

BUILD FLORIDA REAL ESTATE™

Discover a prime opportunity with this .77-acre vacant land located within the 2050 Vision Master Plan in Orange County. This versatile property offers endless possibilities for developers and investors, with the potential to build up to a 23-unit apartment building, single-family residences, townhomes, and/or transitional living affordable housing.

Find this Lot @www.BuildOrangeCounty.com

- **Location:** **3316 Lawrence St. Orlando FL 32805**
 - **Total Acreage for sale:** .77 acres
 - **Current Approved Buildable Land:** .77 acres
 - **County:** *Orange County*
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 - **Asking Price Per Acre:** \$625,000
1. **What is the zoning classification of the land?** *The land is currently zoned for C-3 use but can be rezoned and approved for development of single-family homes, townhomes or either a 23 unit apartment building.*
 2. **Are there any restrictions on the land use?** *There are no restrictions on the land use, allowing for a variety of development options, and plans are flexible as it has approval for rezoning.*
 3. **Is the land located in a flood zone or any other special hazard areas?** *NO*
 4. **What utilities (water, sewer, electricity, gas) are available on the property?** *The property has access to city water, sewer, electricity, and gas services.*
 5. **Has the land been surveyed recently?** *Yes*
 6. **What is the topography of the land like (flat, hilly, wooded)? Is there any environmental contamination or history of environmental issues?** *No, there is no known environmental contamination or history of environmental issues on the property.*
 7. **Are there any existing structures or improvements on the land?** *No, there are existing structures and improvements adjacent to the land*

8. **What is the asking price, and how was it determined?** *The asking price 625,000 which was determined based on an analysis of surrounding sales and the current market trends in the area*
9. **What are the annual property taxes, and have they been paid up to date?** *Yes, the annual property taxes are \$3,071 and they have been paid up to date*
10. **Are there any liens or mortgages attached to the property?** *No, there are no liens or mortgages attached to the property, ensuring a clear title*
11. **Is there road access to the property, and who maintains the roads?** *Yes, there is road access to the property via **Old Winter Garden Rd and West Colonial Rd**. The city maintains these roads, and they are currently in the process of expanding the roadways to enhance accessibility.*
12. **What is the soil quality, and is it suitable for building purposes?** *YES*
13. **What is the nearest source of public transportation or major highways?** *The nearest public transportation is less than .5 miles. How far is the nearest highway access? 408/I4/Turnpike within minutes. How far is UCF Downtown Orlando Campus? 3 miles*
14. **How far is the nearest grocery store?** *The nearest grocery store to is a Walmart Supermarket, located at **1101 S Goldwyn Ave, Orlando, FL 32805** , which is*
15. *approximately 5 miles away. Publix is located at **2873 S Orange Ave, Orlando, FL 32806**, about 7.5 miles away*
16. **Are there any nearby development projects nearby from other builders:**

Lake Mann Homes New Homes(Jefferson St.) Packing District: Toll Brothers John Young Parkway/ Ocoee/Apopka

Heather Grooms, Real Estate Broker

The Landlord Finders® Build Real Estate

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