

PROPOSAL

Multifamily Development Site

4101 S TEXAS AVE

Orlando, FL 32839

PRESENTED BY:

LANCE COBB

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FL #SL3483253



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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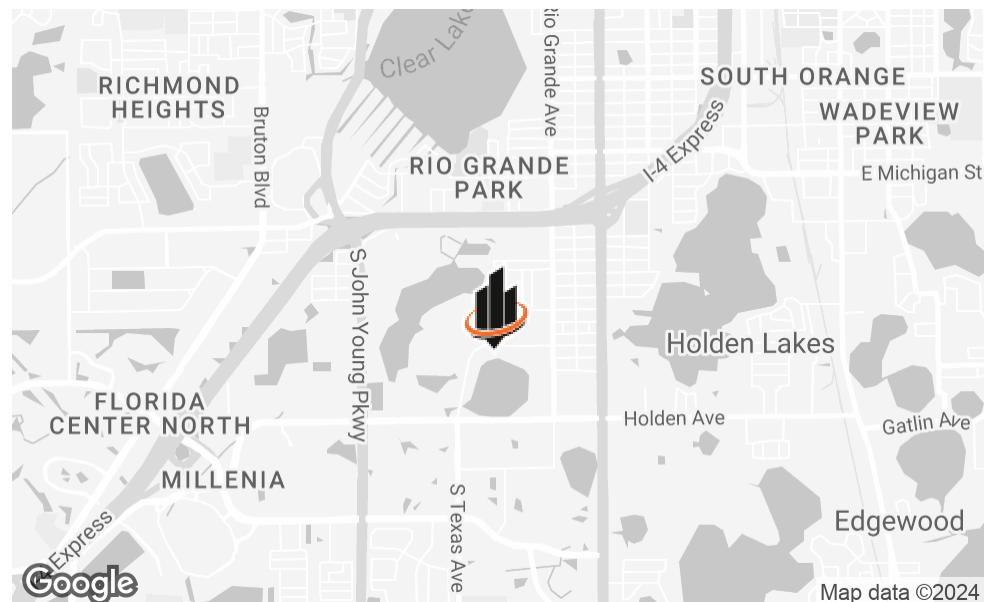
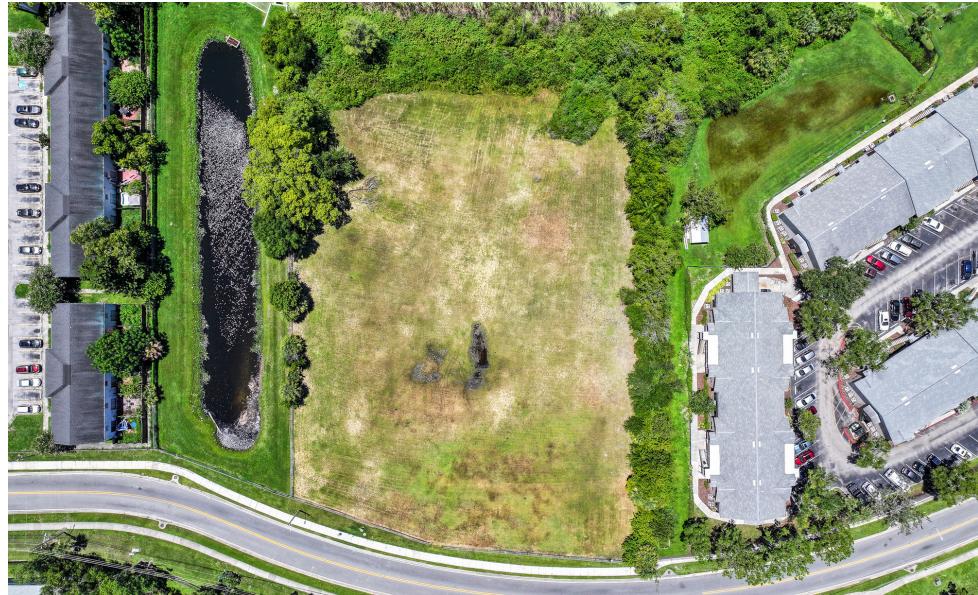
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE: \$2,500,000

LOT SIZE: 5.88 Acres

PROPERTY DESCRIPTION

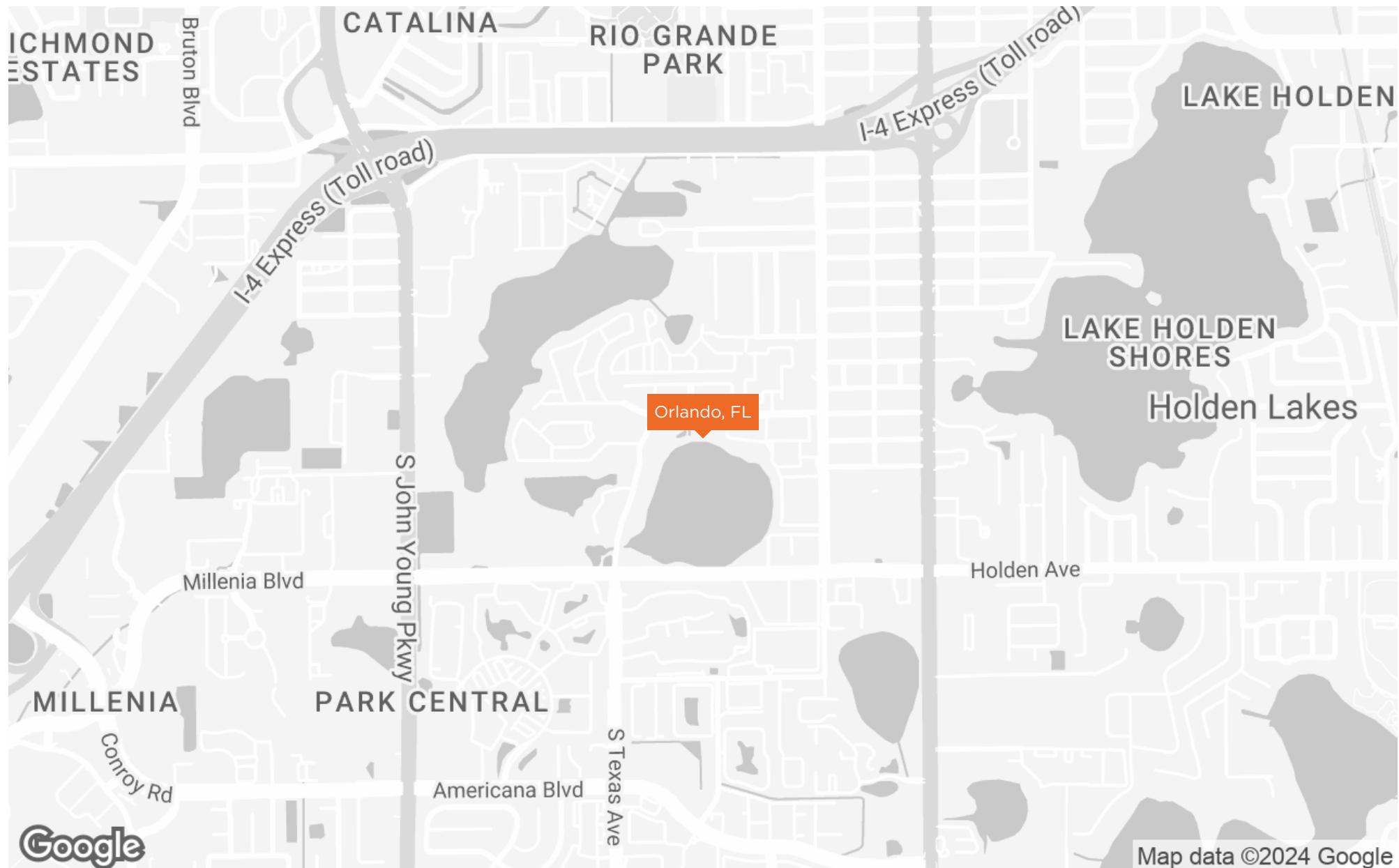
Exciting Multifamily Development Opportunity on Lake Buchanan near Orlando's premier Millenia Mall! This prime 5.93-acre parcel offers a strategic location with potential for up to 90-120 units, thanks to Medium Density Residential zoning and bonus allowances for workforce/affordable housing initiatives.

Enjoy lakefront views and convenient access to I-4, Hwy 441, and the Florida Turnpike, plus proximity to the Millenia Mall Shopping District and Holden Avenue Extension. This site includes 3.53 acres of developable upland and a retention pond that may be shared with Orange County, maximizing its development potential. Don't miss out on this ideal investment opportunity in sought-after Southwest Orlando!

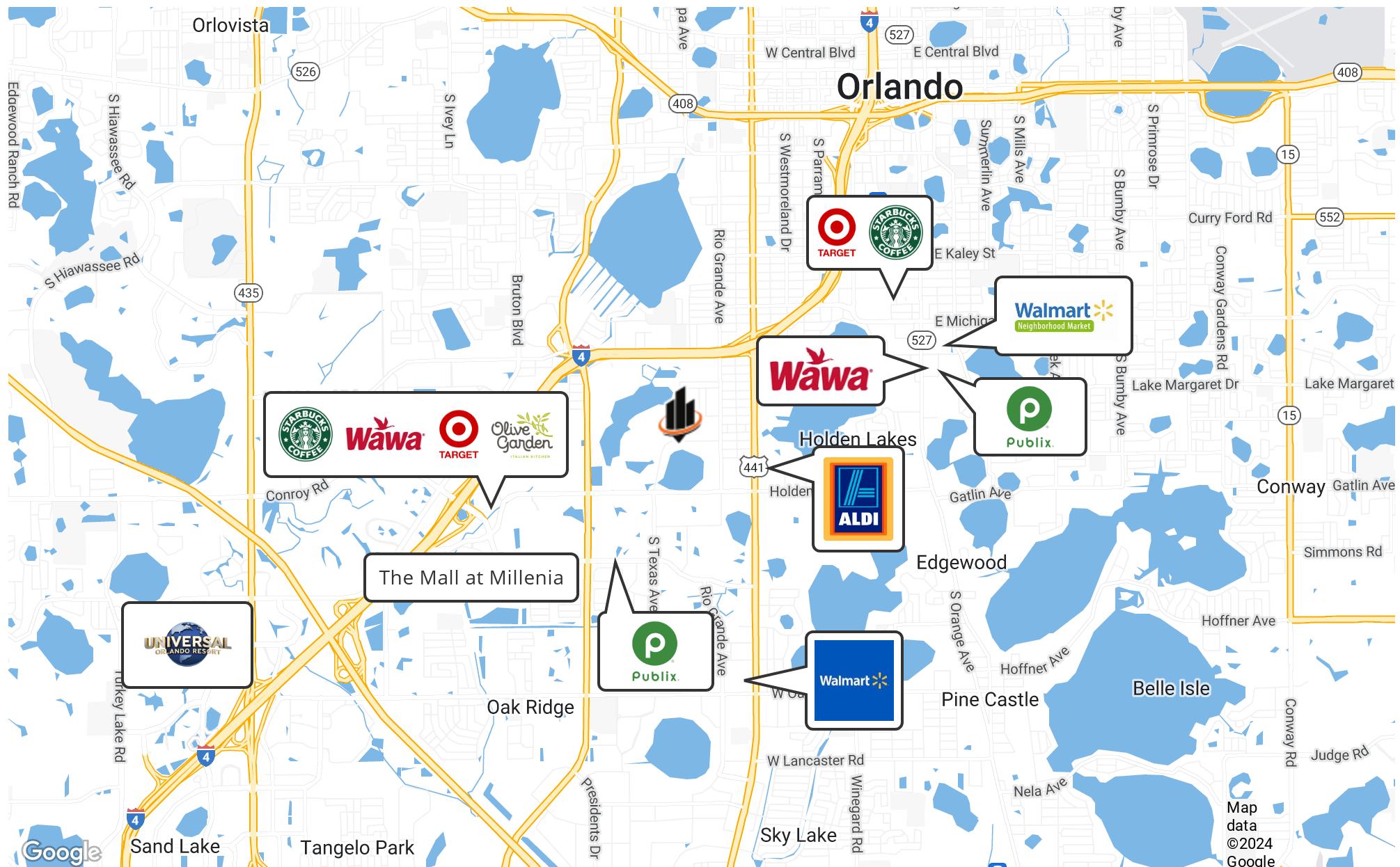
ADDITIONAL PHOTOS



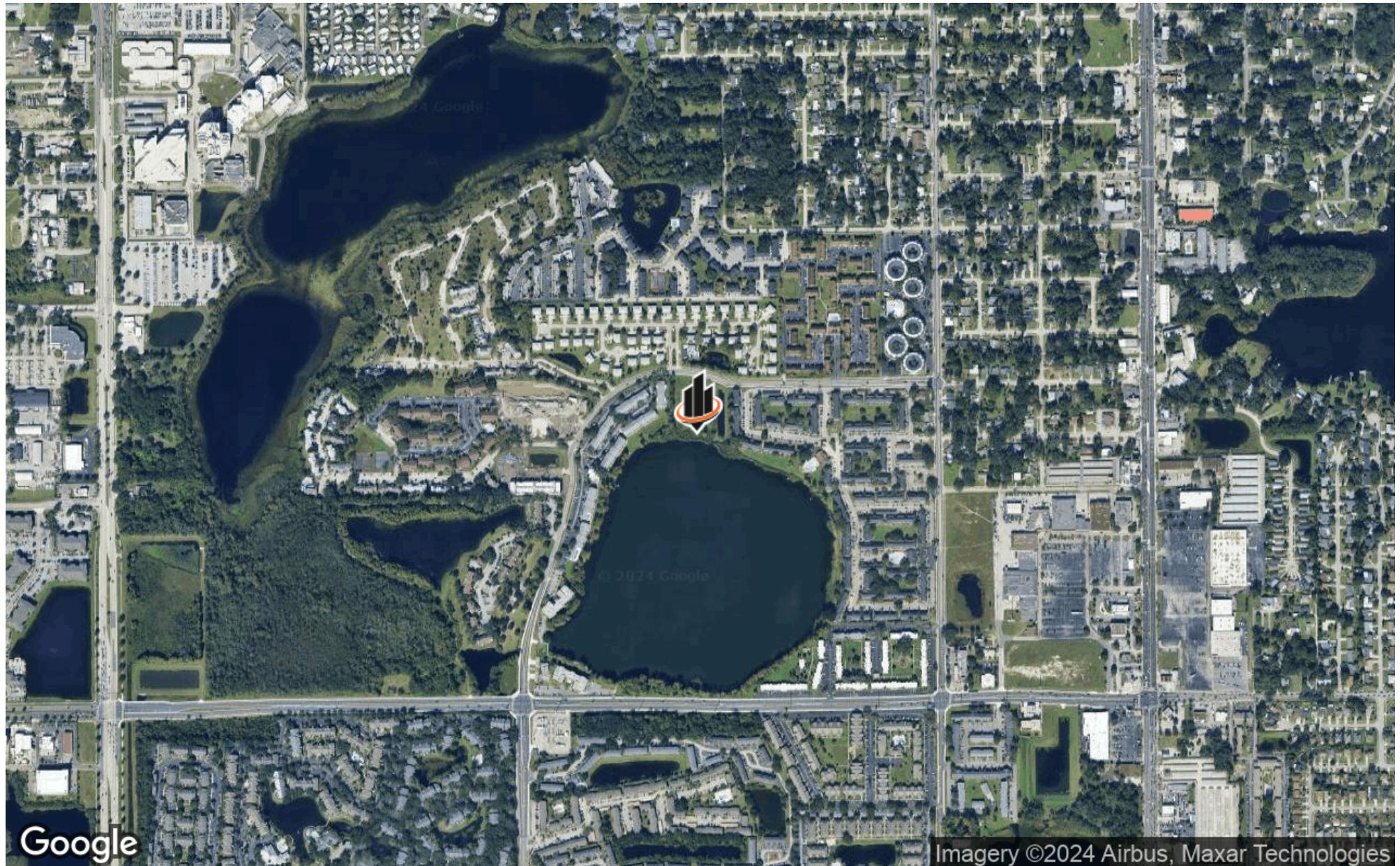
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	129,218	289,502	924,816
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	38	39	40
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	47,819	114,482	351,296
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$73,646	\$85,061	\$95,111
AVERAGE HOUSE VALUE	\$305,991	\$363,645	\$399,461

Demographics data derived from AlphaMap



ADVISOR BIO 1



LANCE COBB

Advisor

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PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

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