

# FORT CHRISTMAS RD 100 ACRES

*CHRISTMAS, FL | ORANGE COUNTY*

100 ± ACRES





## SPECIFICATIONS & FEATURES

**Acreage:** 100 ± acres

**Sale Price:** \$1,000,000

**Price per Acre:** \$10,000

**Site Address:** 21280 Fort Christmas Rd,  
Christmas, FL 32709

**County:** Orange

**Road Frontage:** 998 ± FT

**Uplands/Wetlands:** 81% uplands

**Zoning:** A2

**FLU:** Rural with 1DU/10AC maximum density

**Current Use:** Vacant

**Water Source:** None currently, would be well and  
septic

**Utilities:** Power, phone, internet

**Taxes:** \$5,611

**Fencing:** Fenced

**Planning/Permits:** None

This vacant residential development investment property is located among existing and new development in the East Orlando metro area with future land use (FLU), allowing for a maximum density of one development unit per 10 acres.

The schools for this property are East River High School, Corner Lake Middle School, and Columbia Elementary. With a median household income of \$275,772 and a median single-family home size of 2,782 ± SF, this area offers exceptional demographics for residential development.



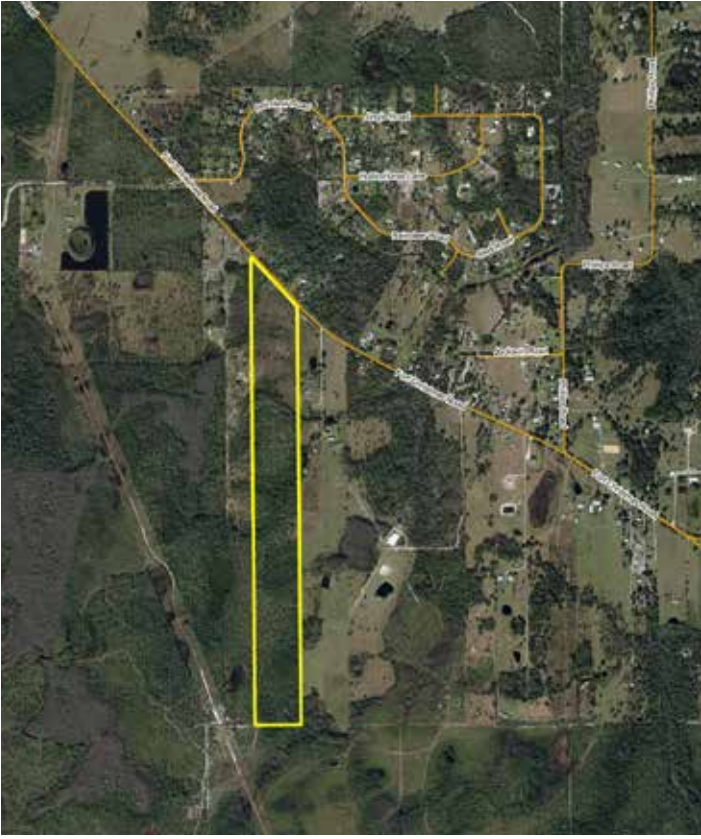
## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 18-22-33-0000-00-004

**GPS Location:** 28.579595, -81.059534

**Driving Directions:**

- Take State Road 50 (SR50) to Fort Christmas Rd.
- Go north for 3.7 miles.
- Property is on left.



## WETLANDS MAP

Property is  
81% uplands!





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**100 ± acres • Great investment property!**  
Located in the fast-growing East Orlando area

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **Fort Christmas**

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