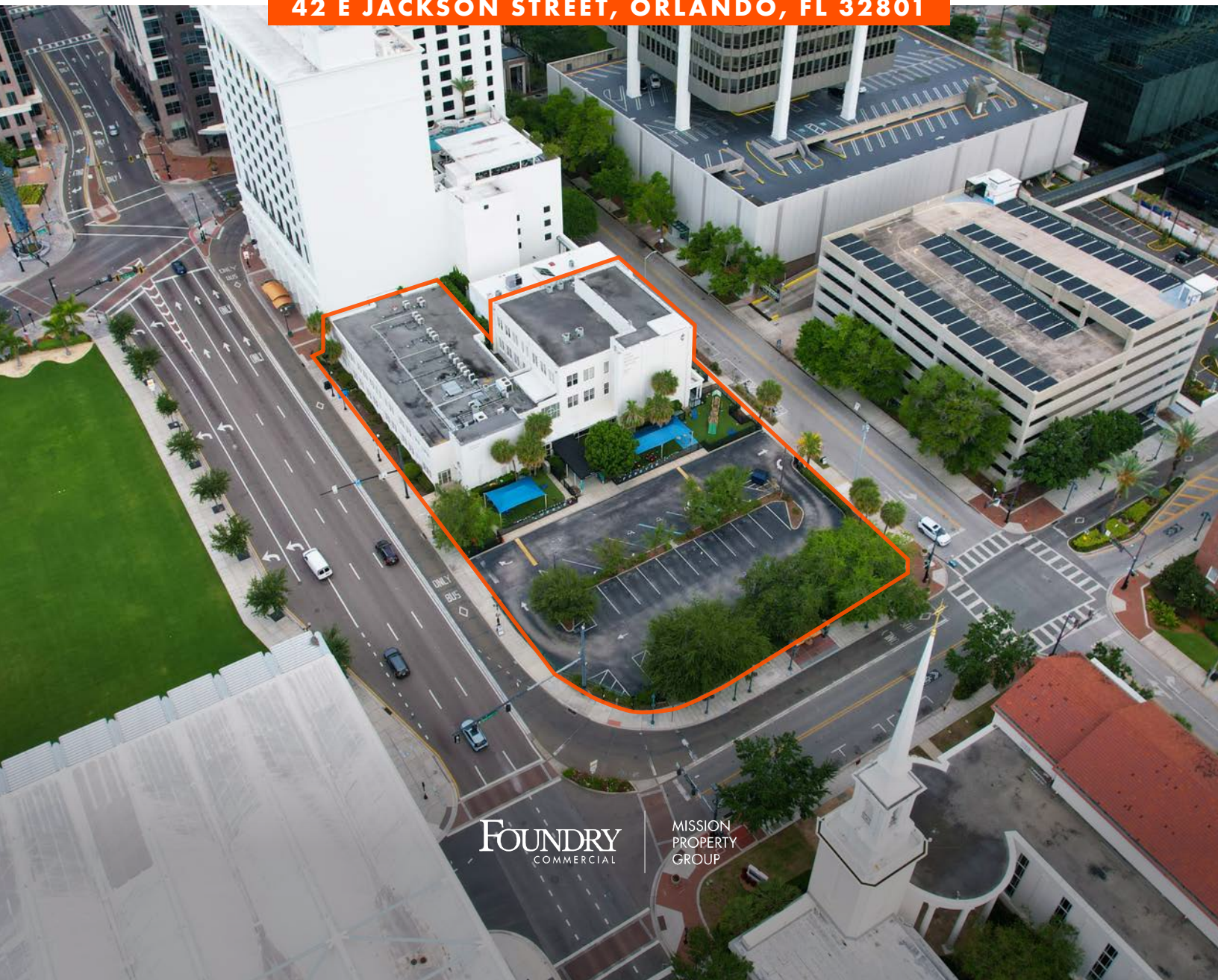


0.95 ± AC AVAILABLE FOR SALE OR GROUND LEASE

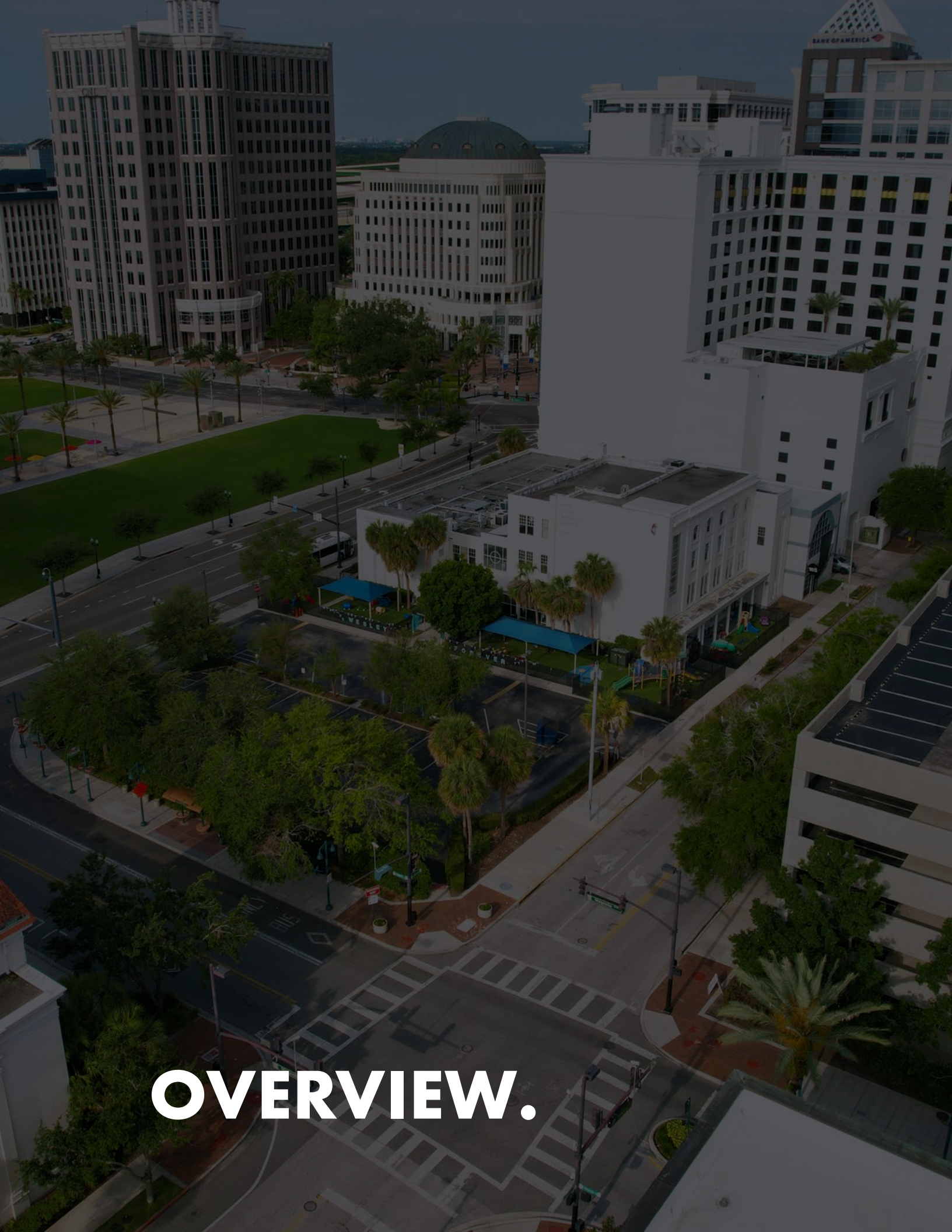
PRIME DOWNTOWN ORLANDO REDEVELOPMENT OPPORTUNITY.

42 E JACKSON STREET, ORLANDO, FL 32801



FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



OVERVIEW.

PROPERTY DESCRIPTION

Foundry Commercial is pleased to offer this premier redevelopment opportunity in the heart of downtown Orlando, FL. Across the street from the Dr. Phillips Center for the Performing Arts and one block from the CNL Towers and City Hall, this site is located at a central point in the growing Orlando market. Great access to the site is available through I-4 and FL-408, both a few blocks away. Other nearby amenities include Lake Eola (5 minutes away), The Amway Center (4 minutes away), Exploria Stadium (6 minutes away), and Orlando Health Arnold Palmer Hospital (7 minutes away).

0.95 acres

LOCATED ACROSS
FROM THE DR.
PHILLIPS CENTER

PD/T

CURRENT
ZONING*

29,000[±]

TOTAL SQUARE
FOOTAGE

FRONTING

3 Streets

JACKSON ST, SOUTH
ST & MAGNOLIA AVE

**see following page for more information on zoning*

MEET 42 E JACKSON STREET, ORLANDO, FL 32801

Prime redevelopment opportunity within the Downtown Orlando Activity Center Future Land Use. Current zoning is governed by PD ordinance No. 2011-20 allowing religious, institutional and childcare uses, as well as uses permitted under AC-3A/T zoning. The current PD designated the property for future development of up to 190 dwelling units or 165,528 building square footage.

Redevelopment of the property could be achieved through an amendment of the current PD or application to the City of Orlando zoning department for AC-3A/T, the common zoning surrounding the property. AC-3/T allows for up to 200 dwelling units per acre or 4.0 non-residential floor are ratio, before any density bonuses that may be available. No on-site parking requirements.

42 E JACKSON STREET, ORLANDO, FL 32801
COUNTY ORANGE
PARCEL ID 26-22-29-0103-02-000
YEAR BUILT 1948
BUILDING SF 29,000 ± SF
SITE SIZE 0.95 ± AC
ZONING PD/T
FUTURE LAND USE DOWNTOWN ACTIVITY CENTER
PRICE <div>CALL FOR OFFERS BY AUGUST 9, 2023</div>



29,000± SF TOTAL

JACKSON STREET

SOUTH & MAGNOLIA BUS STOP

ADJACENT TO THE GRAND
BOHEMIAN HOTEL

MAGNOLIA AVENUE

30± PARKING SPACES

ACROSS FROM THE DR.
PHILLIPS CENTER

SOUTH STREET | 16,562 VPD

CREATIVE VILLAGE | IN PROGRESS

- 2000+ UNITS
- 1,500 STUDENT BEDS
- 225 HOTEL ROOMS



GRAND
BOHEMIAN
HOTEL
ORLANDO



dr. phillips center
FOR THE PERFORMING ARTS

SITE



MULTIFAMILY

LAKE EOLA

141,263 VPD

114,633 VPD

OVER
1,200
ANNUAL
EVENTS

MAP.



dr. phillips center
FOR THE PERFORMING ARTS

Opened in 2014, The Dr. Phillips Center for the Performing Arts has become a national recognized icon, including being named one of *Travel + Leisure* magazine's "25 New Tourist Attractions Worth Adding to Your Bucket List". This 4,700 seat venue sits on two full blocks of Orlando and is located adjacent to the property site. The venue even includes "one of the world's most acoustically advanced theaters".



With over 225 events held annually, the Amway Center welcomes over 1.3 million patrons each year. Home to the Orlando Magic, the 875,000 SF stadium seats 18,500 fans each NBA game. Other events include concerts and hockey games.

DEMOGRAPHICS.

	1 MILE	3 MILE	5 MILE
POPULATION	19,895	111,499	311,109
MEDIAN AGE	40.7	39.8	37.8
AVG. HH INCOME	\$119,748	\$111,918	\$99,865
MEDIAN HOME VALUE	\$426,315	\$370,940	\$346,550
# OF EMPLOYEES	48,913	110,867	215,351



ORLANDO | A THRIVING CITY

Located at the heart of downtown Orlando, the property is surrounded by the growth and development of this booming city. With six professional sports teams, 7,000+ higher education students downtown (UCF & FAMU), and over \$12 billion in transportation infrastructure investments, Orlando is thriving and continuing to expand.

\$1.8B+

IN
DEVELOPMENT
ACTIVITY

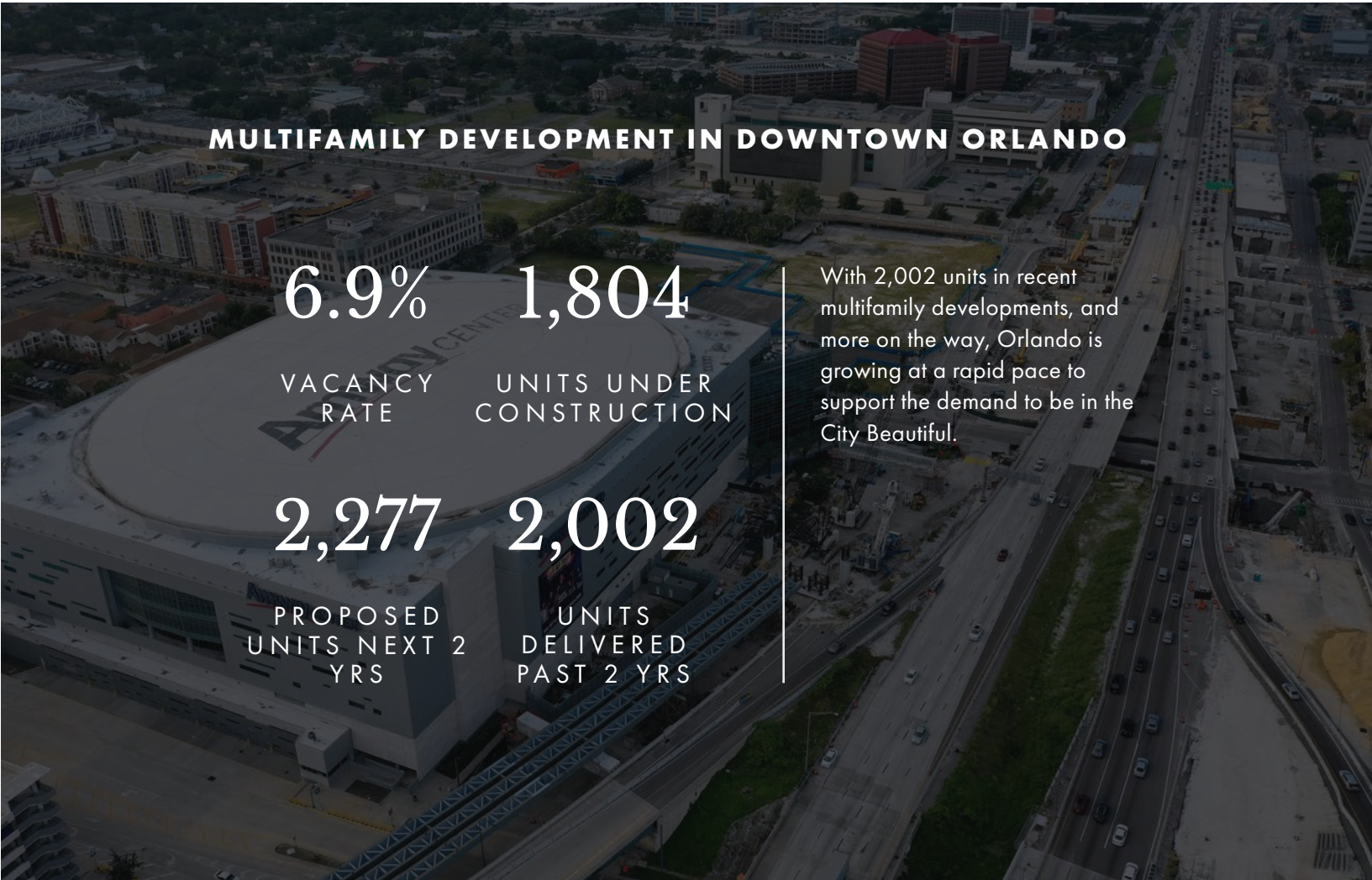
#2

FASTEST
GROWING
EMPLOYMENT
IN THE U.S.

#4

BEST TAX
CLIMATE IN
THE U.S.

MULTIFAMILY DEVELOPMENT IN DOWNTOWN ORLANDO



FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



CLICK HERE OR SCAN FOR ADDITIONAL INFORMATION

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