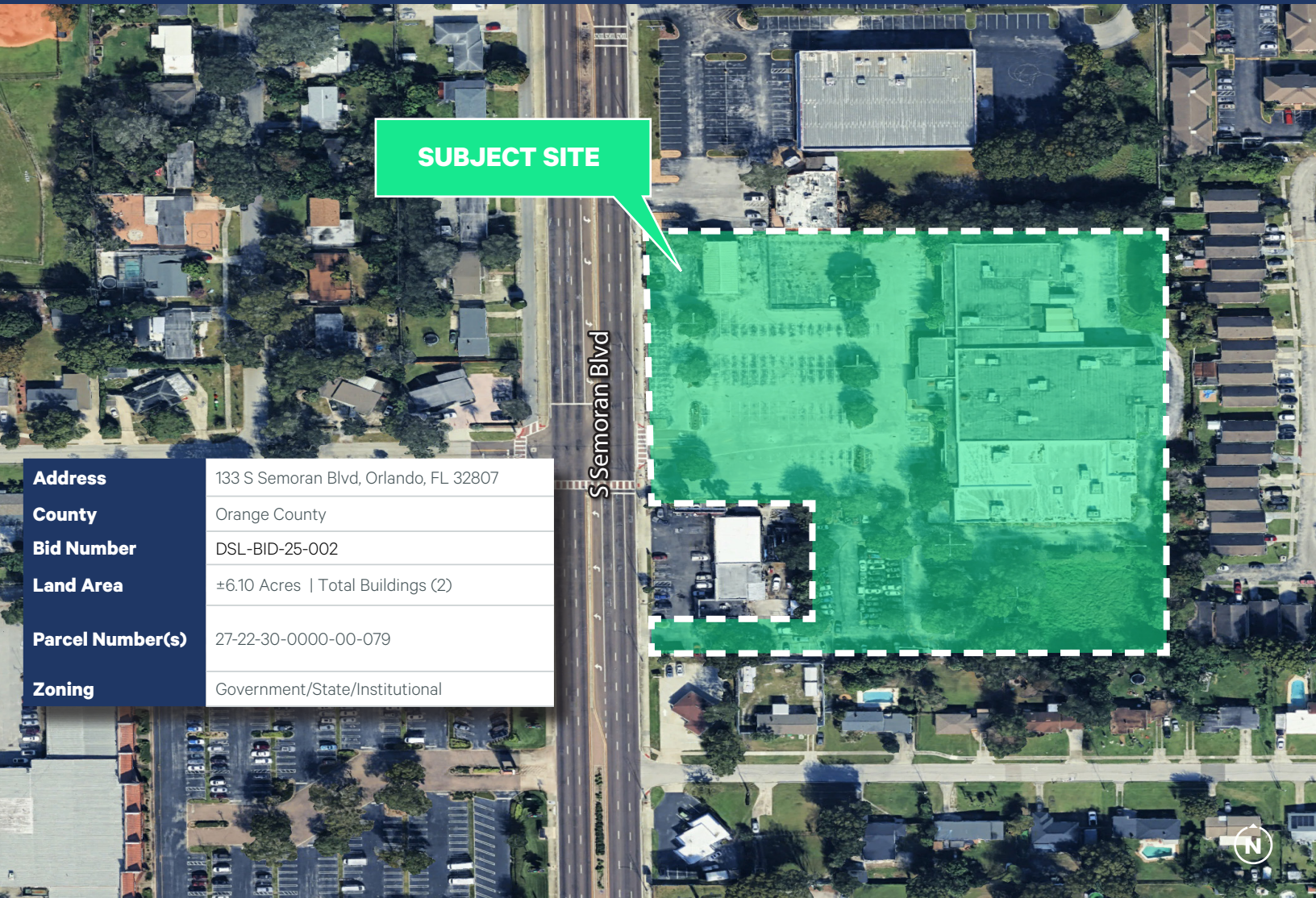


Redevelopment Opportunity in Orange County

133 S Semoran Blvd
Orlando, FL 32807

www.stateoffloridasurpluslands.com

63,465 SF Commercial Building located on ±6.10 acres



SUBJECT SITE

Address	133 S Semoran Blvd, Orlando, FL 32807
County	Orange County
Bid Number	DSL-BID-25-002
Land Area	±6.10 Acres Total Buildings (2)
Parcel Number(s)	27-22-30-0000-00-079
Zoning	Government/State/Institutional

OFFERING SUMMARY

Property Description

The former Florida Highway Patrol facility is situated on ±6.10 acres with an address of 133 South Semoran Blvd. in Orlando, Florida. Property improvements consist of two (2) buildings totaling 63,465 square feet. The largest structure is a 60,669 SF single-story, concrete block office building built in 1958. A secondary metal building consisting of 2,796 SF is located on the northwest corner of the site. There is adequate parking available to support the existing office use with 286 surface spaces -- 4.95/1,000 sf parking ratio.

Location

The Subject property is centrally located with frontage on a primary north-south thoroughfare -- Semoran Boulevard approximately 5 miles east of the Orlando CBD and provides a good mix of retailers due to strong traffic counts -- 59,435 AADT -- which is ideal for a multitude of commercial uses. Site offers excellent ingress and egress with a signalized traffic light that can be utilized.

Area Information

Orlando has one of the most dynamic economies in the Southeast, fueled by steady in-migration and a fast pace of population growth. Its economy benefits from its growing roster of tech and fintech tenants and its established and expanding defense sector, as well as the presence of its world-renowned theme parks. The talent pool here is deep, fed not only by the proximity of the University of Central Florida and Rollins College but also from strong net migration of highly educated workers relocating to Central Florida.

Pricing

The property is to be sold via sealed bid "as is", "where is". Bids will be accepted until **NOON ET, SEPTEMBER 24, 2025**. Any bid received after that time will be returned to the BIDDER unopened. The Department of Environmental Protection is not responsible for bids mailed, but not arriving by **NOON ET, SEPTEMBER 24, 2025**. All bids received by the bid submission deadline will be publicly opened at **2:00 PM ET, SEPTEMBER 24, 2025**.

A minimum acceptable bid of **\$6,244,000** has been set by the State, with a deposit in the amount of **10 percent of the BIDDER'S BID due and included in the prospective buyers bid to purchase the property and is further defined in the bidding package**. Any award made will be to the highest responsive BIDDER, provided it is in the TRUSTEE'S interest to accept the bid. Any Bids that are less than the minimum acceptable bid will be considered counter proposals and will be deemed non-responsive and rejected. Deposits of buyers who are not the successful buyer of the property will be returned to the bidding party. The TRUSTEE'S or the DEPARTMENT, as staff to the TRUSTEE'S, reserves the right to reject any or all bids.

Disclaimer

All information contained on this website/brochure has been compiled from a variety of sources and, as such, is for general informational purposes only and subject to change without notice. Neither the Florida Department of Environmental Protection (Department) nor the Board of Trustees of the Internal Improvement Trust Fund makes any representations or warranties of any kind, express or implied, with respect to the content, quality, completeness, accuracy, or reliability of any information contained on this website/brochure or through links to other websites. Neither the Department nor the Board of Trustees of the Internal Improvement Trust Fund assumes any legal liability for the content, quality, accuracy or completeness of the information. Any reliance you place on this information is therefore strictly at your own risk. In no event will the Department or Board of Trustees of the Internal Improvement Trust Fund be liable for any loss or damages, whether direct, indirect, general, consequential, incidental, exemplary or special, arising from your use of the information provided in this brochure or on this website or links to any other websites. Interested parties are advised to seek professional assistance or advice prior to submitting a bid form or entering into a sales contract. The acreage used in this brochure/website is estimated and not based on a survey. The purchase price of a surplus property will not be reduced regardless of any difference between the estimated acreage and the acreage determined by a survey or other means.

Contact Us

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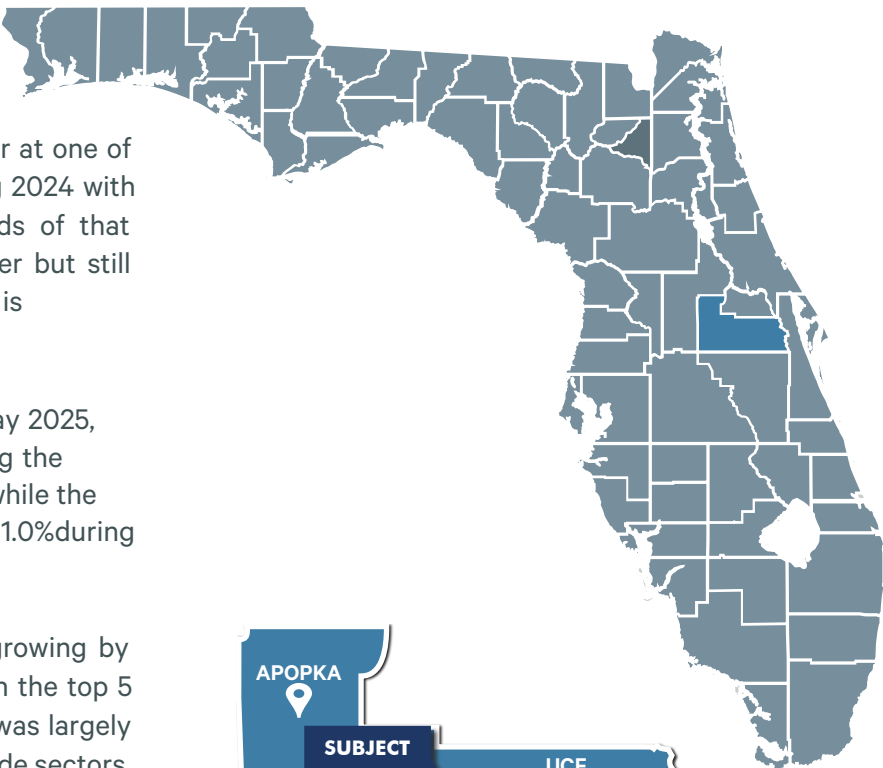
Orange County

+ Orlando’s population growth continues to occur at one of the fastest paces in Florida, rising by 2.7% during 2024 with net in-migration accounting for about two-thirds of that growth, according to Oxford Economics. A slower but still very healthy pace of annual growth around 1.32% is expected from 2025 through 2029.

+ The unemployment rate is low at 3.4% as of May 2025, and the leisure and hospitality sector is exhibiting the strongest rate of annual growth at roughly 7.0% while the financial services sector is only down by less than 1.0% during the same period.

+ Orlando’s GDP growth has been impressive, growing by 4.3% during 2024, a performance that placed it in the top 5 of the largest 50 metros in the U.S. That growth was largely lead by the construction, real estate, and retail trade sectors, which is not surprising given the robust pace of development activity that has been taking place. The tourism sector overall experienced a robust pace of job growth during 2024, rising by nearly 8% on an annual basis, and GDP generation by tourism was up nearly 5% in the last year.

+ In 2024, U.S. News & World Report listed the state of Florida first in the nation for its overall economy, and second for education. WalletHub named Orlando among the top 10 cities in the U.S. in which to start a business.



ORANGE COUNTY

Area Demographics

1,533,646

Orange County
MSA Population

\$103,222

Orange County
Avg HH Income

\$412,099

Orange County
Avg Housing Value

	1 Mile	3 Miles	5 Miles
Population	11,719	130,419	330,490
Households	4,091	53,313	137,779
Median Age	37.70	36.70	37.40
Average Household Income	\$76,883	\$95,400	\$106,437
Housing Units	2,243	24,650	67,417