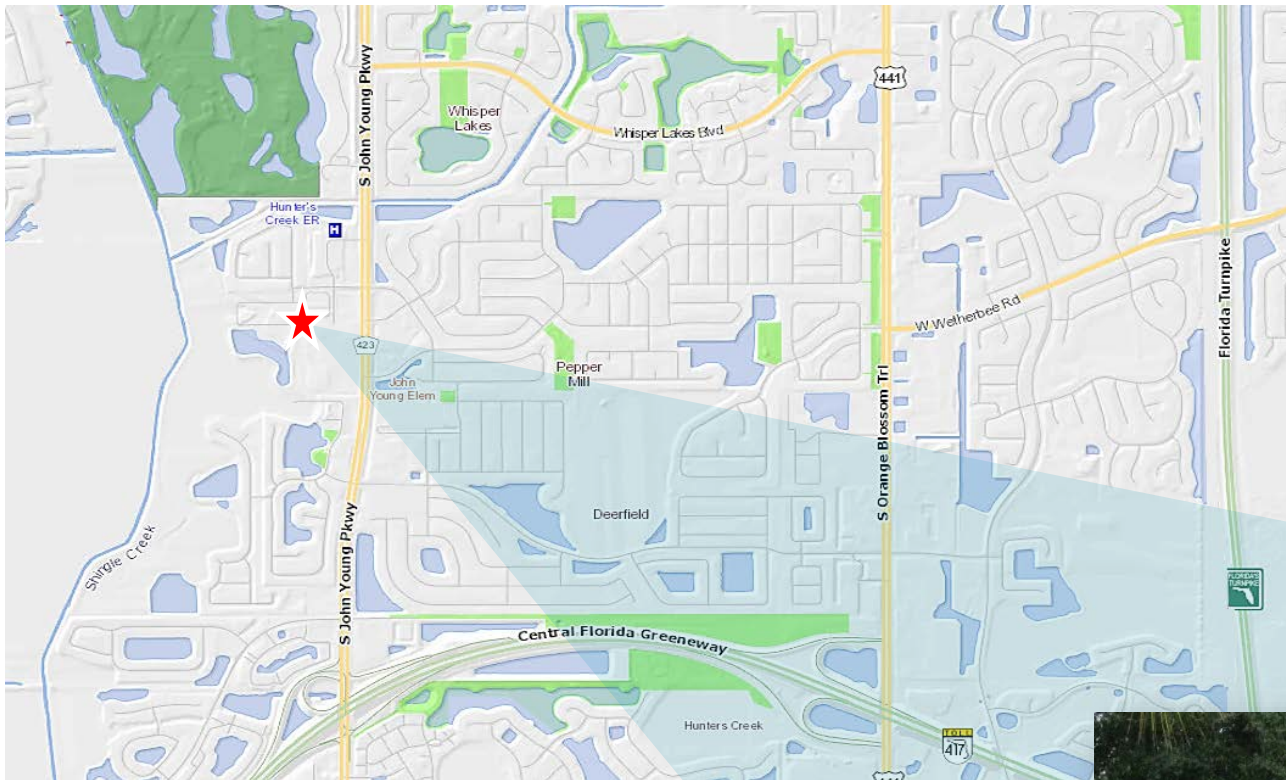


Developed Town Home Lots Fountains at Crystal Creek

Orlando, Florida 32837



The attractive condominiumized town home community, Fountains at Crystal Creek, was originally developed starting in about 2008 by Meritage Homes, with 2 and 3 bedroom townhomes. Phase 2 has 56 developed lots for sale south and west of the fully developed and sold Phase 1. The project is no longer age-restricted and joining the existing condo association is optional.

With easy access to major roadways, including John Young Parkway, SR 417 and SR 528 and numerous employment centers, the site is positioned to attract both local and non-local buyers.

Shopping is convenient nearby, including retail close by on S. Orange Blossom Trail, Publix on Central Florida Parkway, and Walmart on John Young Parkway.



For more information, contact

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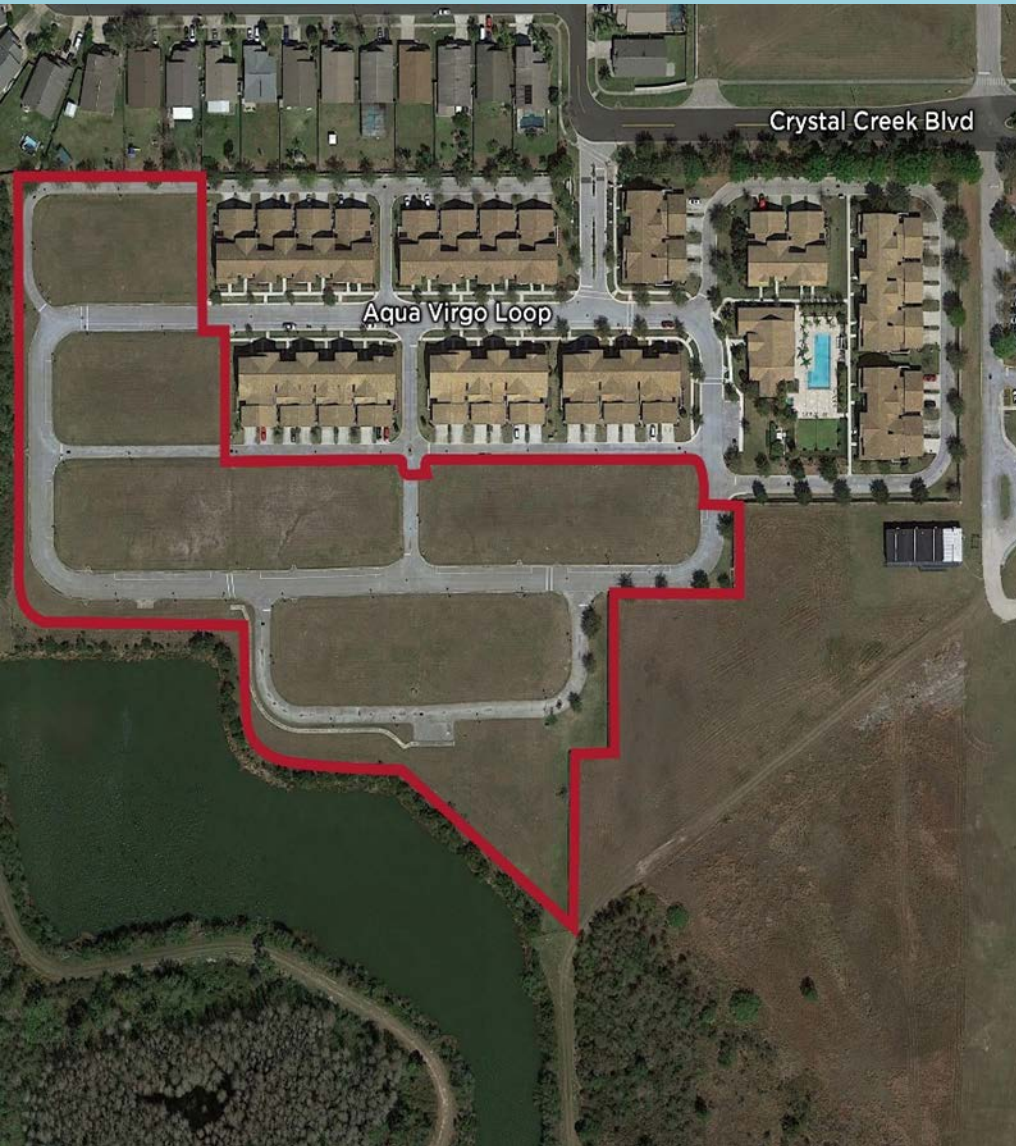
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Exclusively listed by:

Cushman & Wakefield of Florida, Inc.
20 N. Orange Avenue, Suite 300
Orlando, FL 32801

Aerial View with Site Information

Fountains at Crystal Creek



Location

±12228 Triton Lane off Crystal Creek Blvd. (off John Young Parkway)
between State Highway 417 and State Highway 528
Orlando, Florida 32837

Traffic Count

56,798 AADT, John Young Parkway

Size

56 vacant developed townhome condo lots
±7.66 Acres

Jurisdiction

Orange County

Utilities

Orange County and Duke Energy

PID

292420-4980-00-011

School Fees

Pre-negotiated capacity enhancement agreement in place

Schools / Rating

John Young Elementary: A
Freedom Middle School: B
Freedom High School: A

Offer Process

- Execute and submit a Confidentiality Agreement
- Upon receipt, additional data will be made available to you through CW-One

Sale Price

\$2,100,000

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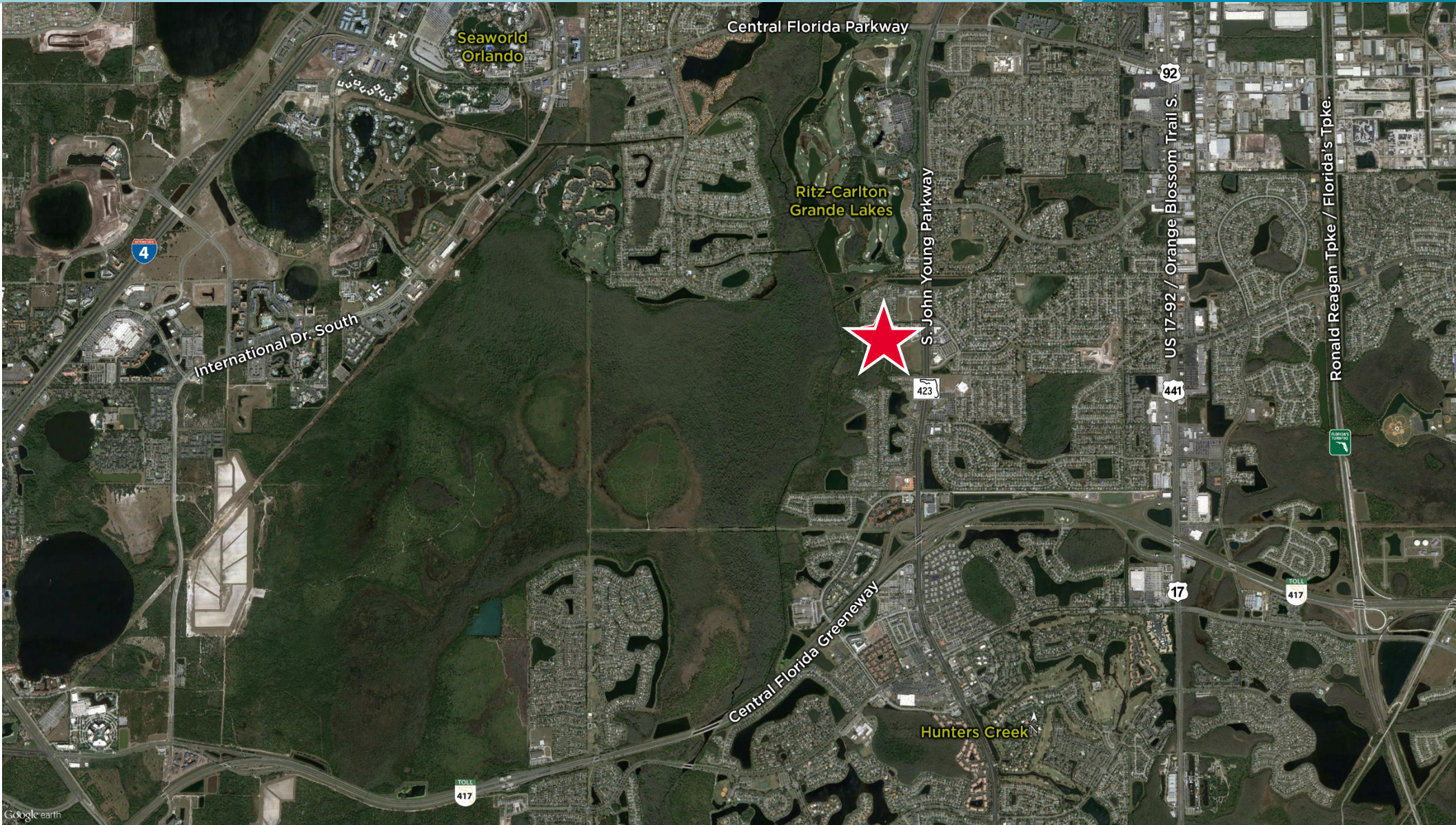
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For Sale

Developed Townhome Lots
Central South Orlando Location



2016 Estimated Demographics		
Radius	5 Mile	10 Mile
Total Population	144,075	477,886
Average Age	45	45
% Renters	31%	36%
Avg. HH Income	\$69,204	\$66,947

± Shopping Distances	
Publix	3.3 Miles
Walmart	1.8 Miles
Sea World	4.3 Miles
Sedano's	2.4 Miles



Typical Existing Townhome



Easy Access to Metro Orlando

