

OFFERING MEMORANDUM

LAKE ELLENOR



5721 S. TEXAS AVE

Orlando, FL 32839

CENTURY 21
COMMERCIAL®

Alton Clark



5721 S. TEXAS AVE
ORLANDO, FL 32839

EXCLUSIVELY PRESENTED BY:



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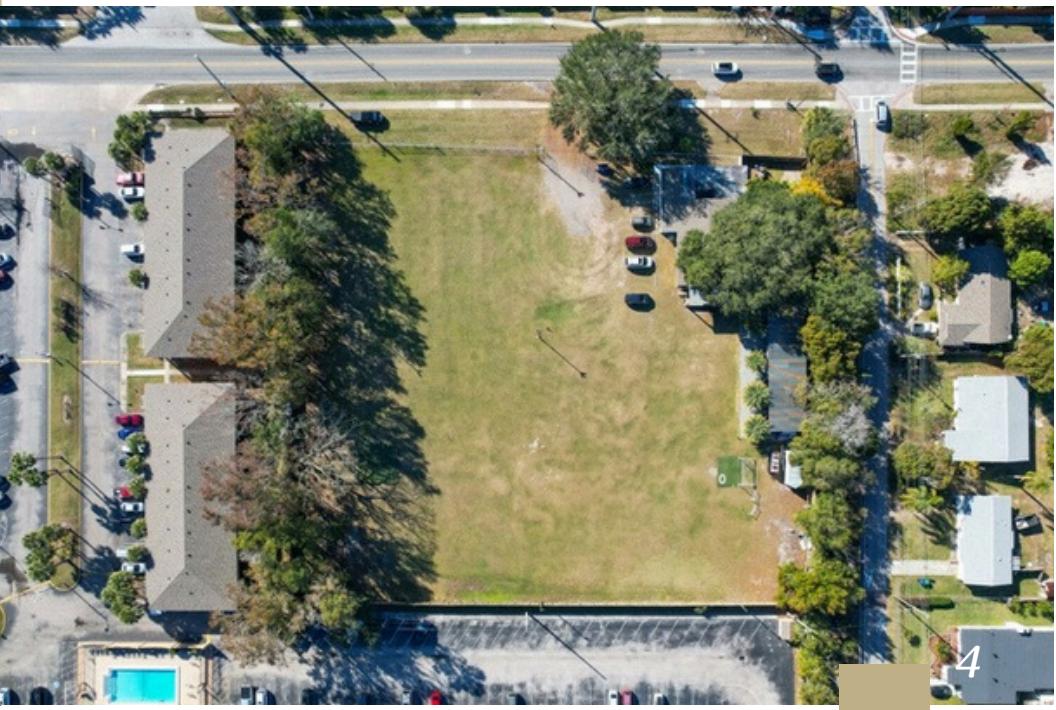


PROPERTY SUMMARY

Offering Price	\$1,200,000.00
Building SqFt	2,966 SqFt
Lot Size (acres)	2.03
Levels	1
Year Built	1953
Subdivision Name	PROSPER COLONY BLK 1
County	Orange
Parcel ID / APN	22-23-29-7268-33-000

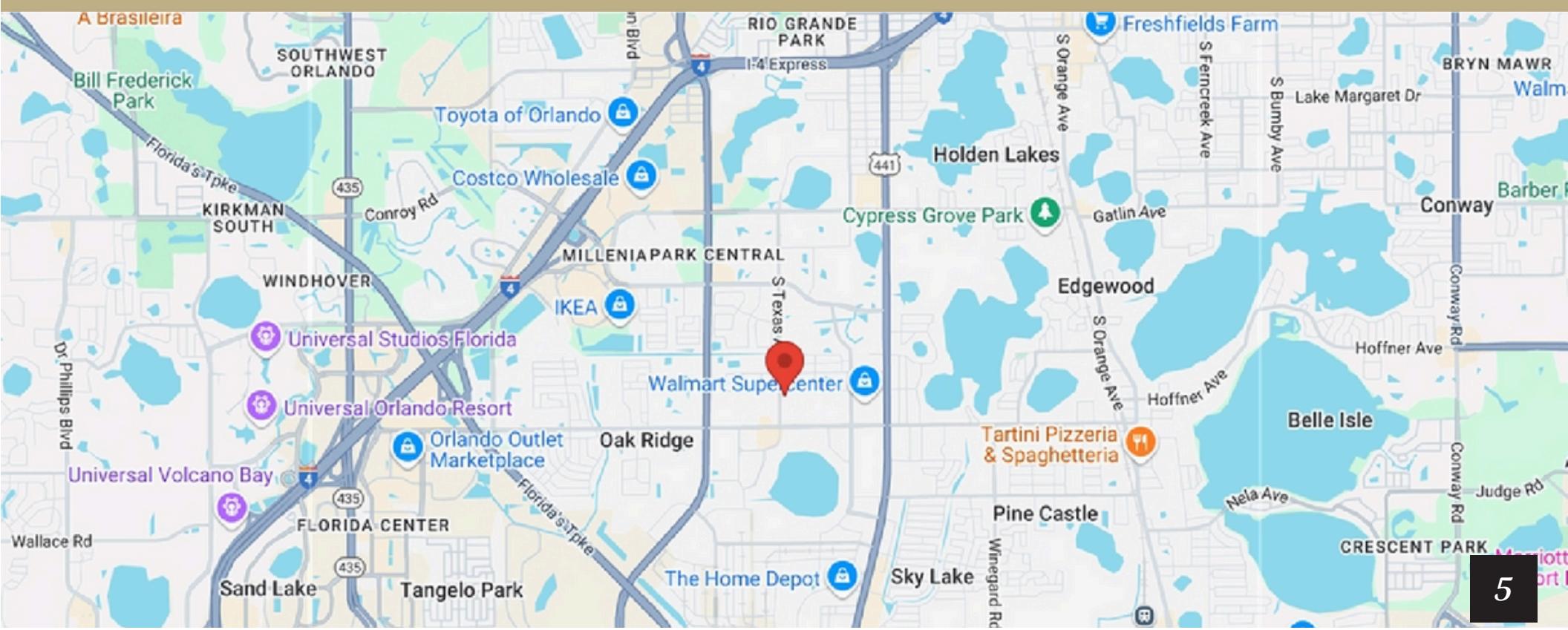
INVESTMENT SUMMARY

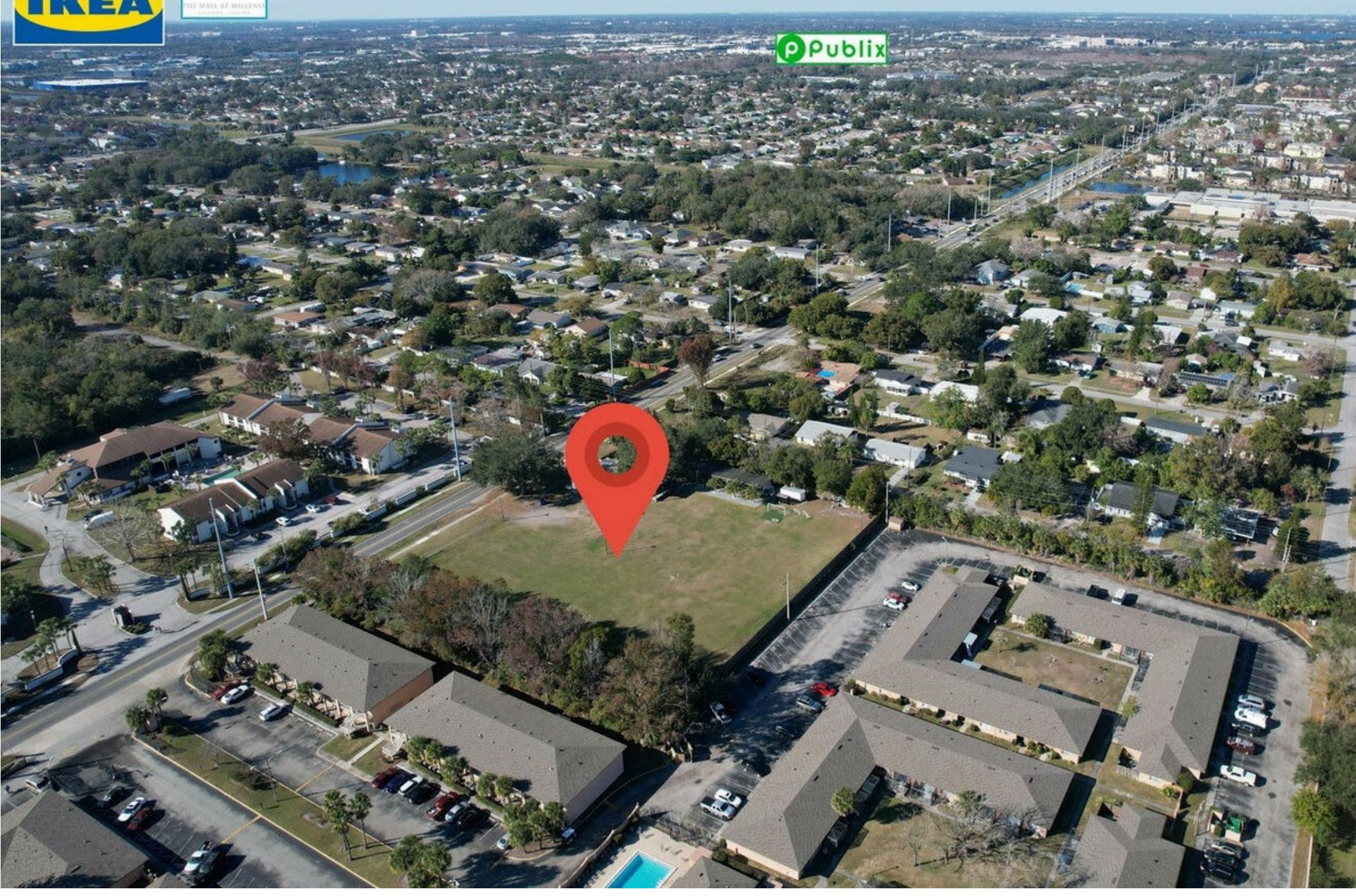
Located at 5721 S. Texas Avenue in Orlando, FL, this 2.03 acre corner parcel offers a prime residential infill opportunity in a rapidly developing submarket. Positioned at the intersection of S. Texas Avenue and Wakulla Way with strong visibility and access, the property benefits from planned road improvements expanding Texas Avenue to four lanes. Currently zoned R-3 (Multiple-Family Dwelling District) under Orange County, the site supports medium-density residential uses such as apartments, duplexes, and townhomes, making it ideal for workforce or small-scale multi-family housing. Surrounded by a mix of multi-family, institutional, and commercial developments, and located near major employment centers and transit routes, this property presents investors with a solid opportunity for residential redevelopment or long-term hold within an area of steady growth and improving infrastructure.



INVESTMENT HIGHLIGHTS

- 2.03 Acre Lot in Orlando
- Strategic corner location situated at the intersection of S. Texas Ave and Wakulla Way
- Strong multi-family demand located in a high-growth area with rising demand for apartments and townhomes
- Texas Ave is being expanded to four lanes, improving traffic flow and accessibility
- Proximity to essential amenities and employment centers such as Mall at Millenia, Ikea, Coca Cola Beverage and more



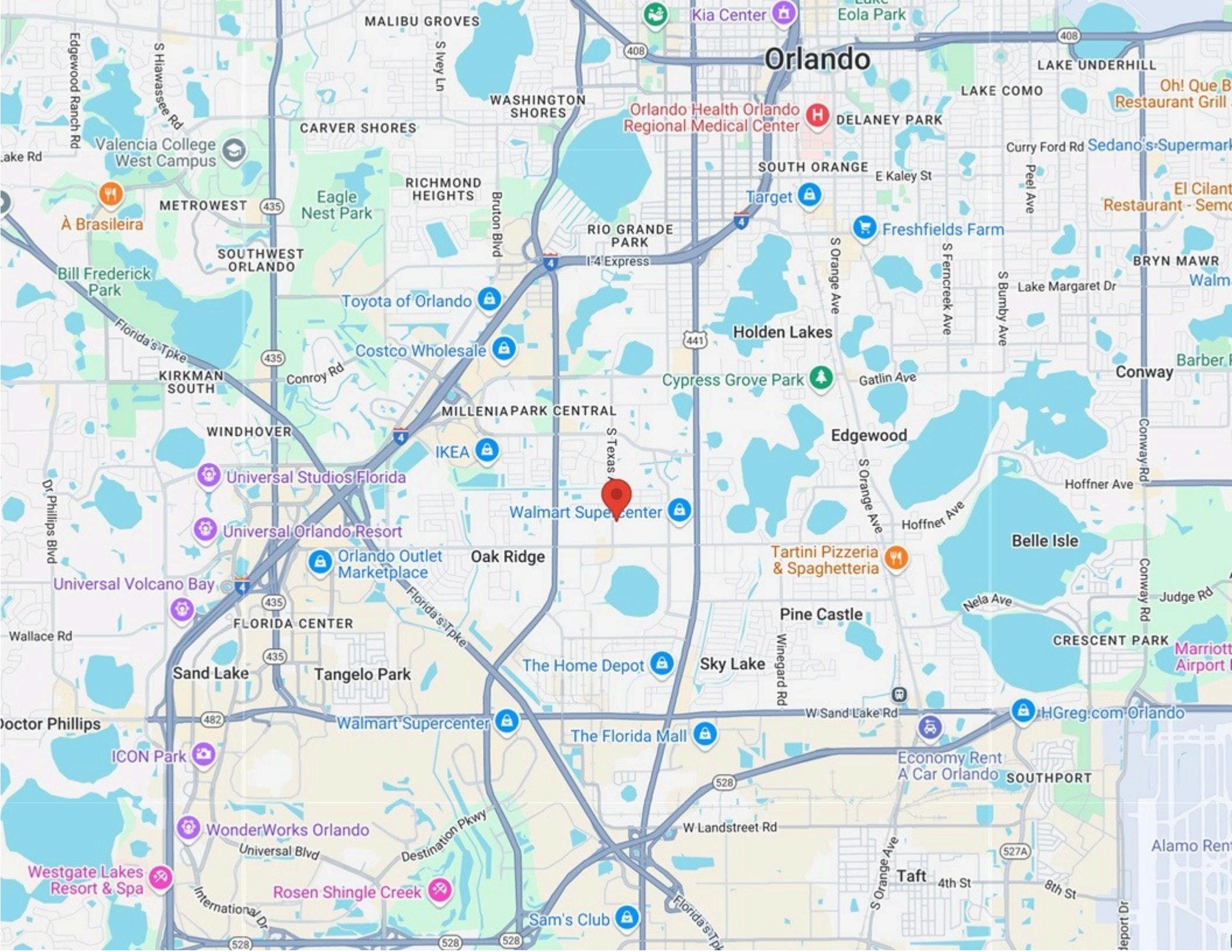


LOCATION HIGHLIGHTS

- Benefits from its location in one of the city's fastest-growing residential and commercial corridors, with strong demand for housing and development.
- Proximity to Major Employment Hubs: Within minutes of key employment centers, including downtown Orlando, the Millenia Business District, and South Orlando's industrial and logisticshubs, attracting a steady pool of tenants.
- Accessibility and Infrastructure Improvements: Direct access to S. Texas Avenue, with a plannedwidening to four lanes, ensuring increased traffic flow, improved connectivity, and long-termappreciation potential.
- Close to Retail, Dining, and Entertainment: Minutes from major retail destinations such as TheMall at Millenia, Florida Mall, and IKEA, along with nearby dining and entertainment options,making the location desirable for residents.
- Public Transit and Connectivity: Easy access to public transportation routes, including nearby busstops and connectivity to major highways like I-4 and Florida's Turnpike, enhancing commuterconvenience.
- Educational Institutions and Schools: Close to reputable schools, colleges, and training centers, including Valencia College West Campus and Edgewater High School, appealing to families and students.
- Healthcare Access: Near key medical facilities, including Orlando Health and AdventHealthOrlando, providing critical convenience for future residents.







ABOUT ORLANDO

Orlando(or-LAN-doh) is a city in the county seat of Orange County, Florida, United States. The city proper had a population of 307,573 at the 2020 Census, making it the fourth-most populous city in Florida behind Jacksonville, Miami, and Tampa, and the state's most populous inland city. Located in Central Florida, it serves as the center of the Orlando Metropolitan area, which had a population of 2.67 million in 2020.



CITY OF ORLANDO

CITY OF ORLANDO		AREA		POPULATION	
INCORPORATED	7/30/1875	CITY	119.1 SQ MI	POPULATION	307,573
		LAND	110.8 SQ MI	RANK	58
		WATER	8.2 SQ MI	DENSITY	2,774.65 SQ MI
		ELEVATION	82 FT	URBAN	1,853,896



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