

Overview:

This is a unique opportunity to own a development ready site inside of Horizon Commerce Park, an upscale business park located in South Orlando, East of the Florida Mall, off of Sand Lake Road. Horizon Commerce Park is a 130 acre master planned, Class A park developed by EastGroup Properties (NYSE: EGP). This property is situated at the entrance to the park and is fully entitled, cleared and ready for immediate development. This is the last parcel available in the park for sale.

Features:

- Address:** 8015 Horizon Park Drive, Orlando, FL 32809
- Site Size:** 2.18 usable acres
- Building:** Site can accommodate a two story office building +/-26,980 SF. Maximum height of 35'
- Parking:** Proposed site plan would include 108 parking spaces (4/1000)
- Retention:** Master Retention in place, no onsite retention required for this site
- Access:** Access to Sand Lake Road via a traffic light at Winegard Road.
- Zoning:** PD
- Utilities:** Power - Duke; Water / Sewer - OUC
- Telecom:** TW Telecom, Level 3 and Brighthouse / Spectrum
- Municipality:** Orange County
- Permitted Uses:** PO (Professional Office) Use. Other possible uses:
- Sherriff office / police / fire station / govt. type uses.
 - Vocational School
 - Private School (special exception)
 - An Indoor club, recreational in purpose (Conditional)
 - Hotels / Motels (Conditional)
 - Restaurants with outdoor seating
 - Vet clinics
 - Adult / child day care



Financial Information:

Price:	\$1,300,000
Price Per Acre:	\$596,330

For more information contact:

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For Sale

Horizon Land

8015 HORIZON PARK DRIVE, ORLANDO, FL 32809



Travel Distances from Site to:

Interstate 4 (I-4):	5.9 miles	Sea World:	8.3 miles
Orange County Covention Center:	6.8 miles	Universal Studios:	6.7 miles
Ritz Carlton:	5.8 miles	Downtown Orlando:	7.6 miles
Mall at Millenia:	5.9 miles	Maitland:	17.6 miles
Disney:	18 miles		

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1017 E. SOUTH STREET
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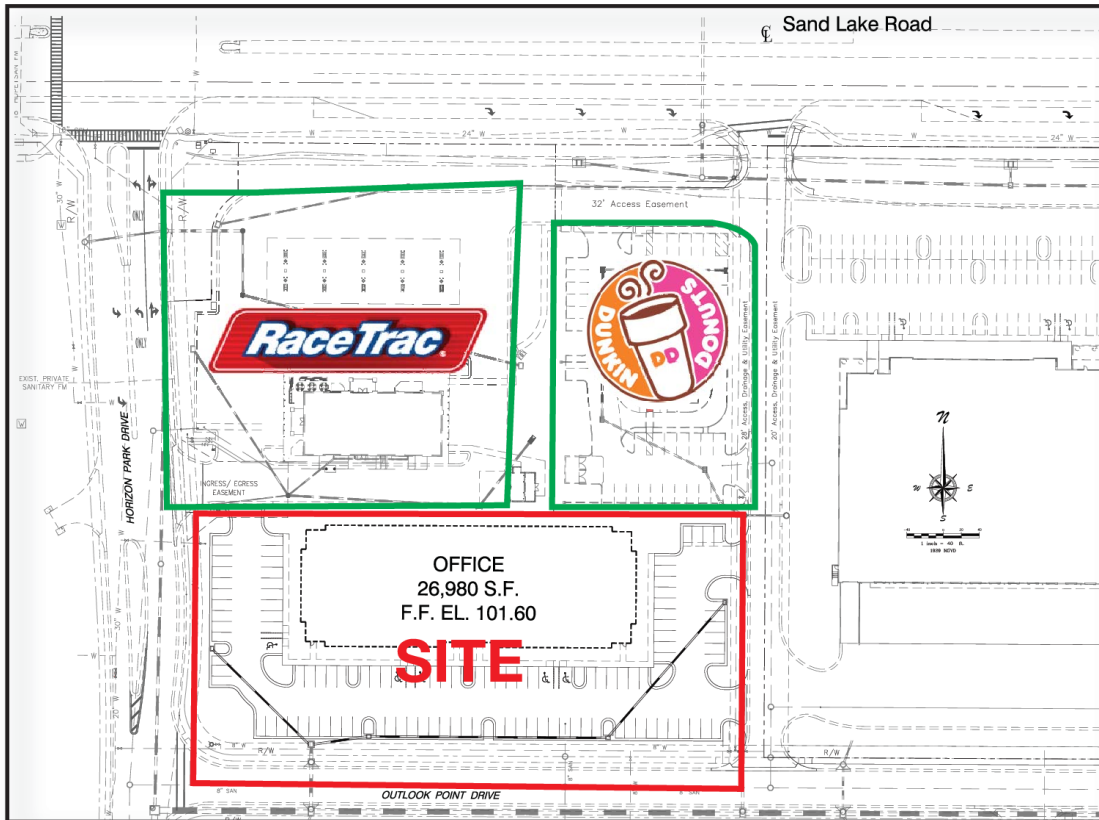
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