



Excellent Plot of land for sale in Orlando Florida USA



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Listing details

Property for: Sale
Price: EUR 13,002,000

Location

Country: United States
State/Region/Province: Florida
City: Orlando
ZIP code: 32839
Posted: Nov 06, 2025
Description:
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An Unprecedented Investment: Prime 63-Acre Multifamily Development Land in Central Orlando

We are delighted to present a singular, exceptional opportunity to acquire one of the last remaining large-scale, entitled development parcels in the core of Orlando, Florida. This remarkable 63-acre site, strategically positioned in the pulsing heart of the city, represents a turnkey proposition for a developer seeking minimized risk, accelerated time-to-market, and maximum return potential in one of the fastest-growing metropolitan areas in the United States. With a unique combination of critical entitlements, ground-ready infrastructure, and a coveted waterfront amenity, this parcel is primed to become Orlando's next premier residential community.

The sheer scale of this offering is difficult to overstate in a city as dense and developed as Central Orlando. The total parcel encompasses 63 acres, an expansive area that offers both capacity and a built-in lifestyle buffer. Crucially, the site features approximately 28 acres of pristine upland, buildable land, providing a solid foundation for vertical development. What truly elevates this property from a standard land deal is the spectacular natural amenity it embraces: an adjacent 80-acre motorized freshwater lake. This immense body of water is not merely a scenic backdrop; it is an active recreational feature that



guarantees the future community a unique, highly desirable resort-like environment that will set it apart from virtually every competing development in the surrounding submarket. This combination of a massive buildable footprint and a private recreational lake is a scarcity, marking this as a truly generational development opportunity.

Unmatched Strategic Location and Market Connectivity

The property's geographical location is perhaps its greatest non-entitlement asset, offering unrivaled access to the three pillars of the Orlando economy: retail, tourism, and professional employment. Situated in the immediate vicinity of major urban hubs, the site guarantees high demand from both service professionals and high-income earners. The location is adjacent to The Mall at Millenia, recognized as Central Florida's premier luxury retail destination. This proximity not only provides high-end shopping and dining within a moment's reach but also serves as a strong indicator of the surrounding area's affluence and spending power, reinforcing the viability of a luxury residential product.

Furthermore, the site boasts enviable connectivity to Orlando's world-famous entertainment sector. It is only minutes from the main gates of Universal Orlando Resort, a perpetual source of high-paying jobs and a key demand driver for quality housing. Moreover, the property is conveniently located near the Kia Center, the home arena of the NBA's Orlando Magic, placing residents close to major sporting events and downtown entertainment. According to public travel advisories, the world-renowned Walt Disney World Resort is accessible in under 30 minutes, ensuring the location appeals to the vast workforce employed by the region's largest economic engine. This unparalleled strategic positioning—at the nexus of retail, entertainment, and employment corridors—minimizes commute times and maximizes market appeal, translating directly into higher occupancy rates and superior rental yields.

Entitlements and De-Risked Development

From an investor's perspective, the level of development readiness associated with this parcel is extraordinarily significant, presenting a financial and operational advantage that substantially de-risks the project. The land is already fully zoned R-3 (Medium Density Residential), bypassing the long, expensive, and often politically challenging process of securing foundational land use and zoning approvals.

This favorable zoning is complemented by pre-approved entitlements supporting a substantial multifamily development unit count in the robust range of 560 to 750 units. This capacity allows for efficient density and scale, optimizing profitability metrics. The fact that the density and use are already established means a developer can bypass the 12-to-24-month regulatory gauntlet typically associated with securing such approvals in a major metro market. The next owner steps directly into a 'shovel-ready' environment, with the path clear for immediate action upon acquisition.

The financial and physical savings are further compounded by the site's ground-ready status. All essential infrastructure, including utilities and roads, remains intact and active from previous development phases. More critically, all necessary impact fees have been addressed, and off-site improvements remain current. In the world of real estate development, impact fees and off-site work (like road widening, utility connections, and traffic studies) often represent a colossal financial outlay and a major source of



unexpected delays. By having these elements already completed, the next developer's capital stack is protected from inflationary costs and regulatory hurdles. The path forward is crystal clear: the only remaining requirement before commencing construction is the procurement of final building permits.

Capitalizing on the Lakeside Lifestyle

The presence of the 80-acre motorized lake is a powerful differentiating factor that directly impacts the property's revenue potential. This is a crucial element for a developer aiming at the premium segment of the market. While the site is fully approved for high-yield median-income apartments to serve Orlando's essential workforce—a stable and reliable option—the real margin opportunity lies in developing a luxury residential product.

Residential units positioned with lakeside views are guaranteed to command premium rents far exceeding those of comparable inland properties. The lake offers residents access to kayaking, paddleboarding, and motorized recreation, transforming the community into a true destination. The ability to market homes with private docks or waterfront access, coupled with Central Orlando convenience, creates a luxury tier that appeals to high-net-worth renters seeking a sophisticated, year-round retreat. This dual-strategy flexibility—a reliable median-income base or a high-margin luxury focus—provides the future owner with optionality to maximize returns based on current and future market conditions.

Streamlined Execution with Turnkey Resources

To further expedite the development cycle and ensure seamless execution, the current ownership has the distinct advantage of having established, in-place architect, engineer, and builder teams. For a developer seeking an immediate, hassle-free transition, these resources offer a turnkey solution. Leveraging these experienced, pre-vetted professionals means the next owner can immediately transition from closing to construction design without the months-long process of assembling a quality project team, negotiating contracts, and aligning vision.

This strategic package—entitlement certainty, de-risked infrastructure, premier waterfront location, and available turnkey professional support—positions this 63-acre parcel as a uniquely compelling, low-risk, high-reward investment in the heart of the thriving Orlando market. It is an opportunity to immediately create hundreds of highly desirable residential units and capture significant market share in one of the most resilient and sought-after cities in the Southeast.

About the Area

Orlando, Florida, often hailed as the 'Theme Park Capital of the World,' is the globe's premier destination for family entertainment and magical vacations. The city's fame is overwhelmingly centered on its colossal and iconic attractions, with Walt Disney World Resort standing as the most renowned. This massive complex includes four distinct theme parks—Magic Kingdom, Epcot, Disney's Hollywood Studios, and Disney's Animal Kingdom—along with two water parks and numerous hotels and entertainment districts like Disney Springs. In close proximity is the equally massive Universal Orlando Resort, home to Universal Studios Florida, Islands of Adventure (featuring the immersive Wizarding World of Harry Potter), and Volcano Bay water park. These world-class resorts draw over 70 million



visitors annually, establishing Orlando's reputation as the ultimate playground for all ages.

Beyond the major resorts, Orlando offers a wealth of other attractions and diverse entertainment options. The International Drive (I-Drive) corridor is a hub of activity, featuring entertainment complexes like ICON Park, home to The Wheel observation ride, and WonderWorks, an upside-down interactive museum. Complementing the fantasy of the theme parks are marine-focused experiences at SeaWorld Orlando and its sister water park, Aquatica. Furthermore, Orlando is a major convention city, hosting large-scale events at the Orange County Convention Center, one of the largest facilities in the United States. For visitors looking to explore outside the immediate tourist zones, Orlando boasts a vibrant downtown area known as 'The City Beautiful,' which offers a thriving nightlife, arts, and culture scene centered around Lake Eola Park.

The city's environment is characterized by Central Florida's unique geography, which features a landscape dotted with over 100 lakes and a warm, subtropical climate perfect for year-round tourism. The local economy is intrinsically tied to the hospitality sector, from luxury vacation homes and resorts to endless dining and shopping opportunities, including massive outlet malls and high-end retail districts like...

Common

Finished sq. ft.: 294952 sq m

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