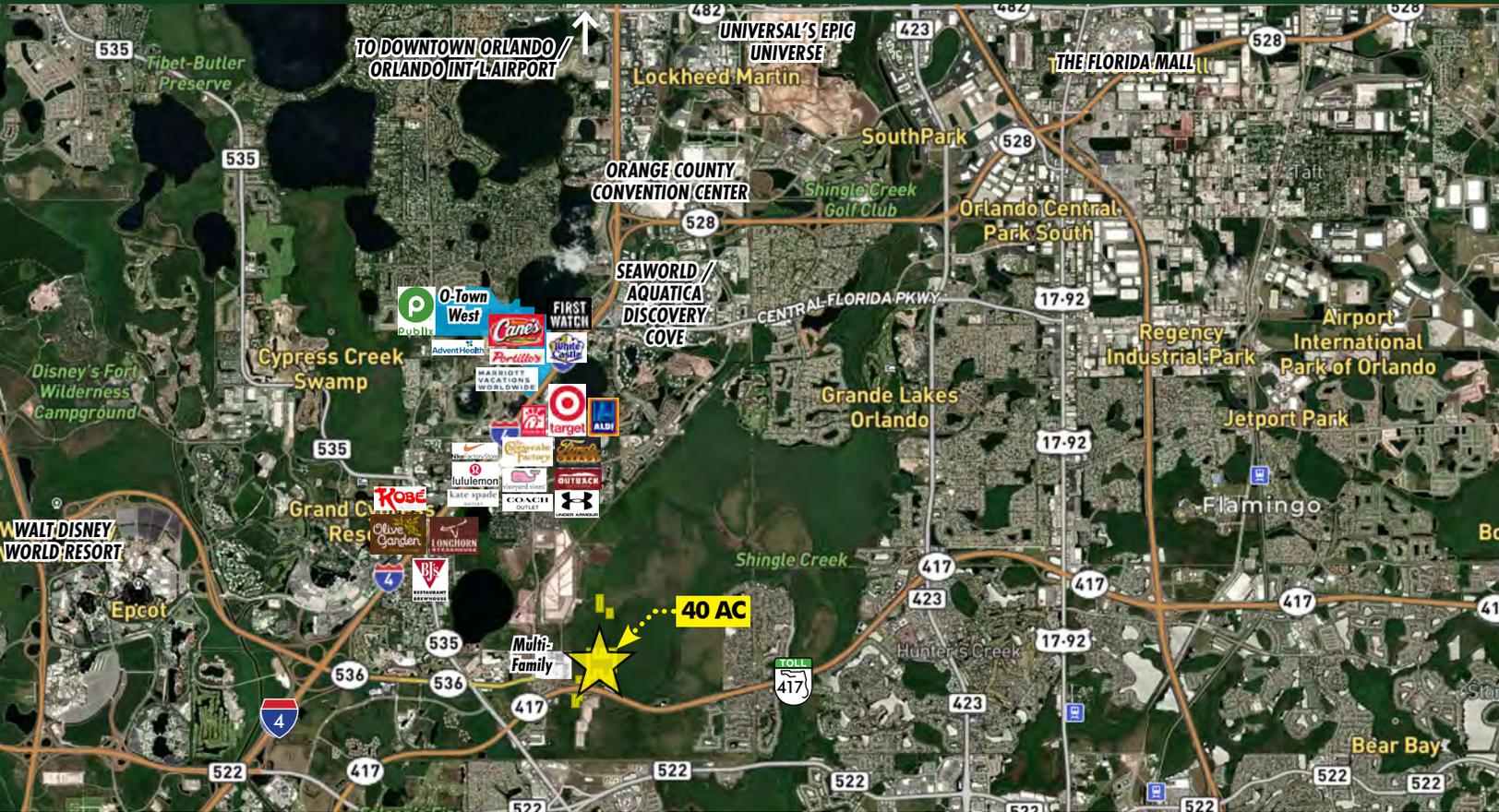


**FOR  
SALE**

# DISNEY / UNIVERSAL / SEA WORLD CONVENTION CENTER AREA 40 ACRES MIXED USE

International Drive, Orlando, FL 32821



## ABOUT THE PROPERTY

- SIZE** 40± acres
- PRICE** \$12,000,000
- ZONING** A-2 Agricultural
- FLU** ACR - Activity Center Residential  
(Up to 30 DU/AC, minimum 12 DU. Non-residential  
10,000 SF per 125 units with a maximum of 50,000  
square feet of non-residential)
- UTILITIES** Available near site
- ACCESS** 30' Right-of-Way
- PARCEL IDs** 28-24-35-5844-00-041, 28-24-35-5844-00-291,  
28-24-35-5844-00-325, 28-24-35-5844-00-324,  
28-24-35-5844-00-010, 28-24-35-5844-00-334,  
28-24-35-5844-00-305, 28-24-35-5844-00-373

## DESCRIPTION

**40 acres in the most sought-after corridor in all of Central Florida.** This property is in the center of the golden triangle, strategically located centrally between Walt Disney World, Universal and Sea World.

This property has high density underlying entitlements with a land use that allows up to 30 units/acre.

The property is easily accessible and visible from State Road 417 which has 75,500 trips per day.

Additional non-contiguous parcels for sale separately or together. See page 2.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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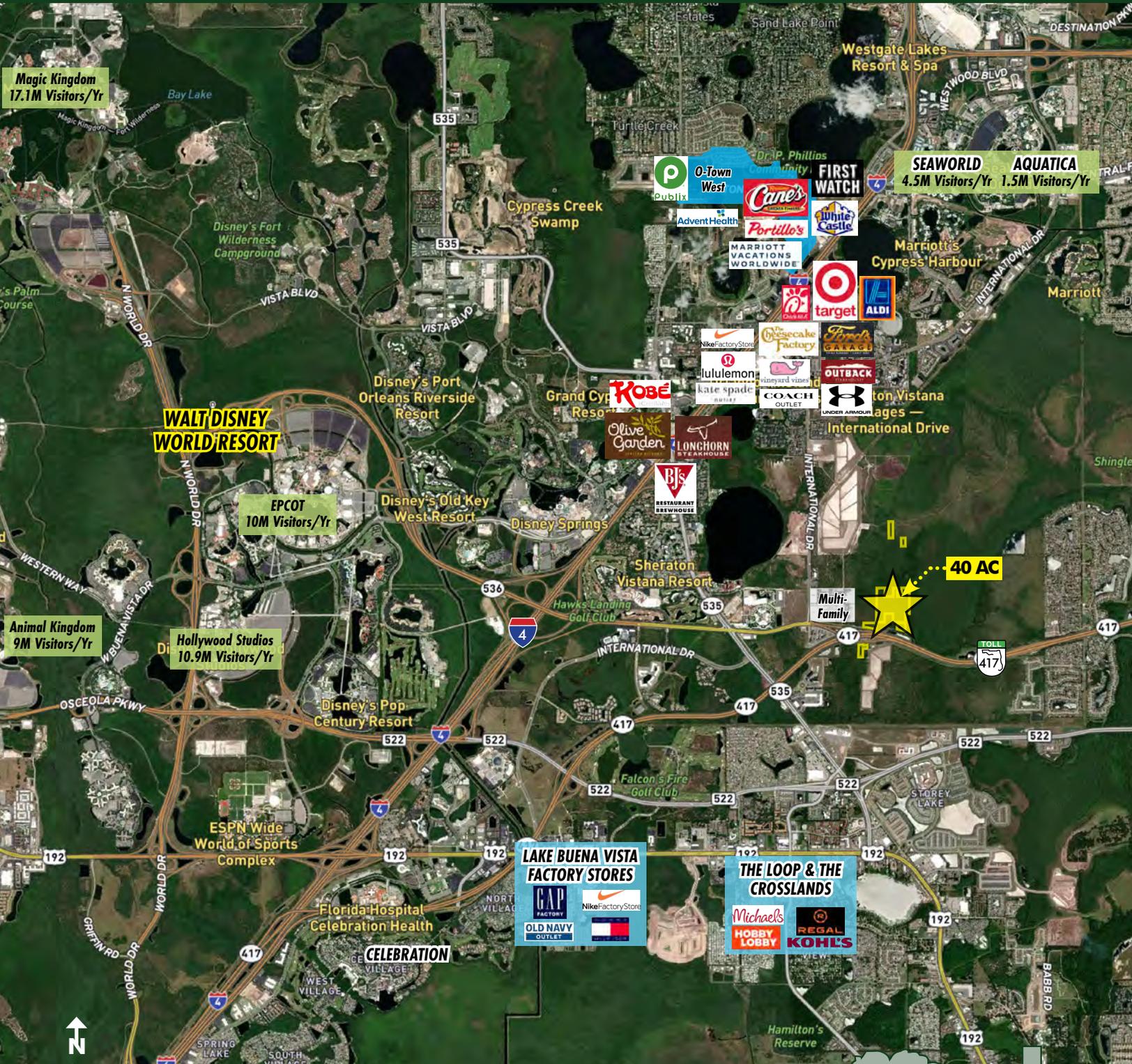


Maury L. Carter & Associates, Inc.<sup>TM</sup>  
Licensed Real Estate Broker

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International Drive, Orlando, FL 32821



**I-4 / INTERNATIONAL DRIVE CORRIDOR**

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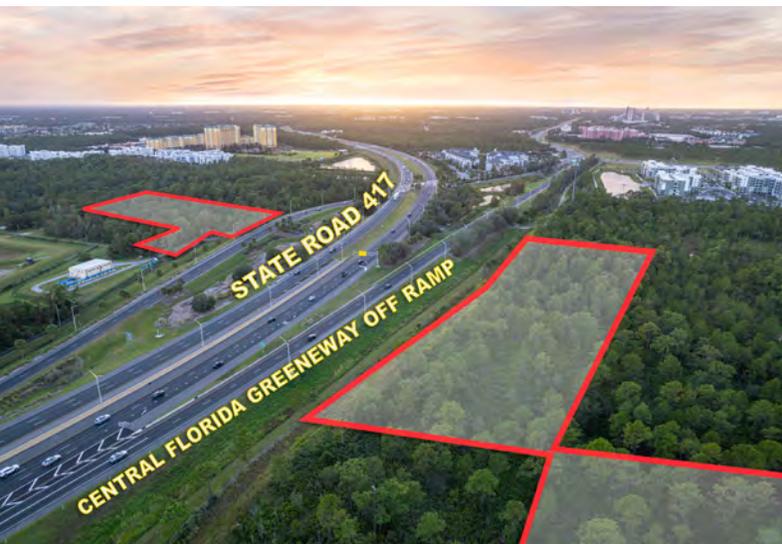
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## DEMOGRAPHICS

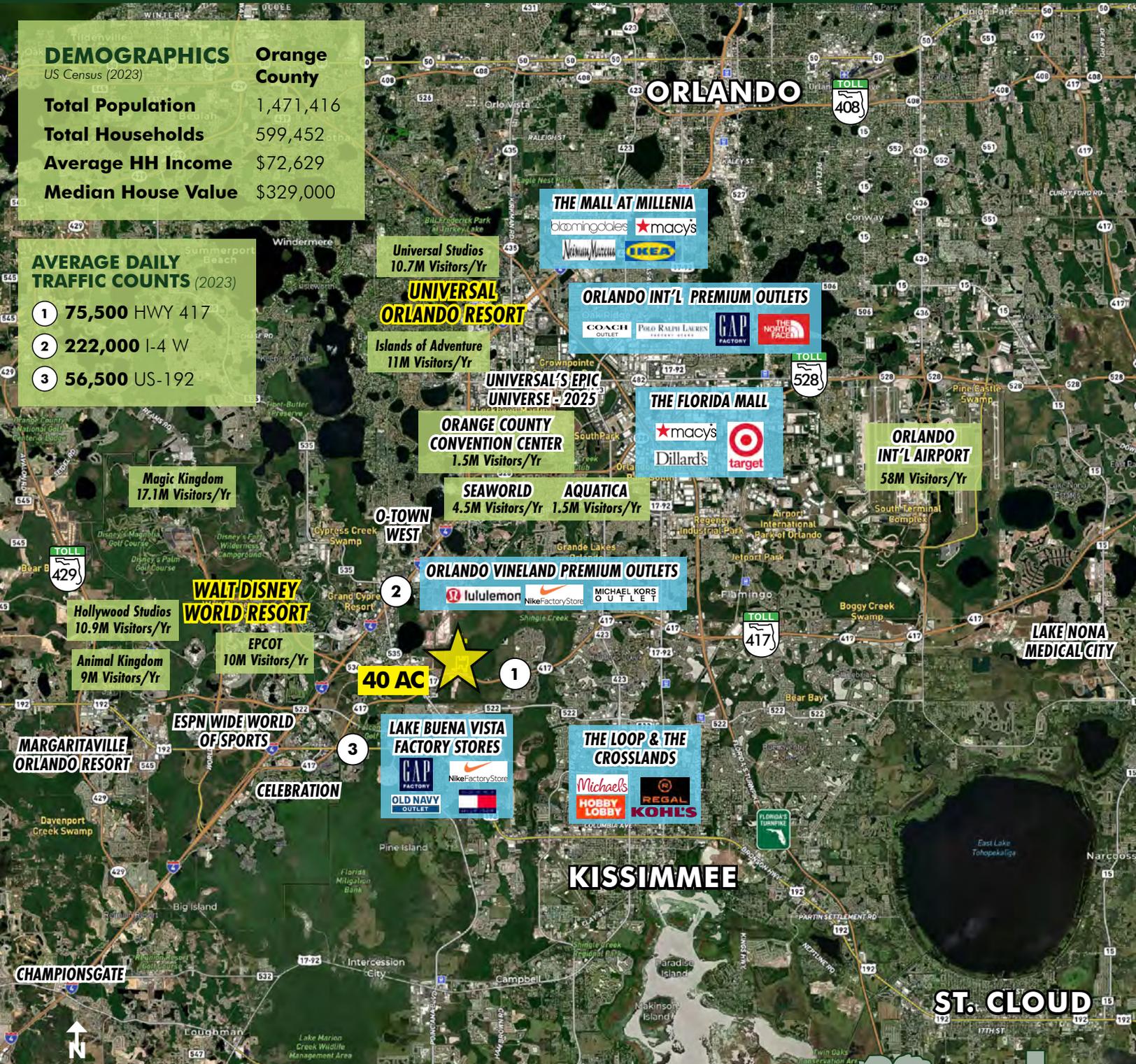
US Census (2023)

**Orange County**

**Total Population** 1,471,416  
**Total Households** 599,452  
**Average HH Income** \$72,629  
**Median House Value** \$329,000

## AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 75,500 HWY 417
- 2 222,000 I-4 W
- 3 56,500 US-192



**REGIONAL MAP**

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**ADDITIONAL PARCELS  
AVAILABLE SEPARATELY OR  
TOGETHER WITH 40 ACRES**

AC	PARCEL ID
2.52	26-24-28-0000-00-017
1.26	26-24-28-0000-00-014

**2.52 AC**

**1.26 AC**

**40 AC**

AC	PARCEL ID
1.94	35-24-28-5844-00-593
0.52	35-24-28-5844-00-591

**.52 AC**

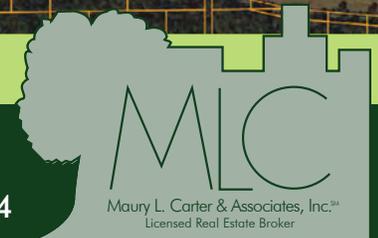
**1.94 AC**

**ADDITIONAL AVAILABLE PARCELS MAP**

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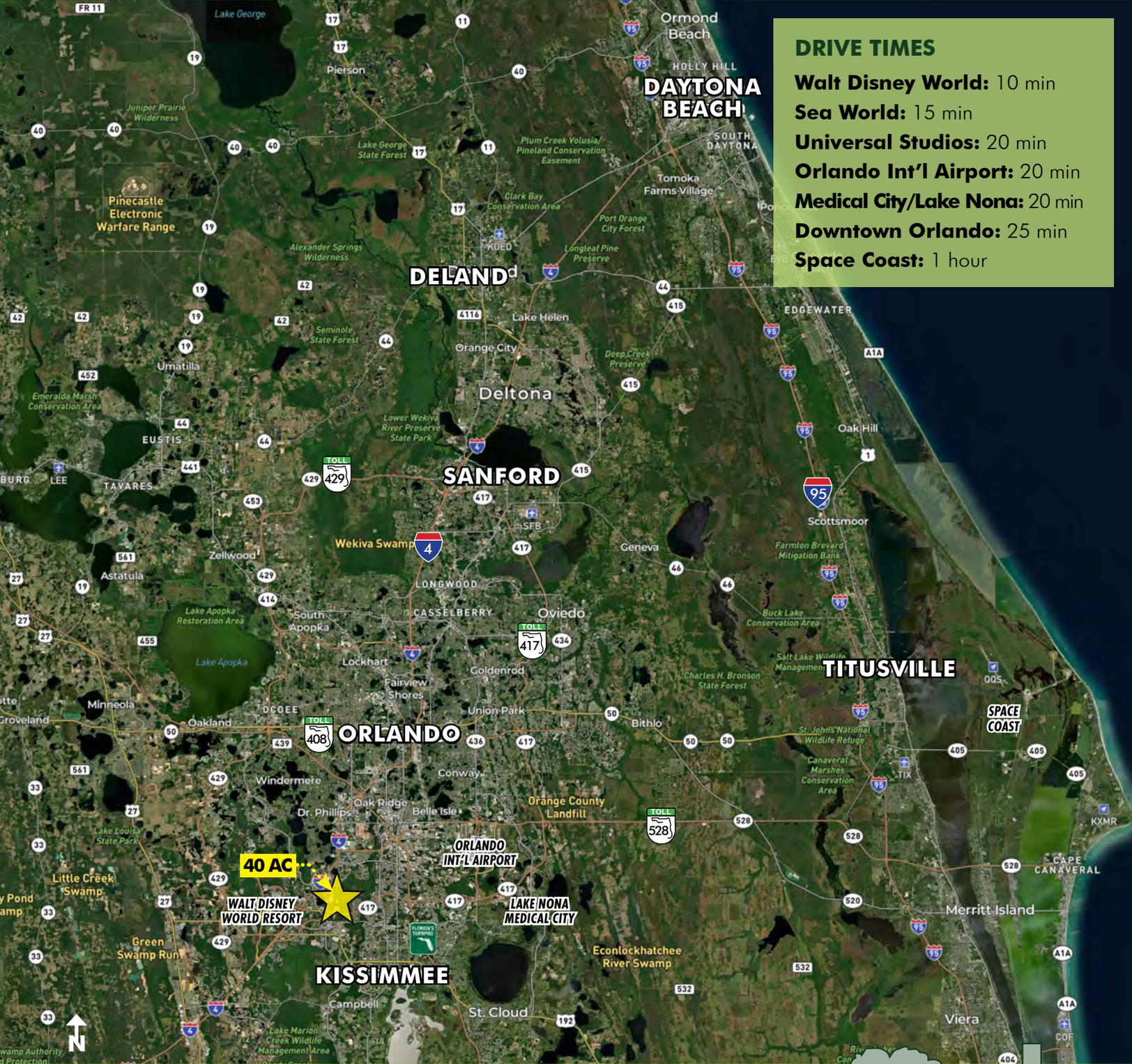
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## DRIVE TIMES

- Walt Disney World:** 10 min
- Sea World:** 15 min
- Universal Studios:** 20 min
- Orlando Int'l Airport:** 20 min
- Medical City/Lake Nona:** 20 min
- Downtown Orlando:** 25 min
- Space Coast:** 1 hour

## LOCATION MAP

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