



±17  
Net Acre Parcel



Up to 590  
Entitled Units



Offsite  
Retention in Place

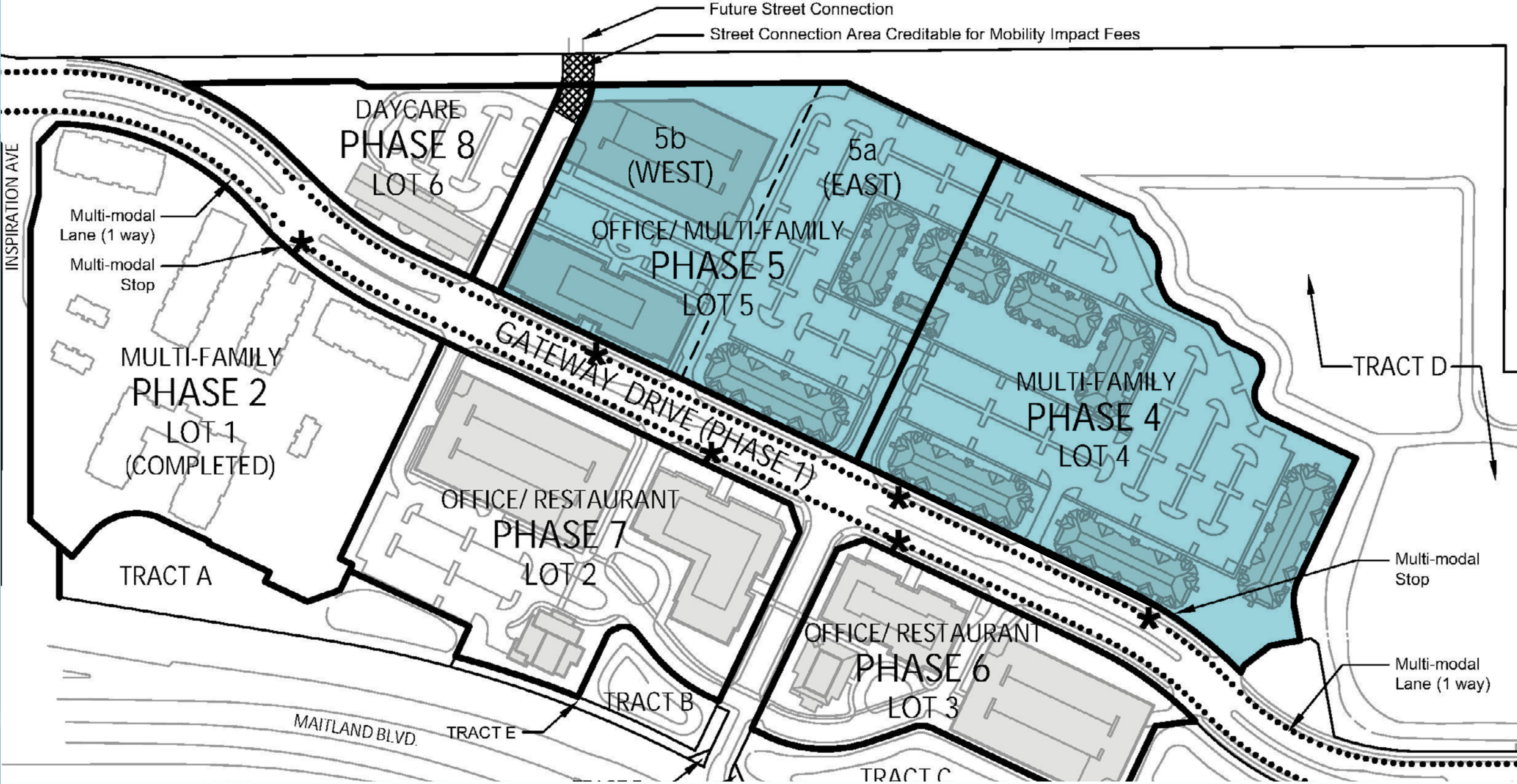
# Infill Multifamily Development Opportunity



# Property Highlights

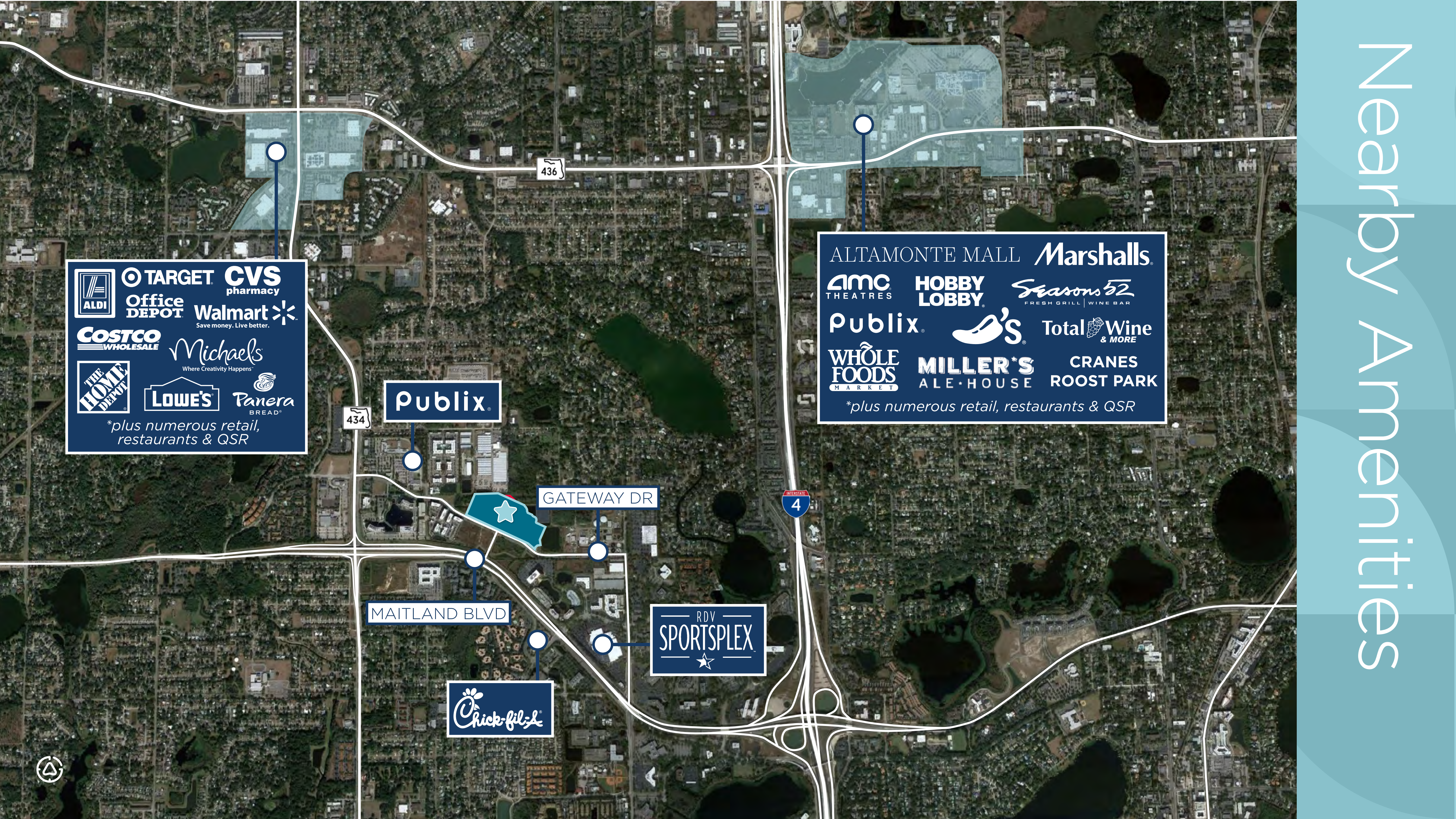
## PROPERTY OVERVIEW

|                   |                                                                                                                                                                                                                              |                             |                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|
| Location          | On Gateway Drive just north of Maitland Blvd, Altamonte Springs, FL 32714                                                                                                                                                    |                             |                                  |
| Size              | ± 17 net acres with off-site master retention                                                                                                                                                                                |                             |                                  |
| Municipality      | City of Altamonte Springs                                                                                                                                                                                                    |                             |                                  |
| School Zones      | Spring Lake Elementary<br>Rating: B                                                                                                                                                                                          | Teague Middle<br>Rating: B+ | Lake Brantley High<br>Rating: A- |
| Future Land Use   | Gateway Center                                                                                                                                                                                                               |                             |                                  |
| Zoning            | MUD (Multi-Use Development); Master Developer's Agreement                                                                                                                                                                    |                             |                                  |
| Permitted Density | combination of lots 4, 5a, and 5b allows up to 590 multifamily units                                                                                                                                                         |                             |                                  |
| Parcel ID         | 22-21-29-300-038B-0000<br>22-21-29-501-0A00-0000<br>22-21-29-300-0260-0000                                                                                                                                                   |                             |                                  |
| Parking           | Minimum 1.5 spaces/unit for multifamily                                                                                                                                                                                      |                             |                                  |
| Height            | Multifamily buildings must be four (4) stories or higher if located on the street-edge of Gateway Drive or visible from Gateway Drive; internal buildings may have a diversity of height and be lower than four (4) stories. |                             |                                  |



Specific developer requirements per the approved Master Developer’s Agreement

# Nearby Amenities



**ALDI** **TARGET** **CVS pharmacy**  
**Office DEPOT** **Walmart**  
Save money. Live better.  
**COSTCO WHOLESALE** **Michaels**  
Where Creativity Happens  
**THE HOME DEPOT** **LOWE'S** **Panera BREAD**  
*\*plus numerous retail, restaurants & QSR*

**Publix**

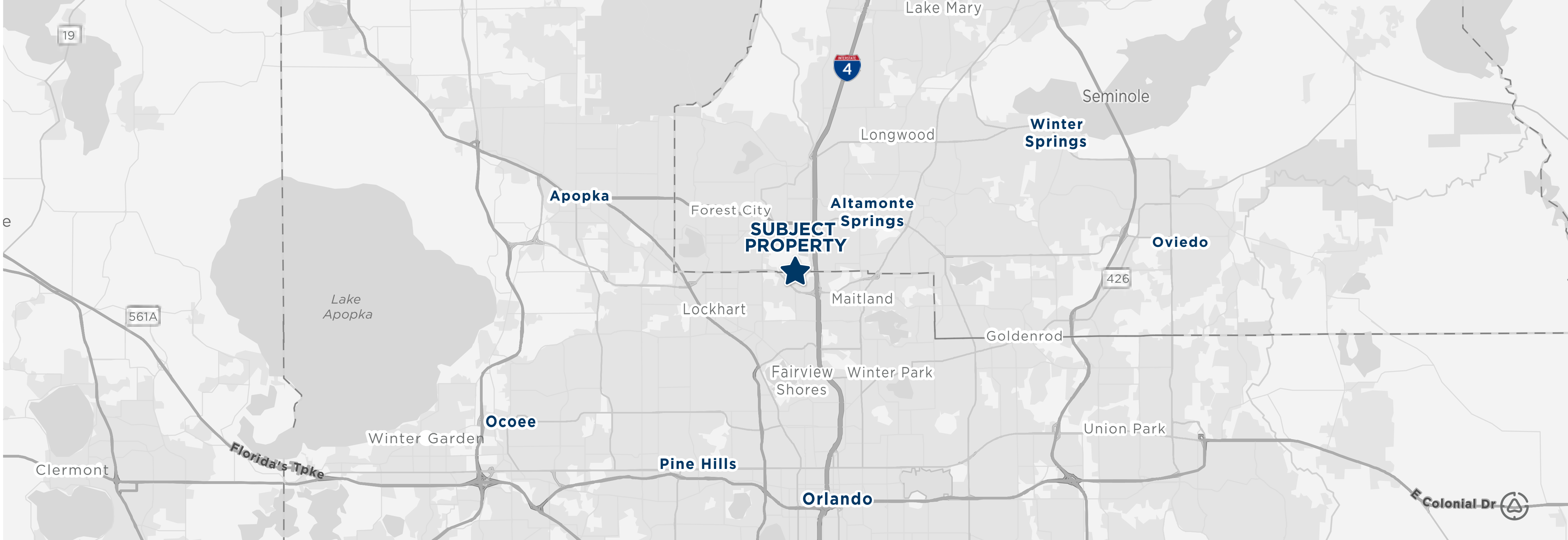
GATEWAY DR

MAITLAND BLVD

**Chick-fil-A**

RDV  
**SPORTSPLEX**

**ALTAMONTE MALL** **Marshalls**  
**AMC THEATRES** **HOBBY LOBBY** **Seasons 52**  
FRESH GRILL | WINE BAR  
**Publix** **Shoe** **Total Wine & MORE**  
**WHOLE FOODS MARKET** **MILLER'S ALE HOUSE** **CRANES ROOST PARK**  
*\*plus numerous retail, restaurants & QSR*



# Land Transaction Leads

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