



Your Complete Relocation Guide to Dr. Phillips, Florida

A personal welcome from **David Dowell** — Realtor & Attorney — your trusted local expert for making your move to one of Orlando's most coveted communities a seamless, confident experience.

[FREE RELOCATION GUIDE](#)

[DR. PHILLIPS, FL](#)

A Note From David Dowell

Welcome! I'm **David Dowell**, a licensed Realtor and practicing Attorney based right here in the Dr. Phillips community. I didn't just choose this area for my business — I chose it for my life. Dr. Phillips is where I've built roots, and I know every street, school district, and hidden gem this neighborhood has to offer.

My dual background in real estate and law gives my clients a unique advantage: I don't just help you find the perfect home — I protect your interests through every step of the transaction. Whether you're relocating from across the state or across the country, I bring the local expertise, legal acumen, and genuine care that makes all the difference.

This guide is my gift to you. Use it, share it, and when you're ready to take the next step — I'm just a call away.

Why Work With David?

- Licensed Realtor *and* Attorney
- Deep-rooted Dr. Phillips local
- Relocation specialist with hundreds of families served
- Full legal protection built into every deal
- Free consultation for all relocation buyers

Why Dr. Phillips, Florida?

Thousands of families and professionals relocate here every year — and once you see what this community offers, you'll understand why. Here are the top five reasons people choose to call Dr. Phillips home.

Year-Round Sunshine

With over 230 sunny days per year and mild winters, outdoor living is a true lifestyle — not just a weekend treat.



Upscale Yet Affordable

Compared to coastal Florida markets, Dr. Phillips offers luxury-level living at a significantly lower price point — no state income tax included.



World-Class Dining

Restaurant Row on Sand Lake Road is nationally recognized — dozens of acclaimed restaurants within a mile of your front door.

Top-Tier Schools

Dr. Phillips is part of Orange County's highest-rated school corridors, with access to excellent public and private institutions.



Prime Location

Minutes from Orlando's major employment hubs, theme parks, Orlando International Airport, and Florida's beautiful beaches.

Neighborhood Breakdown

Dr. Phillips and its surrounding communities offer a diverse range of neighborhoods — from gated luxury enclaves to vibrant family-friendly streets. Here's your insider overview.



Bay Hill

Iconic luxury enclave, home to the Arnold Palmer Invitational. Waterfront estates and premium golf-course living. **Price range: \$700K–\$5M+**



Phillips Grove & Vizcaya

Sought-after gated communities perfect for families. Top-rated school access, resort-style amenities. **Price range: \$500K–\$1.5M**



Sand Lake Area

Walkable, vibrant, close to Restaurant Row. Great for young professionals and couples. **Price range: \$300K–\$600K**



Windermere Borders

Up-and-coming area with new construction, excellent value, and fast appreciation. **Price range: \$400K–\$900K**

Cost of Living & Real Estate Market

Market Snapshot

Dr. Phillips remains one of the most desirable and stable real estate markets in all of Central Florida. Median home prices sit between **\$450,000 and \$750,000**, with luxury properties commanding \$1M+. Rental rates for quality homes range from **\$2,200–\$4,500/month**.

Florida's lack of a state income tax means your dollar stretches significantly further than in states like New York, California, or Illinois — a major draw for relocators.

Why Buy Now?

- **No state income tax** — more purchasing power
- Property values have appreciated **steadily** over the past decade
- Inventory remains limited — demand consistently outpaces supply
- Average property tax rate: **~1% of assessed value**
- Strong rental market for investors and transitional buyers

\$580K

Median Home Price

Dr. Phillips area, 2024

0%

State Income Tax

Florida keeps more in your pocket

\$3,200

Avg. Monthly Rent

Quality single-family home

10yr

Consistent Appreciation

Strong long-term value growth

Schools & Education

Families relocating to Dr. Phillips consistently cite education as a top priority — and this area delivers. Orange County Public Schools serves the area with several highly rated campuses, complemented by outstanding private options.

Top Public Schools

Dr. Phillips High School

Consistently ranked among the top high schools in Orange County — strong arts, athletics, and AP programs.

Southwest Middle School

High academic performance, award-winning programs, and an engaged community.

Palm Lake & Bay Meadows Elementary

Highly rated neighborhood elementaries with strong parental involvement.

Private & Higher Education

The First Academy & Foundation Academy

Top private school options with faith-based or college-prep focus nearby.

University of Central Florida (UCF)

One of the largest universities in the U.S., just 30 minutes away — a major economic and cultural driver.

Rollins College & Valencia College

Highly regarded liberal arts and community college options within easy reach.

 Use GreatSchools.org and Niche.com to explore detailed school ratings, reviews, and district maps before your move.

Job Market & Economy

Major Employers in the Region

- **Walt Disney World & Universal Studios** — tourism and entertainment giants
- **AdventHealth & Orlando Health** — two of the region's largest healthcare systems
- **Lockheed Martin & Northrop Grumman** — aerospace and defense
- **Darden Restaurants** — HQ'd in Orlando, thousands of corporate roles
- **Tech Hub Growth** — Orlando ranks among the fastest-growing tech metros

Why Orlando's Economy Works for You

Orlando's economy has diversified far beyond tourism. The region is home to a booming healthcare sector, a rapidly expanding tech corridor (dubbed "Silicon Springs"), and significant aerospace activity anchored by the Space Coast proximity.

For **remote workers**, Dr. Phillips is a dream: high-speed fiber internet is widely available, co-working spaces are plentiful, and the quality of life dramatically exceeds what you'd find in higher-cost metros — at a fraction of the cost.

Weather, Seasons & Getting Around

Florida's Climate — What to Expect

Spring (Mar–May)

Warm, low humidity, perfect outdoor weather. Avg temps 70s–80s°F.

Summer (Jun–Aug)

Hot and humid with afternoon thunderstorms. Avg temps high 80s–90s°F. AC is your best friend.

Fall (Sep–Nov)

Gradual cooling, still warm and beautiful. Hurricane season tapers off in October.

Winter (Dec–Feb)

Mild and sunny — 60s–70s°F.
Why everyone moves here from the north.

Transportation & Accessibility

- **Orlando International Airport (MCO)** — 15 minutes from Dr. Phillips; one of the busiest airports in the U.S.
- **I-4, Florida's Turnpike & 528 Beachline** — major highways connecting you to Tampa, Miami, and the Space Coast
- **SunRail** — commuter rail for downtown Orlando access
- **LYNX Bus System** — regional public transit coverage
- **Commute tip:** Most Dr. Phillips residents commute by car; plan 15–30 minutes to major employment centers

Fun, Food & Things to Do

Life in Dr. Phillips is about more than just a beautiful home — it's a lifestyle. From award-winning dining to world-class entertainment, here's what makes locals never want to leave.



Restaurant Row

Sand Lake Road's legendary dining corridor features everything from authentic Japanese omakase to Brazilian churrascarias, upscale steakhouses, and cozy bistros — all within walking distance of each other.



World-Class Entertainment

Disney World, Universal Studios, SeaWorld, and ICON Park are all within 15 minutes — weekend adventures are endlessly available for families and adults alike.



Outdoor Living

Dr. Phillips Community Park, the Butler Chain of Lakes for boating and fishing, hiking and biking trails — outdoor recreation is woven into daily life here.



Community Events

Farmer's markets, food festivals, art shows, and neighborhood events keep the community calendar full and the social scene thriving year-round.

Tips for a Smooth Relocation

Moving to a new state is exciting — and a little overwhelming. Here's your practical checklist to make your transition to Dr. Phillips as seamless as possible.

Before & During Your Move

01

Hire David Early

Start working with a local relocation specialist before you begin your home search — the market moves fast.

02

Get Pre-Approved

Secure mortgage pre-approval from a Florida-familiar lender to strengthen your offer in a competitive market.

03

Visit in Person

Schedule a neighborhood tour with David to walk neighborhoods, visit schools, and get a true feel for the community.

04

Plan Your Timeline

Florida closings typically take 30–45 days. Build this into your move date and employer start date planning.

After You Arrive

- **Florida DMV:** Update your driver's license within 30 days of establishing residency
- **Homestead Exemption:** File by March 1st to reduce your property tax bill — up to \$50,000 off assessed value
- **Utilities:** Set up Duke Energy, OUC, or your local provider before moving day
- **Healthcare:** AdventHealth and Orlando Health both have excellent facilities minutes away
- **Community:** Join local Facebook groups, NextDoor, and HOA pages to plug into the neighborhood immediately



Florida's Homestead Exemption can save you thousands annually — don't miss the March 1st filing deadline!

Ready to Make Your Move?

Let's Build Your Future in Dr. Phillips Together

You've done the research. Now it's time to take the next step with a guide who knows this community inside and out — and who has the legal expertise to protect you every step of the way.



Book a Free Consultation

Schedule your no-obligation relocation strategy call with David. We'll map out your timeline, budget, and ideal neighborhoods — all tailored to your family's needs.



Watch the Video Tour

Explore Dr. Phillips from your couch. David's YouTube channel features in-depth neighborhood tours, market updates, and relocation tips — updated regularly.



Connect Directly

Call **(407) 864-2265**, text, or email **ddowell500@gmail.com** anytime. Real responses from a real expert — not a chatbot. Your relocation journey deserves personal attention.

"David made our move from Chicago to Dr. Phillips completely stress-free. His knowledge of the neighborhood and his legal background gave us total confidence throughout the process. We closed on time and love our new home."

— The Martinez Family, relocated from Chicago, IL

David Dowell | Realtor & Attorney | Dr. Phillips, FL

Your trusted partner for relocation, real estate, and peace of mind.