

# Prime Development Land for Sale

7962 Narcoossee Rd,  
Orlando, FL 32822



OFFERING SUMMARY

PROPERTY HIGHLIGHTS

LOCATION

INVESTMENT HIGHLIGHTS

PHOTOS

AERIAL MAP

**Berlinte Hiresh, CCIM, SIOR**

**B7 Realty**

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## Property Overview

Address: 7962 Narcoossee Rd, Orlando, FL 32822

Parcel Size: 4.89 Acres

Price: Undisclosed

Zoning: Planned Development (PD)

Traffic Access: Signalized Intersection

Utilities: Available

Located in one of Orlando's most sought-after areas, this site presents an exceptional opportunity to capitalize on Orlando's rapid growth development. Situated at the signalized intersection of Narcoossee Road and McCoy Road, this site offers outstanding visibility and access to major connectors, making it ideal for a variety of developments, including hospitality, commercial, retail, light industrial, and mixed-use.

The site is part of an established Planned Development (PD), ensuring that key infrastructure, such as utilities and off-site retention are already in place, providing a seamless development process. Its prime location near Orlando International Airport, and major transportation corridor, Beachline Expressway 528, Florida's Turnpike, and I-4 enhances the site's value and accessibility, making it a highly attractive investment opportunity.

The site is currently vacant and is surrounded by the remainder of the "Off Lease Only" Planned Development PD to the north and east part.

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## Property Highlights

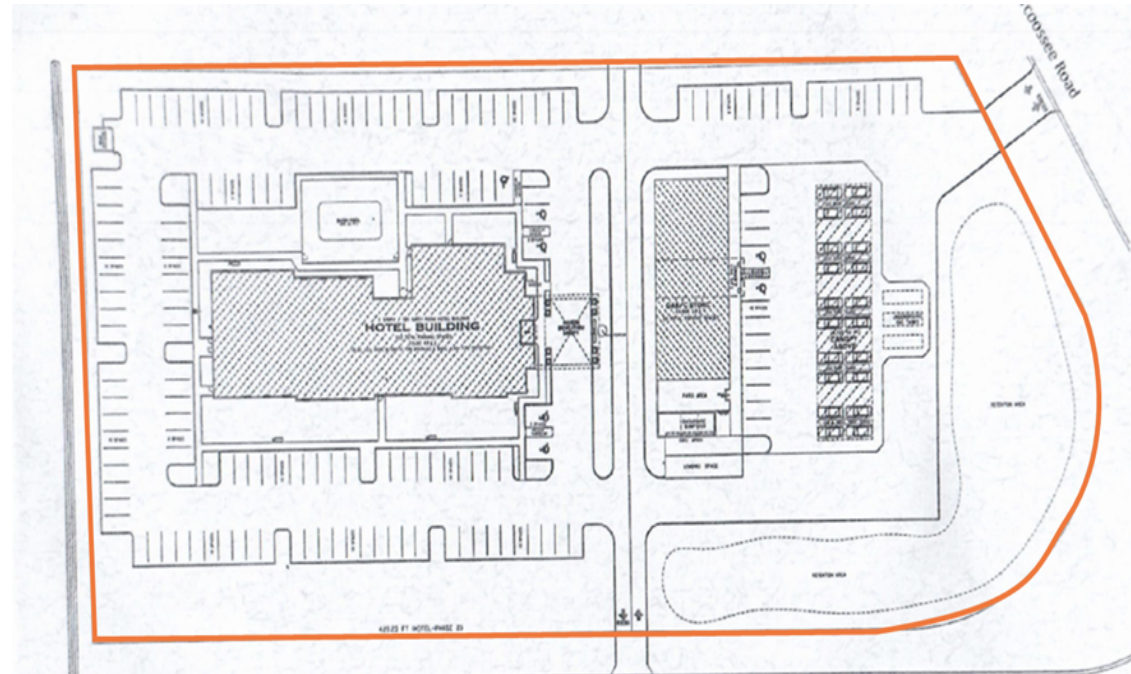
**4.89 Acres Prime Land:** Frontage +/- 216 FT on Narcoossee Rd., and +/- 765 FT along McCoy Rd.

**Signalized Intersection:** High traffic visibility with easy access, including a dedicated left-turn lane.

**Strategic Location:** Close to key Orlando hubs, including Orlando International Airport, with easy access to major highways.

**Zoning and Utilities:** The development site has an existing zoning designation of PD Airport Support Medium Intensity- with surrounding utilities and an existing back-flow preventer.

**Development Flexibility:** Suitable for a variety of uses, including mixed- use, commercial, hospitality, light industrial and retail.



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## Location and Accessibility

The site is located in the heart of Orlando, at **7962 Narcoossee Rd** less than 200 Ft from the SR 528 offering **excellent access to key transportation routes**. The intersection of Narcoossee Road and McCoy Road is one of the busiest in the area, the site is adjacent to the McCoy Commerce Center, and it benefits from a dedicated left-turn lane that allows for easy access in and out of the site.

### Nearby transportation infrastructure includes:

#### Orlando International Airport:

Just minutes away, providing extensive global access.

#### I-4 and Florida's Turnpike:

Key interstate routes that facilitate easy travel across Florida and to neighboring cities.

**Major Residential and Commercial Hubs:** Proximity to major retail centers and growing residential communities such as Lake Nona adds to the site's appeal.



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DEMOGRAPHICS MAP & REPORT

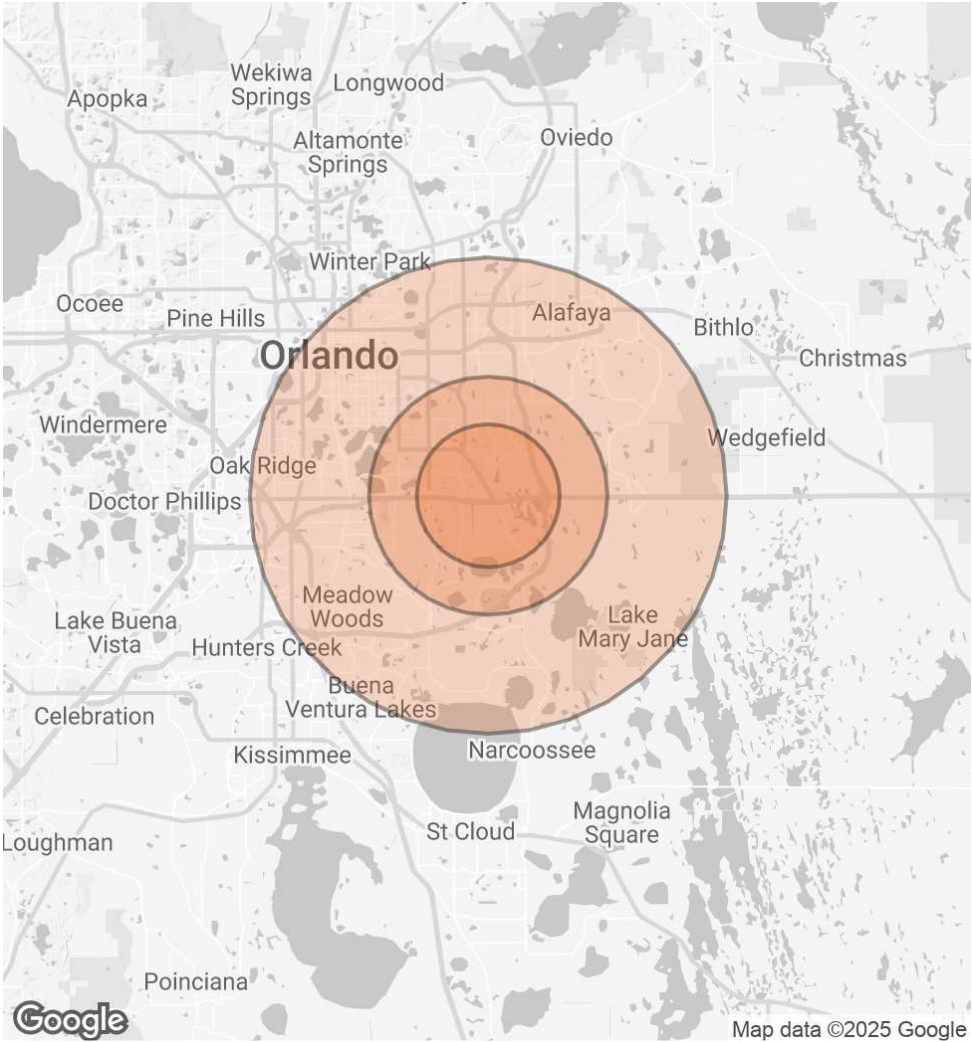
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	51,050	153,768	623,883
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	39	40	39

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	18,217	55,494	225,361
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$114,848	\$102,904	\$100,830
AVERAGE HOUSE VALUE	\$345,131	\$359,299	\$383,393

Demographics data derived from AlphaMap



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## Market Overview

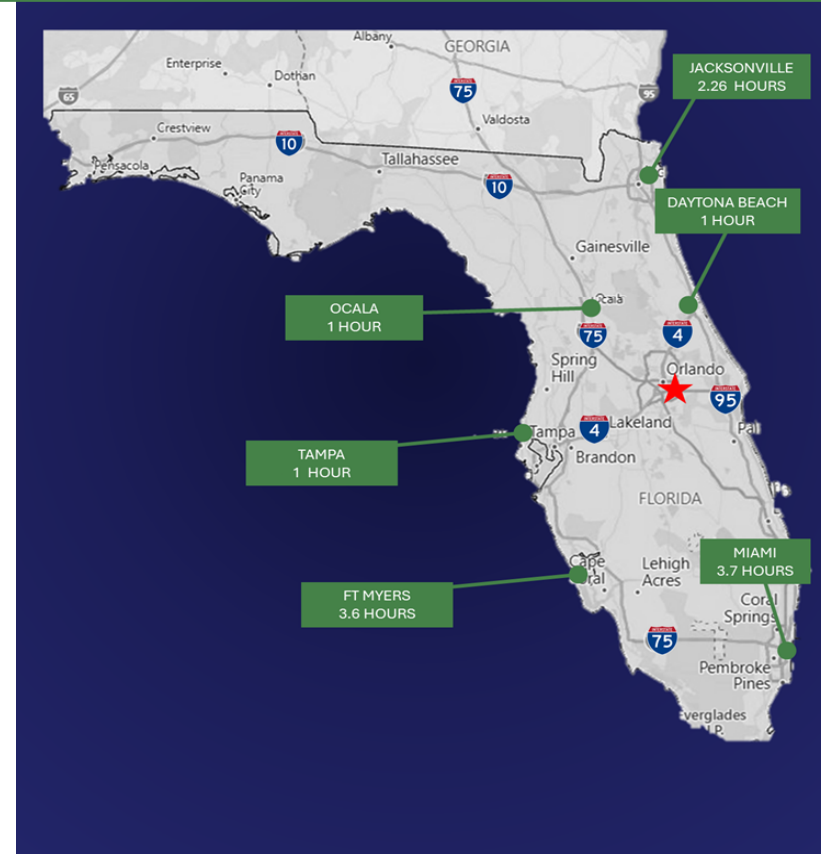
Orlando, FL, continues to be one of the fastest-growing cities in the United States, particularly in the commercial and industrial sectors. Its central location in Florida, robust transportation networks, and thriving tourism and tech industries make it an attractive market for investment.

Key economic drivers include:

**Tourism:** Orlando remains one of the world's top tourist destinations, fueling demand for hospitality, retail, and entertainment developments.

**Technology and Innovation :** The city's growing tech industry and proximity to global companies in Central Florida make it a sought-after market for office, industrial and mixed-use developments.

**Residential Growth:** The booming population in the region increases the demand for both commercial and residential properties.



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## Significant Potential Upside:

The area is poised for continued growth, providing long-term value.

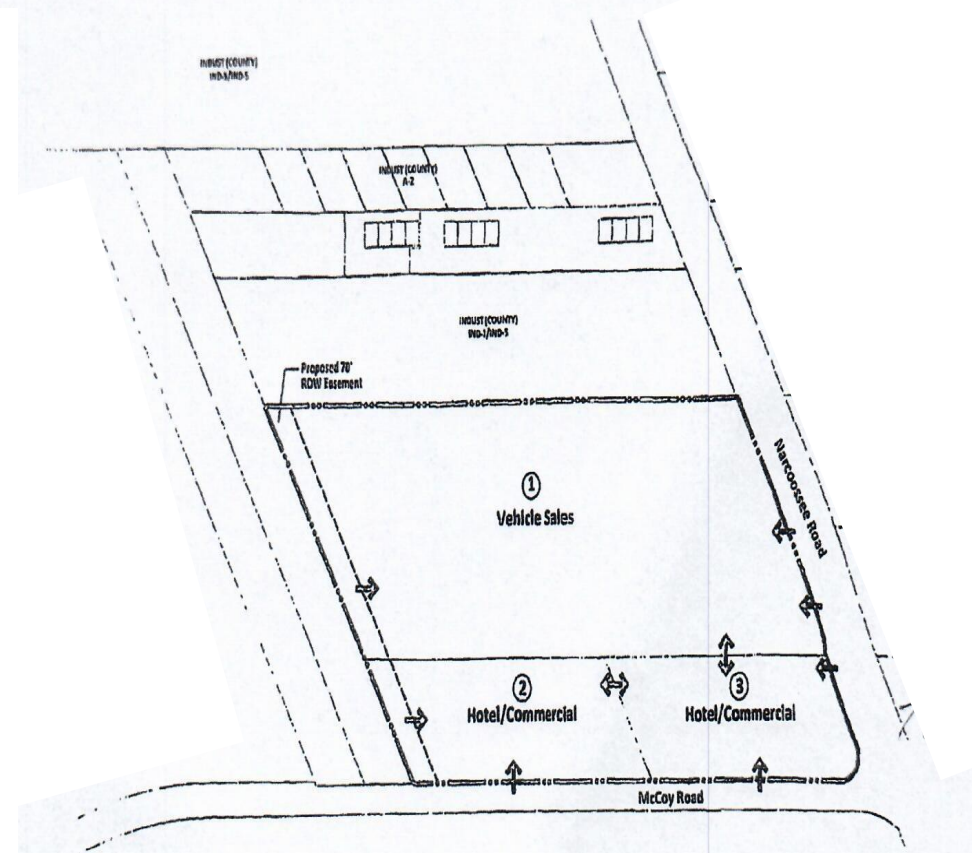
## Streamlined Development Process:

With zoning already in place and utilities on-site, this property offers an accelerated timeline for development.

**Strategic Location:** Positioned in a high-traffic area with strong demand for commercial, retail, and mixed-use projects.

## Development Potential

The property's **Planned Development (PD)** zoning and infrastructure improvements —such as off-site retention and existing utilities—allow for a quick and easy transition into development. Whether you are looking to develop a retail center, hotels, mixed-use, or light industrial complex, this land provides a fantastic opportunity to capitalize on Orlando's growing demand for commercial and residential space.



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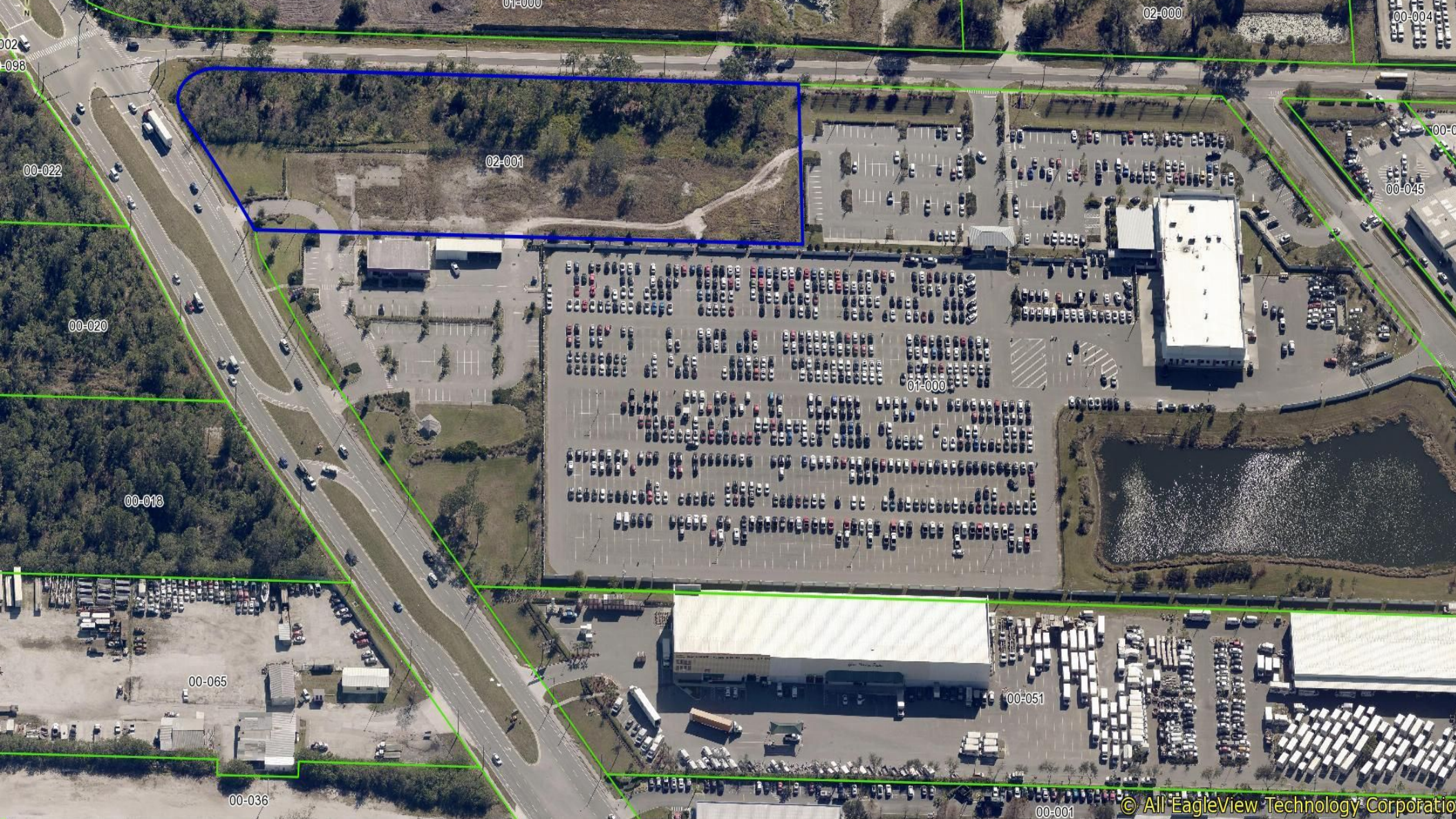
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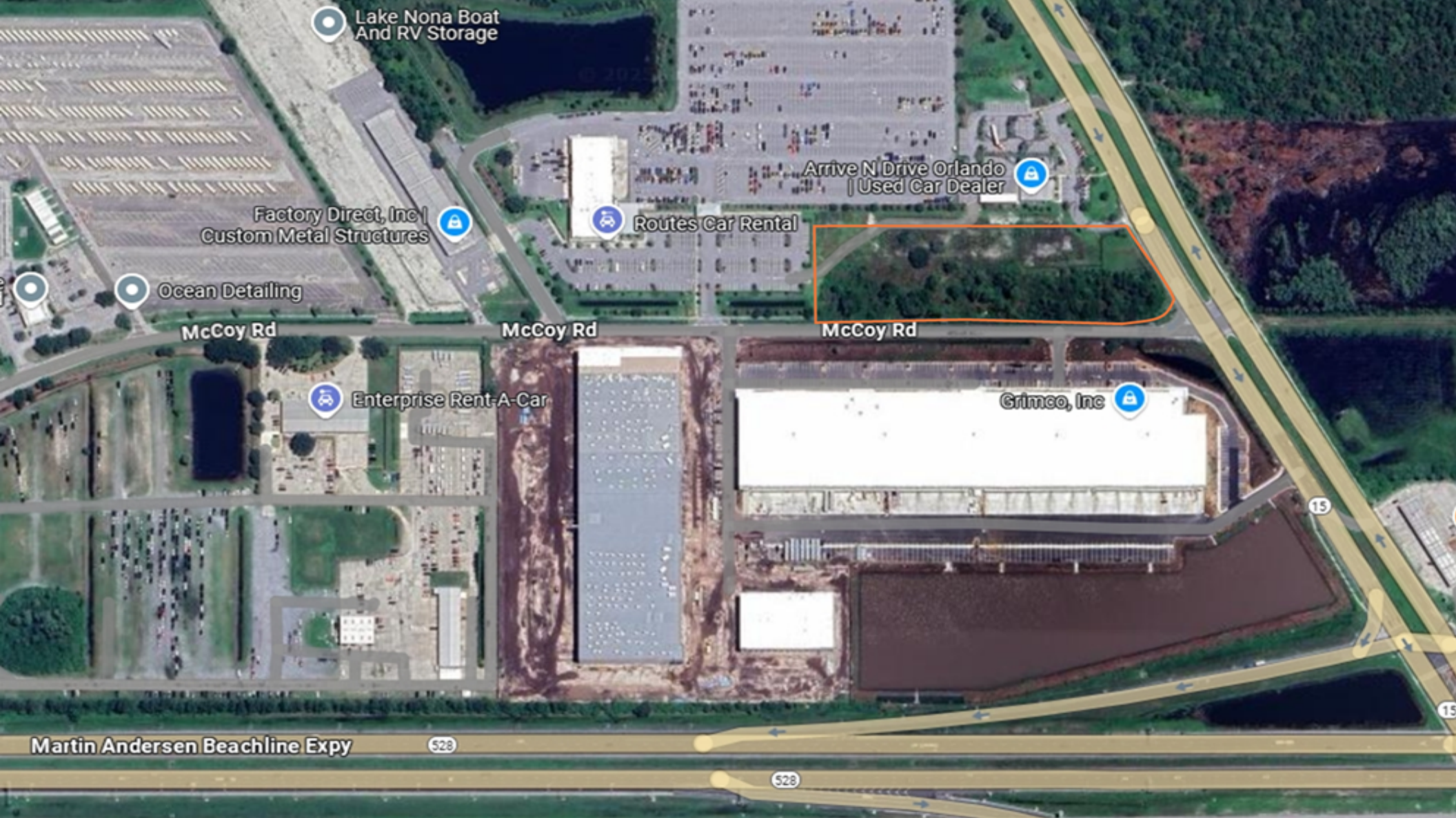
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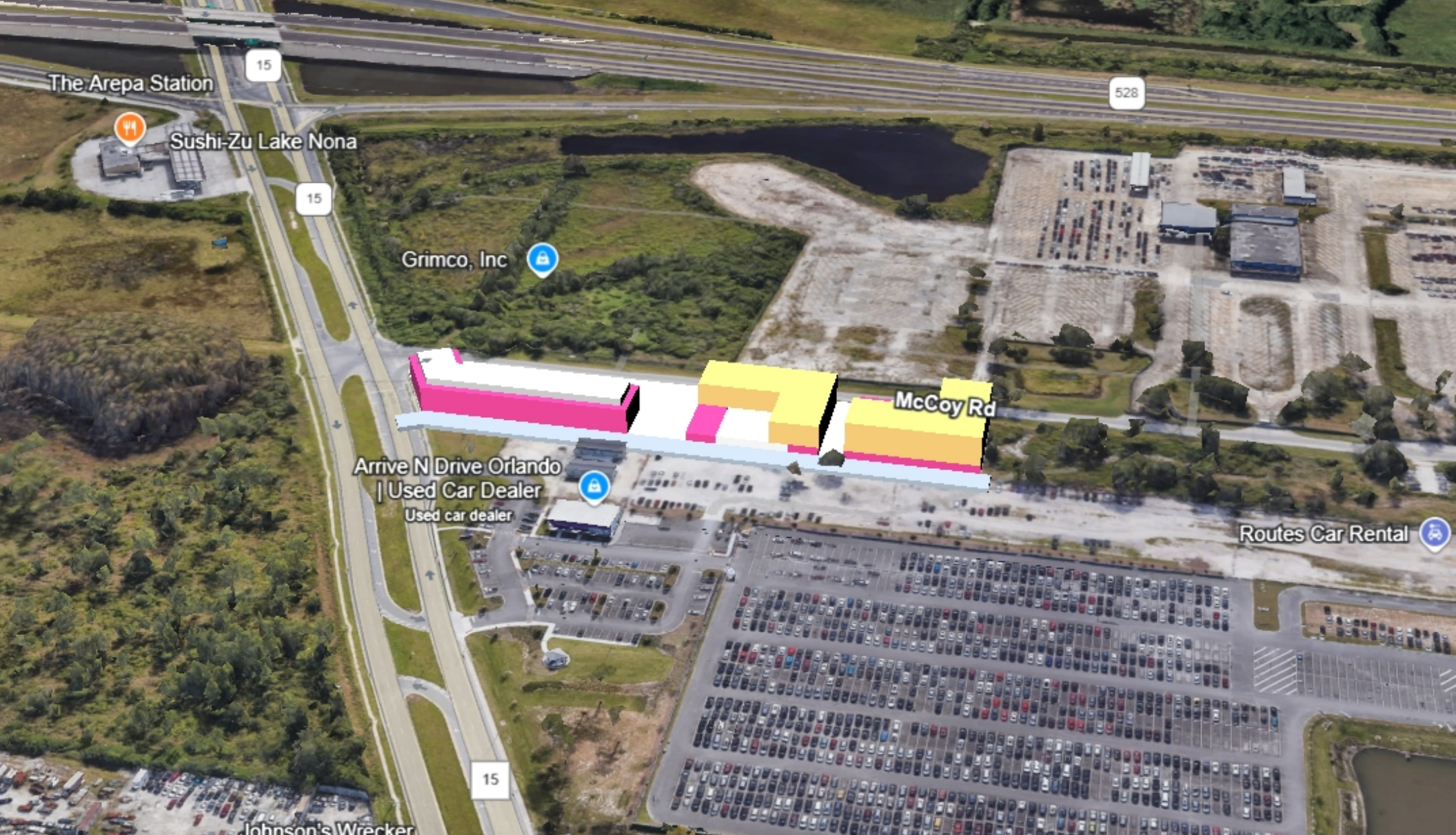
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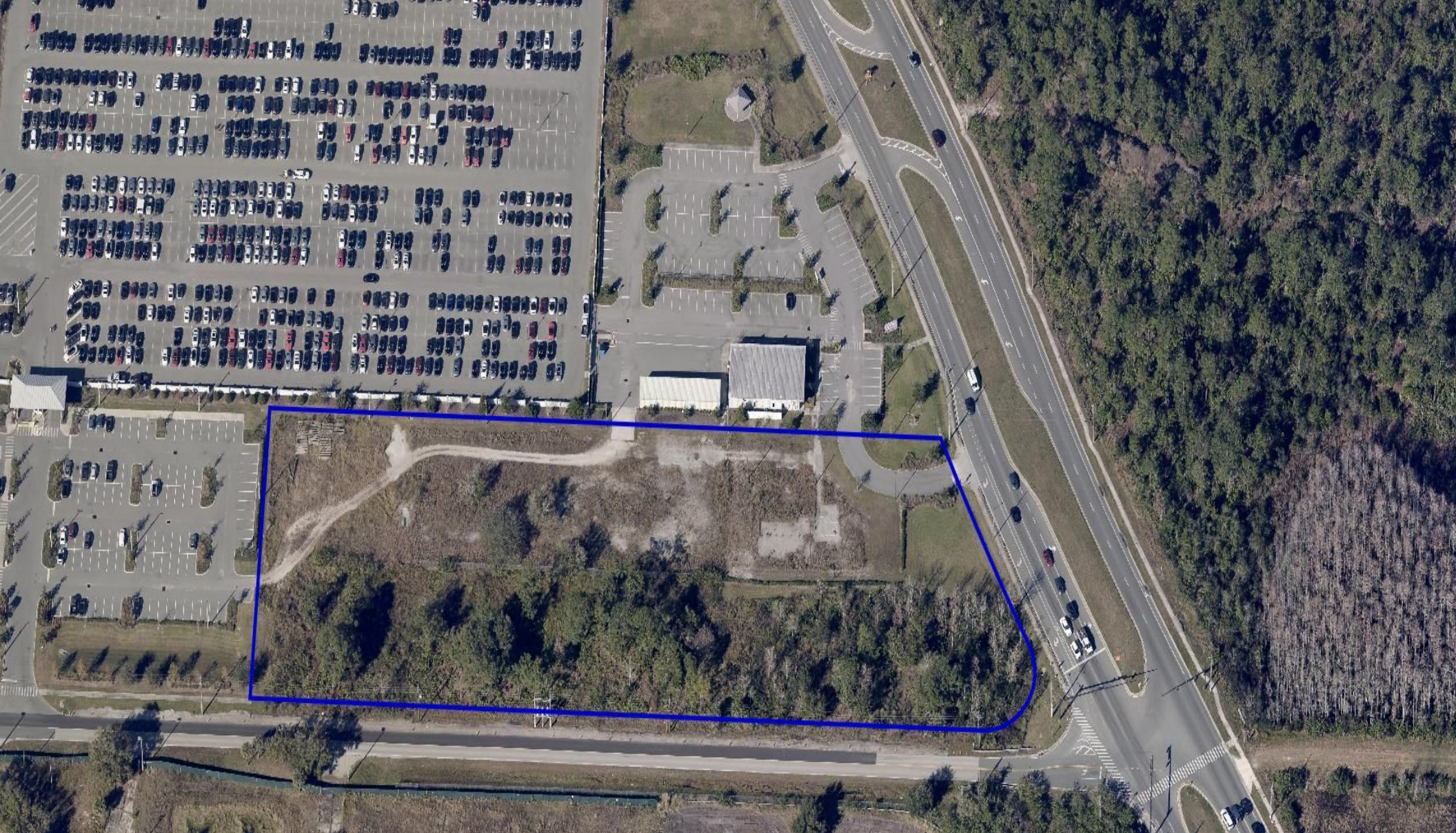
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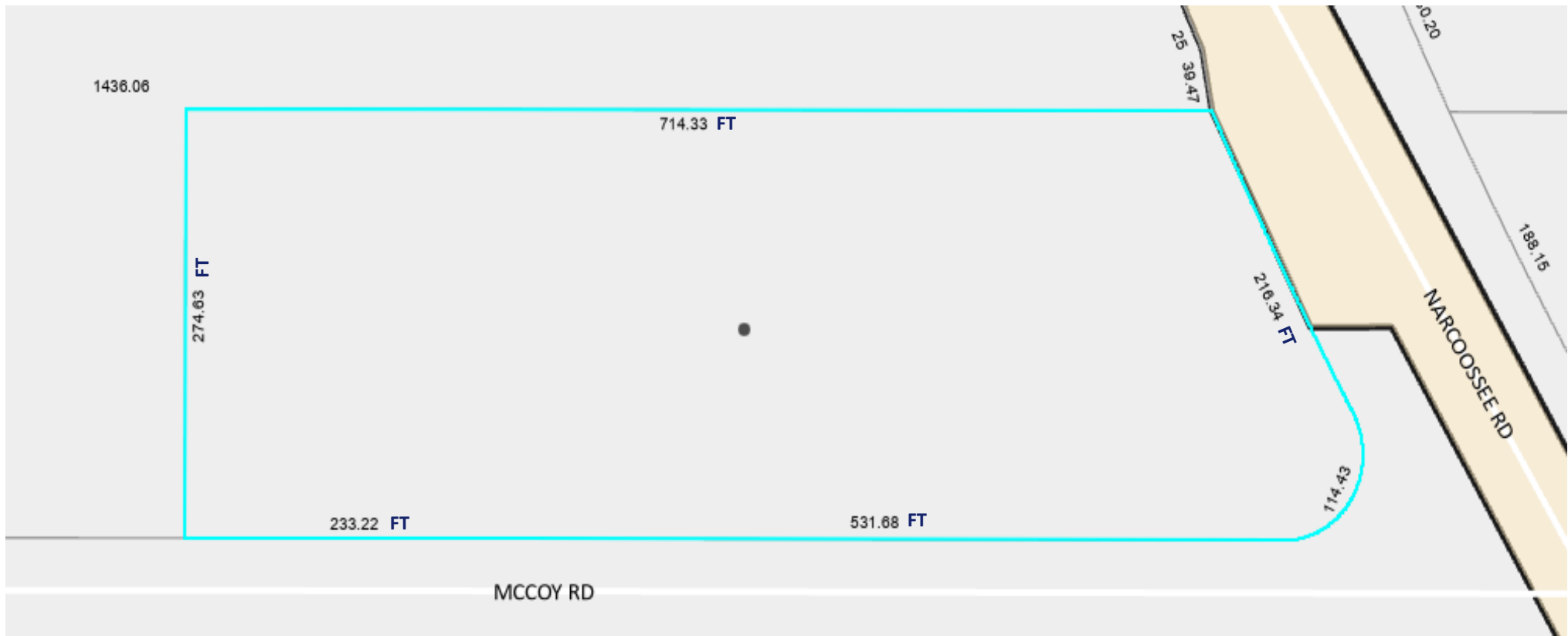
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Berlinte Hires, CCIM, SIOR

Berlinte Hires, CCIM, SIOR is a highly accomplished Senior Advisor based in the vibrant city of Orlando, Florida. With over twenty years of experience in the commercial real estate industry, Berlinte has established herself as a seasoned expert in the field.

Berlinte's career in commercial real estate has been marked by her impressive record of accomplishments and her ability to navigate complex transactions with finesse. She has earned a stellar reputation for her powerful negotiating skills and her unwavering commitment to delivering outstanding results for her clients. Throughout her career, she has successfully negotiated multi-million-dollar deals and helped clients maximize the value of their real estate portfolios.

Berlinte's qualifications, combined with her vast experience and network of industry resources, allow her to provide unparalleled service to her clients. She is well-versed in conducting in-depth financial analyses, identifying investment opportunities, and offering strategic advice on commercial real estate investments. Her goal is always to help clients achieve long-term success and maximize returns in a competitive and dynamic market.

Berlinte exemplifies the qualities of a true industry leader, consistently demonstrating professionalism, dedication, and a strong work ethic. Her motto, "One thing I can give and keep is my word," reflects her commitment to integrity and reliability in every transaction.

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