

4.34 ACRE ORANGE COUNTY COMMERCIAL DEVELOPMENT SITE

Downtown Orlando
20 ± Minutes

N CLARKE RD
OCOE, FL 34761

Tyler Davis, ALC
O: 863.877.2829 | C: 205.441.8538
tyler.davis@svn.com

Karl Tehrani
O: 407.777.8881
karl@geo17.com

N Clarke Rd





N Clarke Rd

Property Overview



Sale Price

\$1,775,000

PROPERTY OVERVIEW

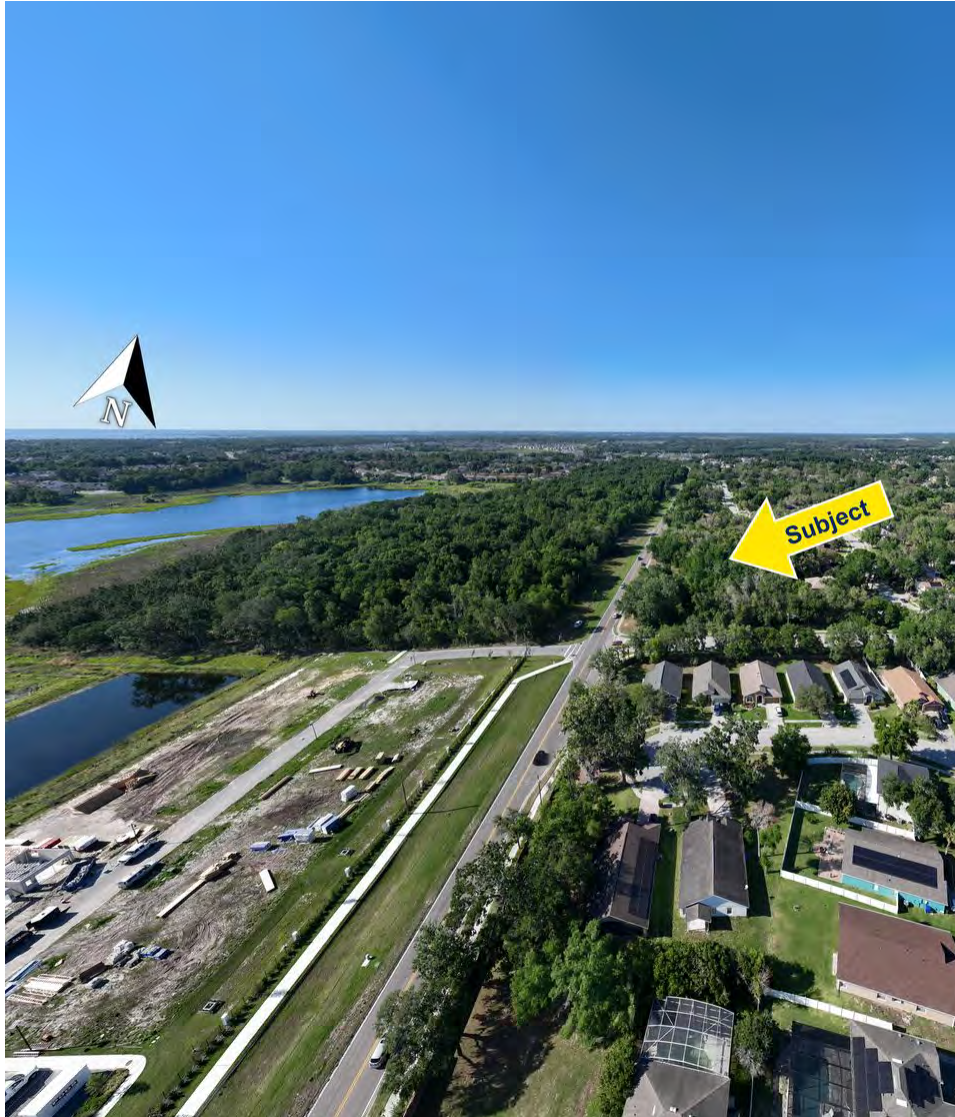
This property is located at the intersection of N Clarke Rd and Hackney Prairie Rd in Ocoee, FL. The property consists of 4.34 acres. Per the NWI maps, the site appears to consist of 100% upland acres. The property has C-1 zoning in place with the city of Ocoee, FL. The property is surrounded primarily by newer residential development. The site benefits from 18,100 cars/day on N Clarke Rd and is located roughly 2 miles north of State Road 438, roughly 3.5 miles north of State Road 50, and roughly 2 miles east of FL 429.

Recorded development agreement allows the use of existing retention pond South of Hackney Prairie road by increasing its size as needed. Storm sewer crossing the road from sidewalk in front of site is already installed. Also, the road impact fees are discounted per the development agreement. New legislation allows development of affordable housing on commercial land at a high density which may allow up to 80 - 90 units on this size parcel, including required parking.

OFFERING SUMMARY

Acreage:	4.34 Acres
Price / Acre:	\$408,986
City:	Ocoee
County:	Orange
Zoning:	C-1
Land use:	Commercial
Uplands:	100%

Specifications & Features



SPECIFICATIONS & FEATURES

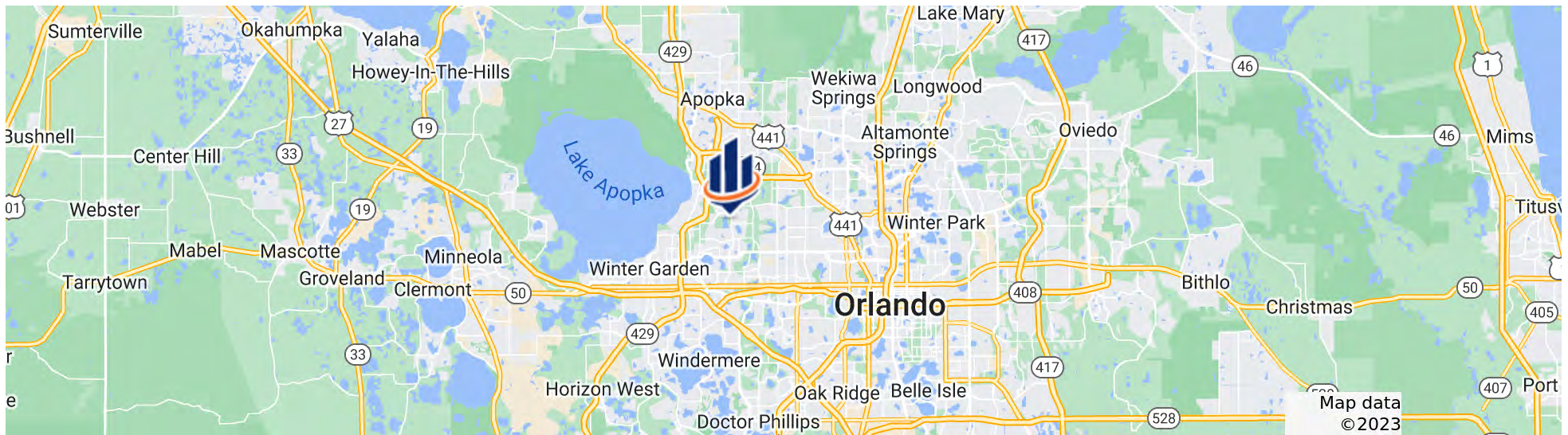
Land Types:	Commercial
Uplands / Wetlands:	4.34 Acres of Uplands • 4.34 Acres of Candler Fine Sand • 0 to 5 Percent Slopes
Soil Types:	
Taxes & Tax Year:	\$6,792.60 in 2022
Zoning / FLU:	FLU = COM, Zoning = C-1
Road Frontage:	670 ± FT of frontage on N Clarke Rd, approximately 200 ± FT of frontage on Hackney Prairie Rd

Location

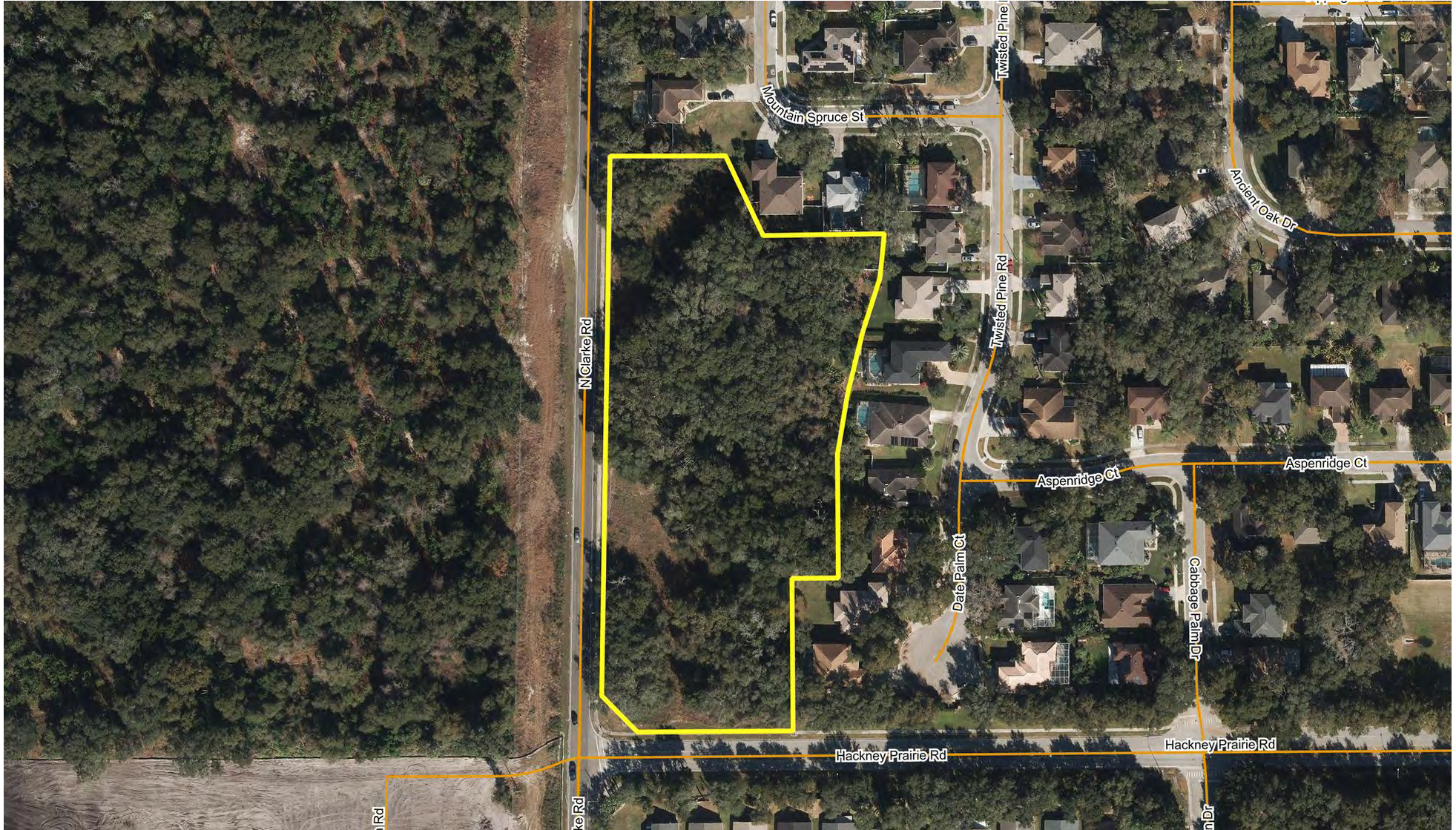


LOCATION & DRIVING DIRECTIONS

Parcel:	28-22-04-0000-00-038
GPS:	28.5998054, -81.5149321
Driving Directions:	From FL 429 - take exit for Clarcona Ocoee Rd, head East on Clarke Rd, site is on the left From SR 50 - turn N onto Clarke Rd, site is on the right
Showing Instructions:	Contact Advisor.



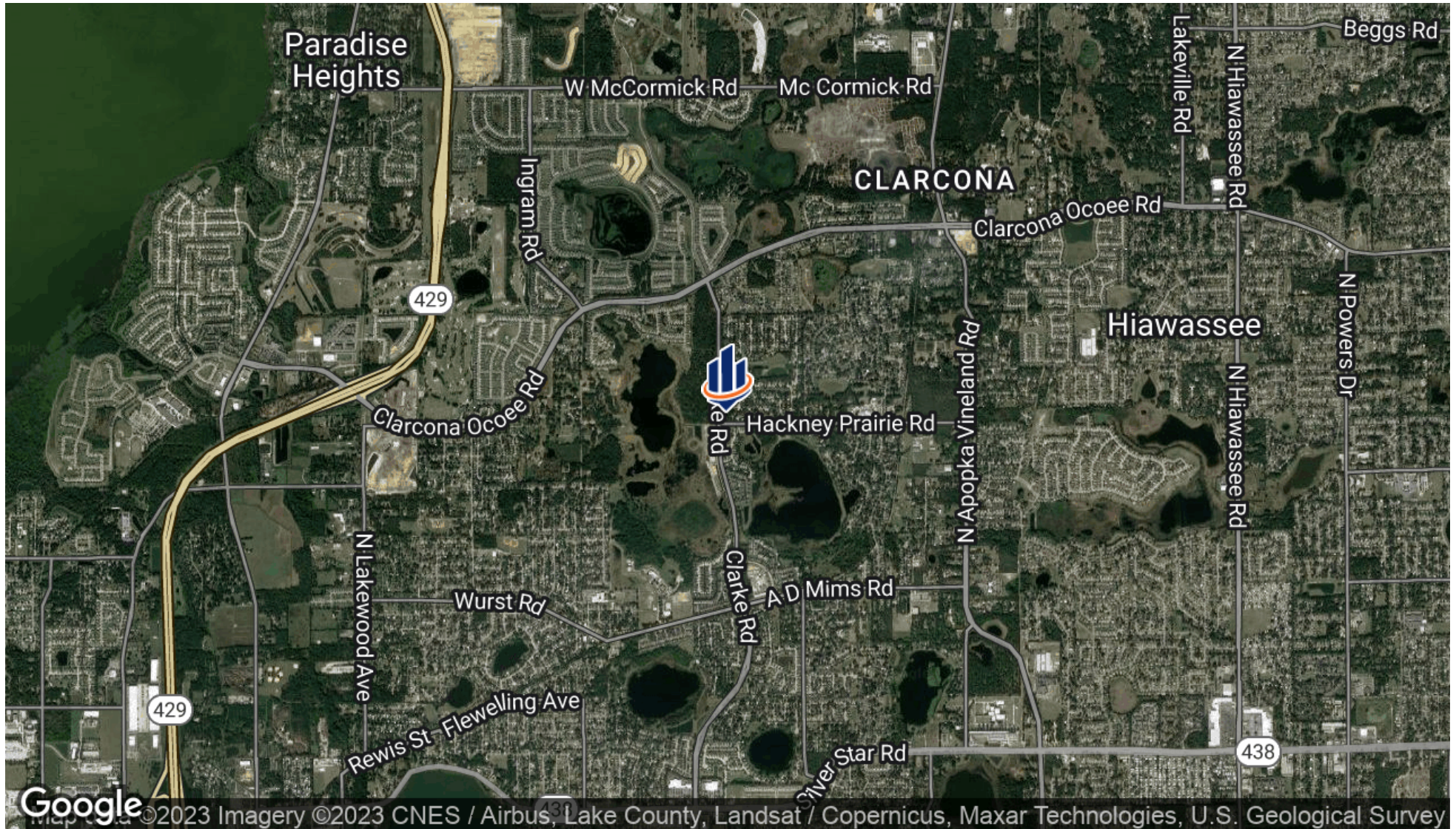
Aerial Photo



Additional Photos



Aerial Map



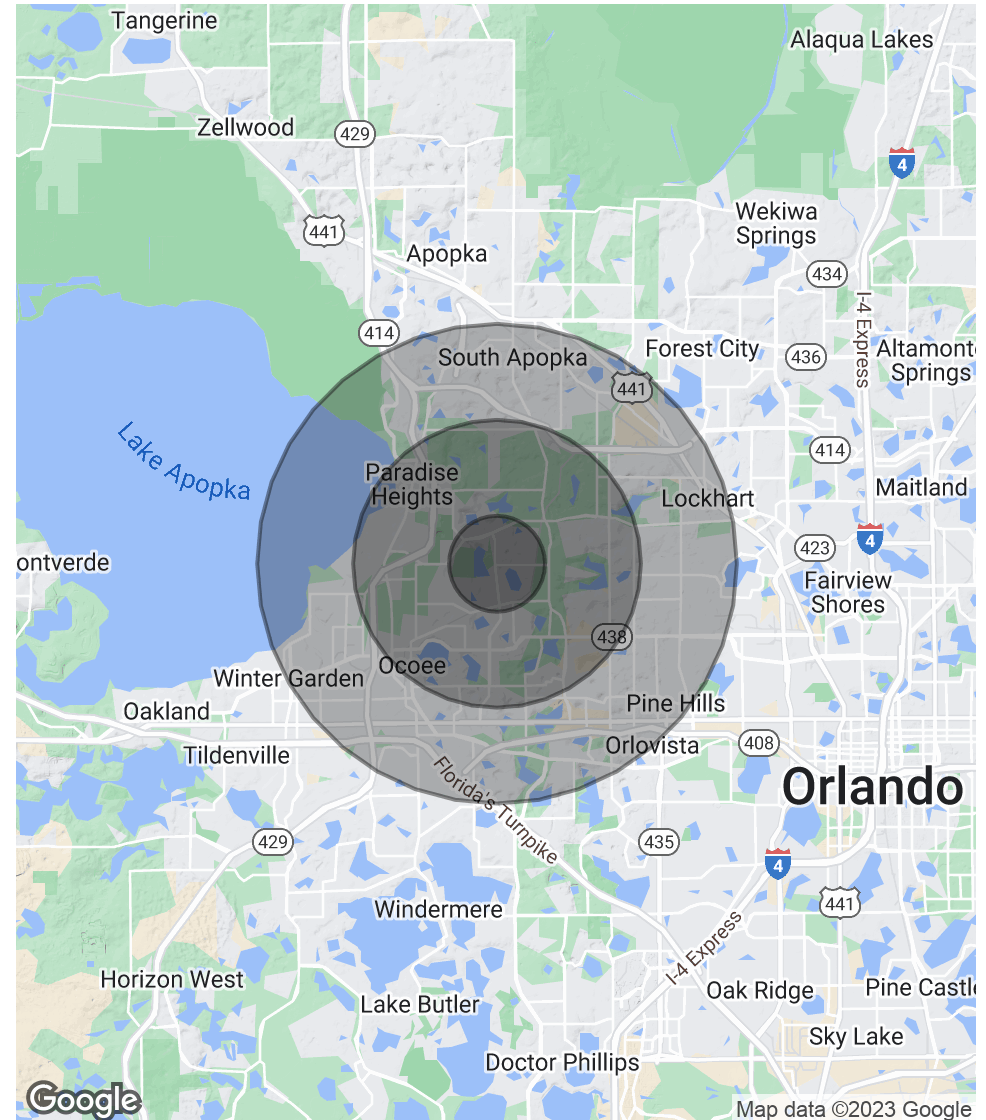
Retailer Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,199	87,019	226,973
Average Age	35.6	34.9	34.8
Average Age (Male)	36.5	35.3	33.5
Average Age (Female)	34.8	34.6	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,120	27,030	73,801
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$87,659	\$68,592	\$64,843
Average House Value	\$248,856	\$211,179	\$202,466

* Demographic data derived from 2020 ACS - US Census





ORANGE COUNTY
FLORIDA

Founded	1824	Density	1,287.56
County Seat	Orlando	Population	1,169,107 [2012]
Area	908 sq. mi.	Website	orangecountyfl.net

Orange County is located in the state of Florida. Based on the 2010 census, the population was 1,145,956, making it the fifth-most populous county in Florida. Orange County was created on December 29, 1824 from Saint Johns County [originally named Mosquito county after the name the Spanish had given the entire coast, "Los Mosquitos", renamed January 30, 1845]. The county seat is Orlando. This county is named for the fruit that was the county's main product. Orange County is home to some of the largest tourist attractions in the world, including Disney World, Universal Studios, and Sea World.

Downtown Orlando
20 ± Minutes

N Clarke Rd



Advisor Biography



TYLER DAVIS, ALC

CFO/ Advisor

tyler.davis@svn.com

Direct: **863.877.2829** | Cell: **205.441.8538**

FL #SL3444746

PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country. Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler became an Accredited Land Consultant [ALC] in 2022. In addition, Tyler is a licensed Florida Real Estate agent, serves as Vice President of the Florida Chapter of the REALTORS Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



ONE OF AMERICA'S BEST BROKERAGES



**One of America's
Best Brokerages**



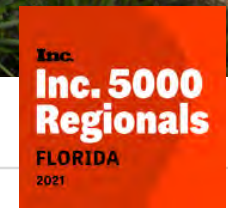
**APEX 2020 Top
National Producer**



**Most Influential
Business Leaders**



**Largest Commercial
Real Estate Brokers
in Tampa Bay**



**Ranked 210 on Inc.
5000 Regional List**



For more information visit www.SVNsaunders

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

Karl Tehrani

Broker, 7 Day Realty

7832 PENROSE PLACE
Wildwood, FL 34785
407.777.8881

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

