

# 2.5+/- FLU Commercial Parcel

## US 192 & Bali Blvd

17981 Bali Boulevard, Winter Garden FL



### Property Highlights

- **Gross Area :** 2.43 Ac
- **Property Type:** Vacant Land
- **Current Zoning:** A1 - Agricultural
- **FLU Designation:** Commercial
- **Traffic Count:** 43,500 (FDOT 2015)
- **Asking Price:** \$1,500,000

Tremendous retail /office development opportunity in the very heart of the Four Corners area. High visibility frontage on HWY 192 located just a few miles from Disney World.

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**Bardell Real Estate**

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### Location Highlights

The Four Corners area just south west of Disney World is one of Central Florida's fastest developing areas.

Surrounded by new commercial, retail and residential development this parcel has over 500 ft. direct frontage on the recently widened US 192.

Local residents and tourists create a daily traffic account above 43,000 making it one of the areas busiest highways.

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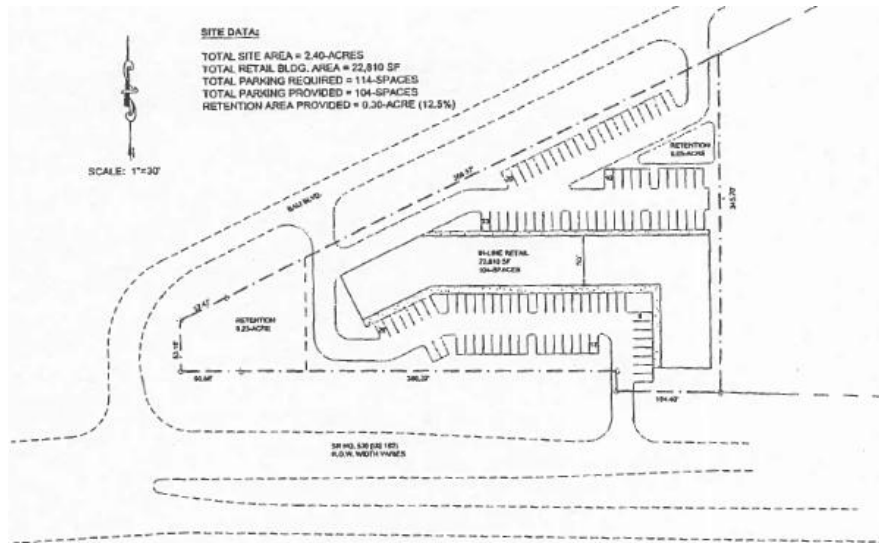
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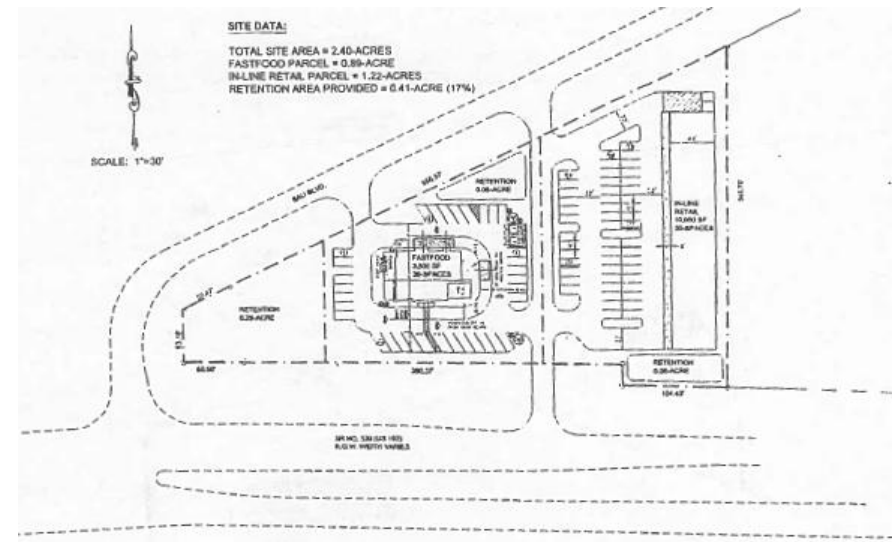
### Concept Plan A

In-Line Retail – 22,810 SF  
Parking Provided - 114 spaces

### Concept Plan B

Fastfood - 3,500 SF

In-Line Retail – 10,000 SF



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