.29 Acres of land
- Primary use: Industrial
- Secondary uses: Commercial



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BISHOP BEALE DUNCAN

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SITE

Packing District

College Park

West Colonial Drive - 40,000 AADT

Interstate 4

Baldwin Park

Orlando Executive Airport

US 408

Downtown Orlando

5 mi Radius

3 mi Radius

1 mi Radius

SITE

The map displays the Orlando, Florida area with three concentric blue circles centered on a location labeled 'SITE'. The circles represent distances of 1 mile, 3 miles, and 5 miles. Key landmarks and locations labeled on the map include:

- Neighborhoods and Areas:** Neighborhood Market, Forest City, Altamonte Springs, Fern Park, Maitland, Eatonville, Lockhart, Hiwassee, Winter Park, Aloma, Shores, Pine Hills, Central Florida Fair, Downtown Orlando, Orlando Executive Airport, Azalea Park, Holden Heights, and Lake Plaza.
- Highways:** I-4, SR 408, SR 406, SR 404, SR 402, SR 400, SR 398, SR 396, SR 394, SR 392, SR 390, SR 388, SR 386, SR 384, SR 382, SR 380, SR 378, SR 376, SR 374, SR 372, SR 370, SR 368, SR 366, SR 364, SR 362, SR 360, SR 358, SR 356, SR 354, SR 352, SR 350, SR 348, SR 346, SR 344, SR 342, SR 340, SR 338, SR 336, SR 334, SR 332, SR 330, SR 328, SR 326, SR 324, SR 322, SR 320, SR 318, SR 316, SR 314, SR 312, SR 310, SR 308, SR 306, SR 304, SR 302, SR 300, SR 298, SR 296, SR 294, SR 292, SR 290, SR 288, SR 286, SR 284, SR 282, SR 280, SR 278, SR 276, SR 274, SR 272, SR 270, SR 268, SR 266, SR 264, SR 262, SR 260, SR 258, SR 256, SR 254, SR 252, SR 250, SR 248, SR 246, SR 244, SR 242, SR 240, SR 238, SR 236, SR 234, SR 232, SR 230, SR 228, SR 226, SR 224, SR 222, SR 220, SR 218, SR 216, SR 214, SR 212, SR 210, SR 208, SR 206, SR 204, SR 202, SR 200, SR 198, SR 196, SR 194, SR 192, SR 190, SR 188, SR 186, SR 184, SR 182, SR 180, SR 178, SR 176, SR 174, SR 172, SR 170, SR 168, SR 166, SR 164, SR 162, SR 160, SR 158, SR 156, SR 154, SR 152, SR 150, SR 148, SR 146, SR 144, SR 142, SR 140, SR 138, SR 136, SR 134, SR 132, SR 130, SR 128, SR 126, SR 124, SR 122, SR 120, SR 118, SR 116, SR 114, SR 112, SR 110, SR 108, SR 106, SR 104, SR 102, SR 100, SR 98, SR 96, SR 94, SR 92, SR 90, SR 88, SR 86, SR 84, SR 82, SR 80, SR 78, SR 76, SR 74, SR 72, SR 70, SR 68, SR 66, SR 64, SR 62, SR 60, SR 58, SR 56, SR 54, SR 52, SR 50, SR 48, SR 46, SR 44, SR 42, SR 40, SR 38, SR 36, SR 34, SR 32, SR 30, SR 28, SR 26, SR 24, SR 22, SR 20, SR 18, SR 16, SR 14, SR 12, SR 10, SR 8, SR 6, SR 4, SR 2, SR 0.
- Other Labels:** Costco Wholesale, Publix Super Market at Baldwin Park, Orlando Executive Airport, and various other commercial and residential areas.

Retail Map



The Packing District Development



Development Overview

- + 202 Acres of Land in the City of Orlando
- + 97 Acres of Land Currently Industrial/Commercial to be Converted to Mixed-Use and Residential
- + 105 Acres of Dedicated Regional Park, Including a 40-Acre Urban Farm
- + 3,500 Units of Projected Residential, ±1 Million Square Feet of Projected Retail and Office Space
- + Annexed into the City of Orlando in 1996 with PD

