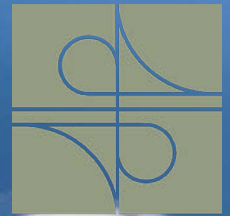


LAND
FOR
SALE



THE PARK
@ 429



THE PARK @ 429

EAST CROWN POINT ROAD | OCOEE, FL | 5.29 ACRES



CITE PARTNERS

DEVELOPMENT OVERVIEW

The Park @ 429 is a Class A industrial and office park located in the city of Ocoee with immediate access to the Western Beltway (Toll Road 429), Florida Turnpike, and East-West Expressway (Toll Road 408). It offers Class A industrial buildings in a park-like setting. Ocoee has a number of amenities surrounding The Park @ 429 and is adjacent to executive housing and an excellent workforce.

PROPERTY SPECIFICATIONS

- Three lots available
 - Lot 1 - 4.48 acres - **SOLD**
 - Lot 2 - 4.24 acres - **SOLD**
 - Lot 4 - 5.29 acres
- Building options range from 50,200 to 64,325 SF
- 45.45 acres total development
- Zoned PID, City of Ocoee
- Off-site retention in place
- Site plan approved
- Cleared
- Underground utilities in place

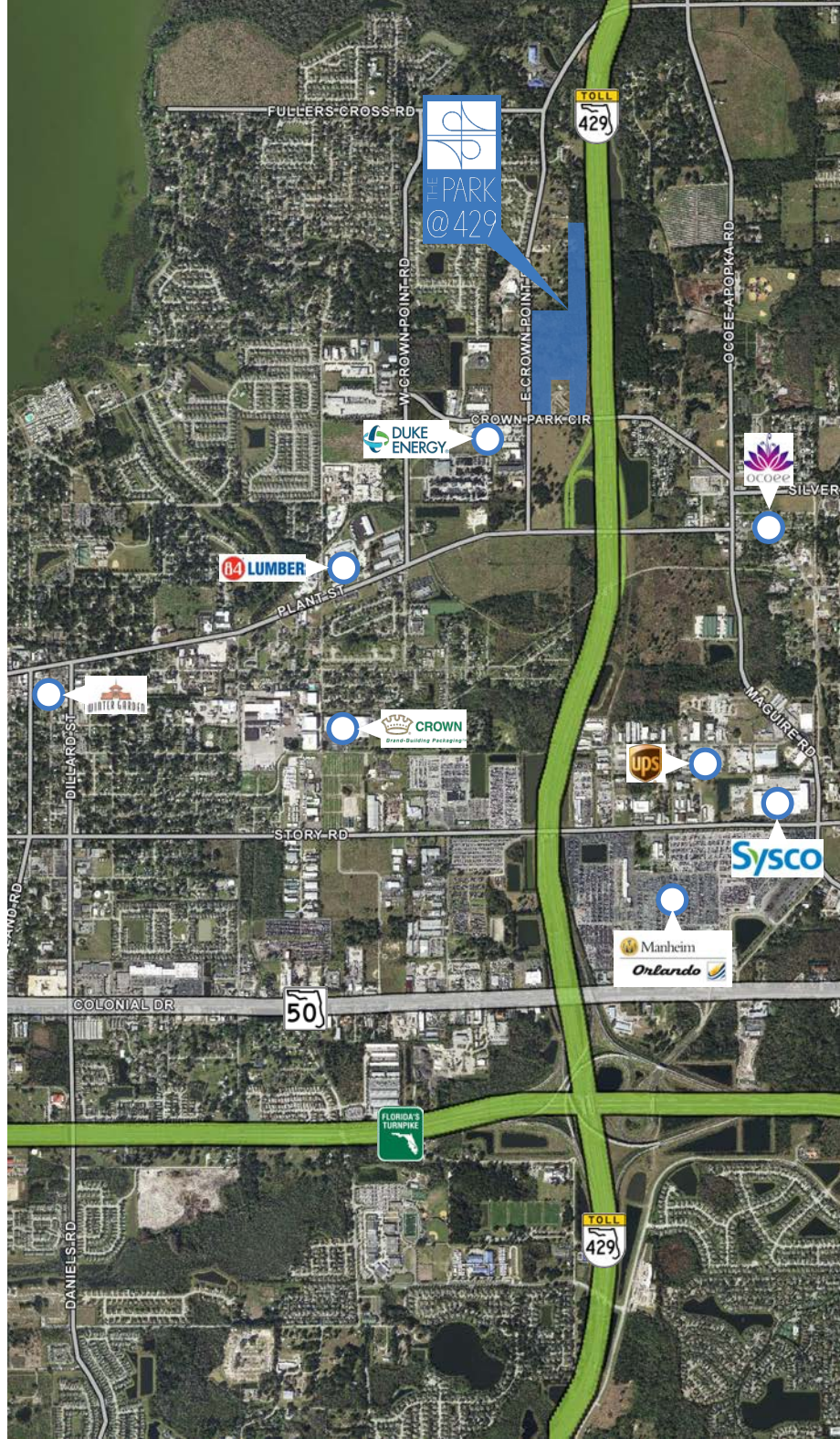
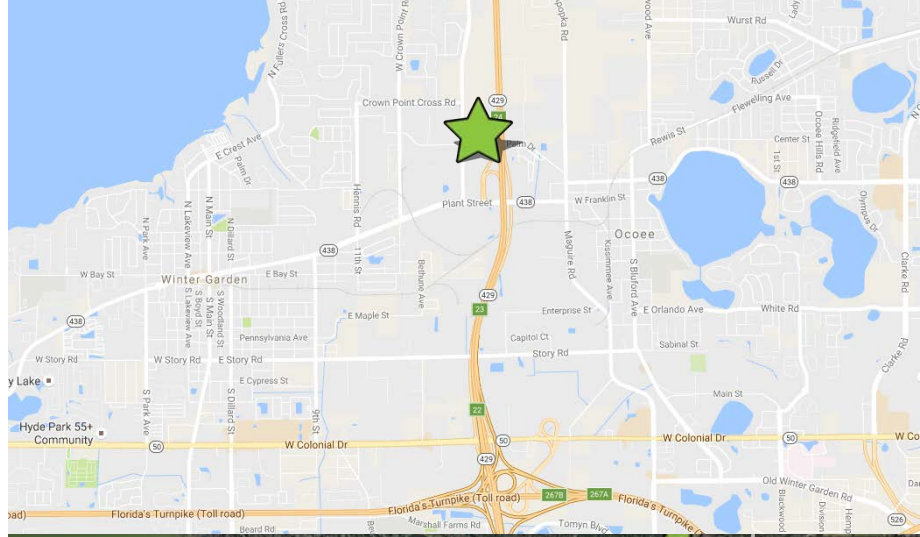
WHY THE PARK @ 429?

The Park @ 429 offers users a immediate access to highways, an abundant amount of amenities, an excellent labor force, and higher quality of life for employees. Located in the fastest growing submarket of Orlando, west orange county, The Park @ 429 offers users many amenities that other sites cant offer. The Park @ 429 is a Class A, industrial park located in a highly desirable submarket. Other benefits include:

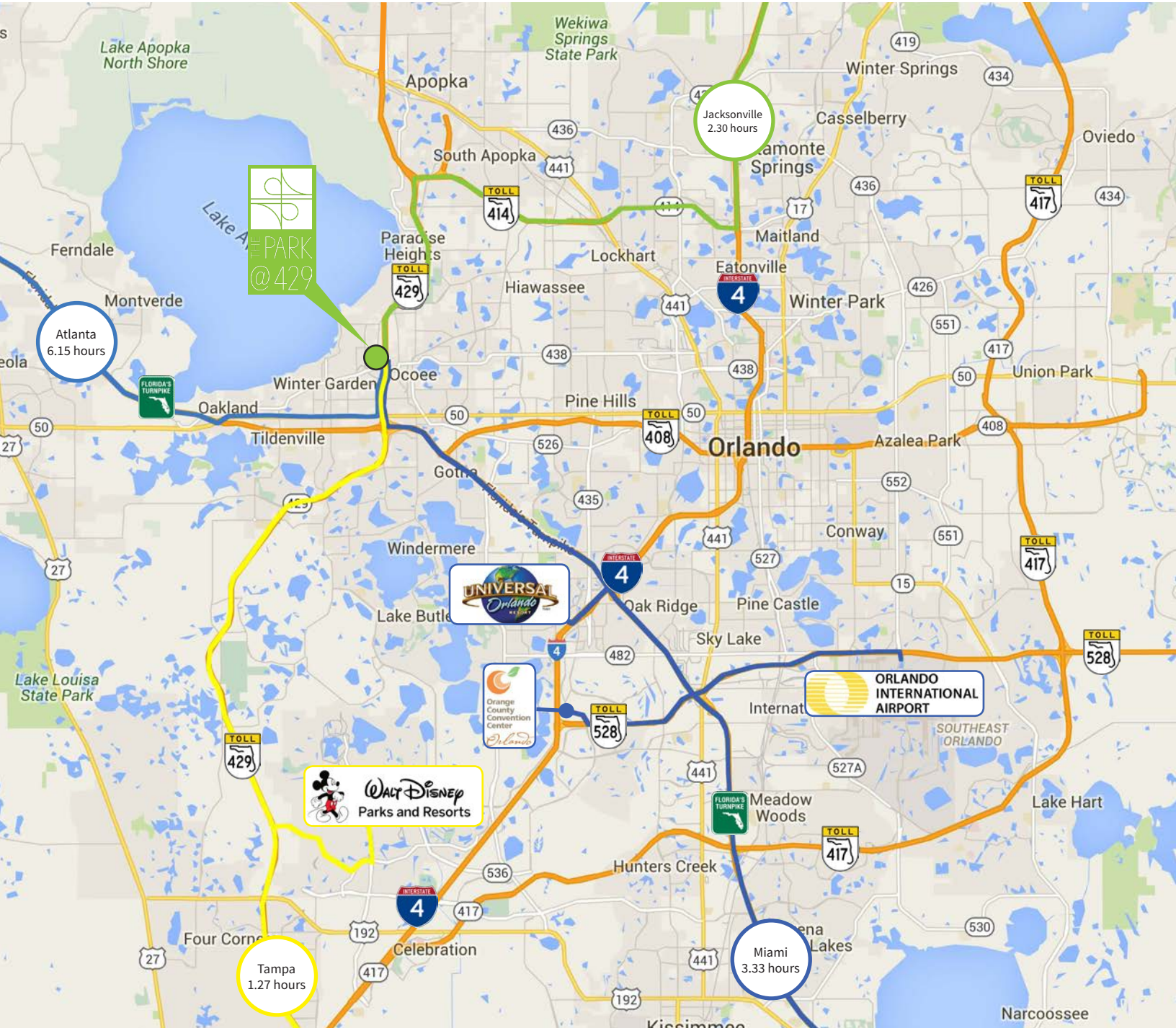
- ▶ Access to Highways
- ▶ Proximity to the Tourist District
- ▶ Proximity to Labor
- ▶ Proximity to Customers
- ▶ Proximity to Executive Housing
- ▶ Visibility
- ▶ Incentives
- ▶ Local Amenities

PRICING

Lot 4 - \$1,650,000 (\$311,909/acre)







Drive Times to				2015 Demos	1 Mile	3 Miles	5 Miles
Tampa	1.27 hours	Universal Studios	19 min.	Population	5,027	57,062	122,887
Jacksonville	2.30 hours	Walt Disney World Resort	18 min.	Households	1,555	19,641	41,697
Miami	3.33 hours	Orange County Convention Center	25 min.	Med HH Income	\$35,560	\$56,653	\$58,783
Atlanta, GA	6.15 hours	Orlando International Airport	25 min.	Businesses	560	2,478	3,817

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