

**FOR
SALE**

1.7 ACRE HARD CORNER
DEVELOPMENT SITE

12962 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787



PROPERTY HIGHLIGHTS

- 2 Parcels contiguous (**Shown in RED**) totaling 1.7 Acres with C-2 & R-1 zoning and signaled lite intersection across the street from major retail tenants.
- **Parcel 1:** 12962 W. Colonial Drive (corner of Colonial and 9th Street) is .77 acres and zoned C-2 with 133'+/- fronting Colonial and 241' deep with a 6,015 SF restaurant/retail building on the site with impact fee credits.
- **Parcel 2:** 649 Magnolia St. is .93 Acre zoned R-1 great for green space, retention, and or overflow parking. Zoning can be changed as needed.
- **Parcel 3:** 12950 W. Colonial Drive is .22 Acre Zoned C-3 "County" (**Shown in Green**) with 35' of frontage on Colonial. Current month to month Tenant in a 1,128 SF office building can be purchased for an additional \$300,000
- In the path of progress with new developments all around this site.
- 52,500 Vehicles/Day, Demographics upon request
- Close to 429, 408, Florida Turnpike, Dillard Street, and Plant Street

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

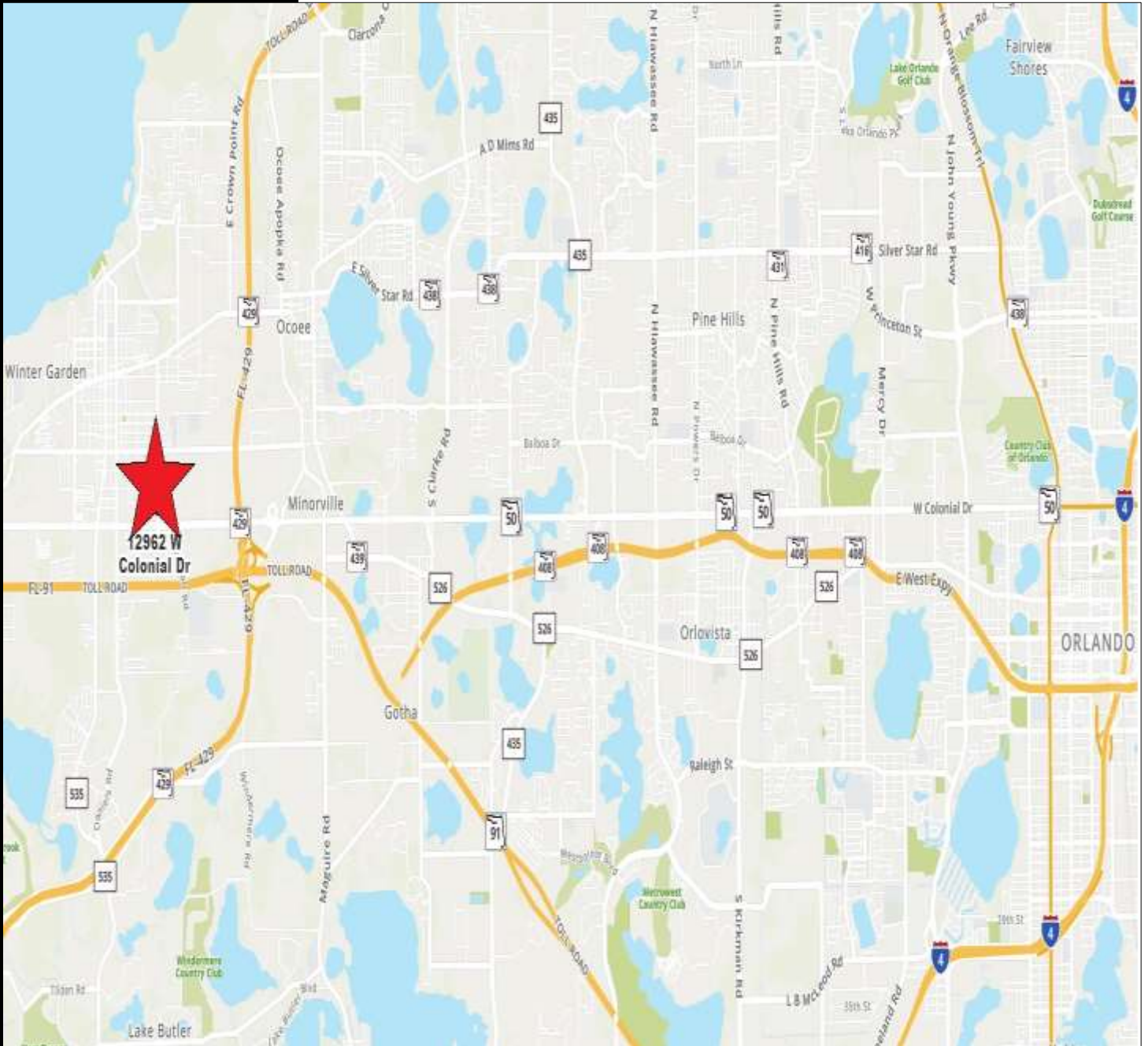
Sales Price: \$1,600,000 (\$25.50 PSF)

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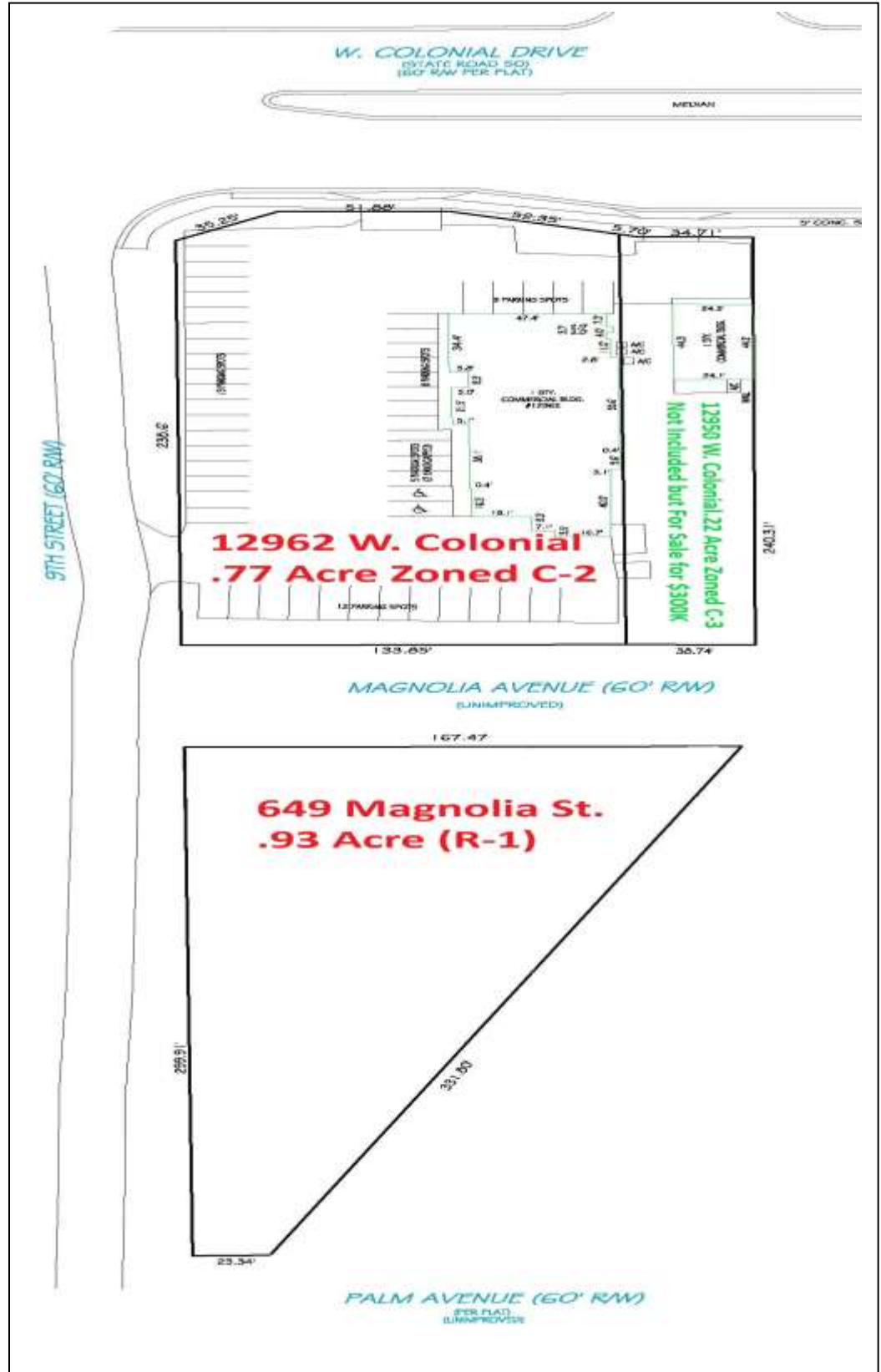
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