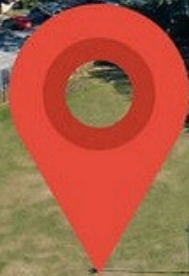


LAKE ELLENOR



ROYAL PALMS
APARTMENTS

CASIENNA
APARTMENT HOMES



S. TEXAS AVE

5721 S. TEXAS AVE

Orlando, FL 32839

CENTURY 21
COMMERCIAL®

Alton Clark



5721 S. TEXAS AVE
ORLANDO, FL 32839

EXCLUSIVELY PRESENTED BY:

JAMES CLARK

Broker

Mobile: 407-575-7011

jclark@c21ac.com

License #: BK3324475

Century 21 Alton Clark

999 Douglas Ave #3311

Altamonte Springs, FL 32714

Office: 407-636-4637

www.c21ac.com

**CENTURY 21
COMMERCIAL.®**

Alton Clark



James Clark

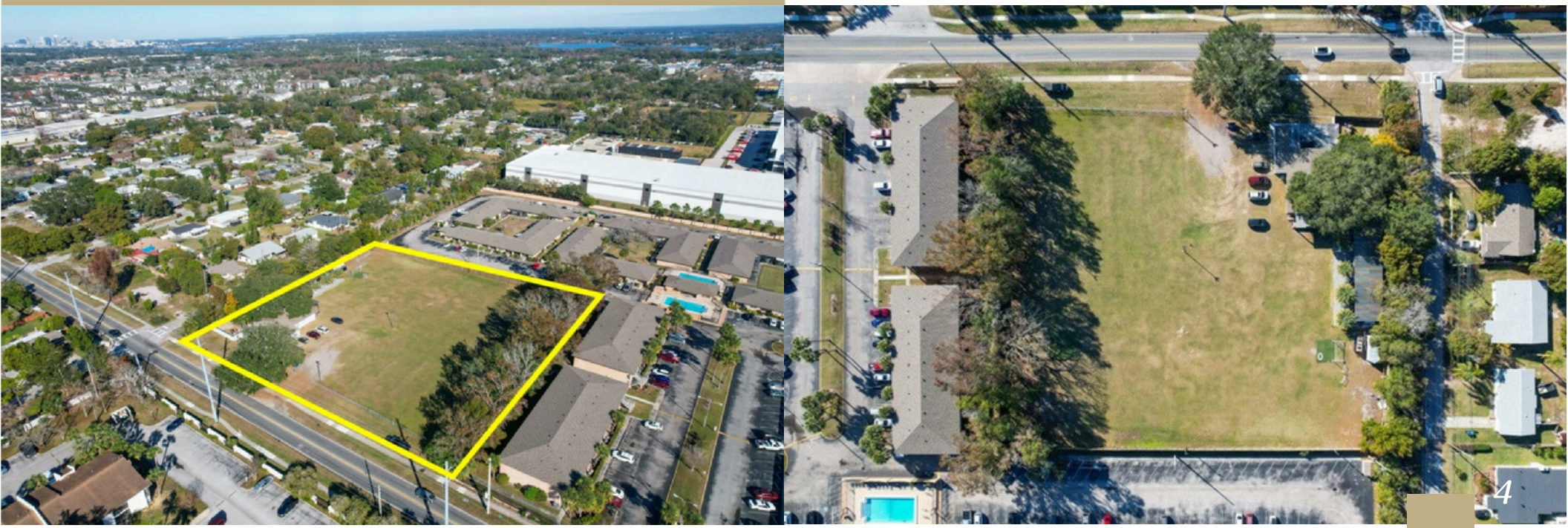


PROPERTY SUMMARY

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

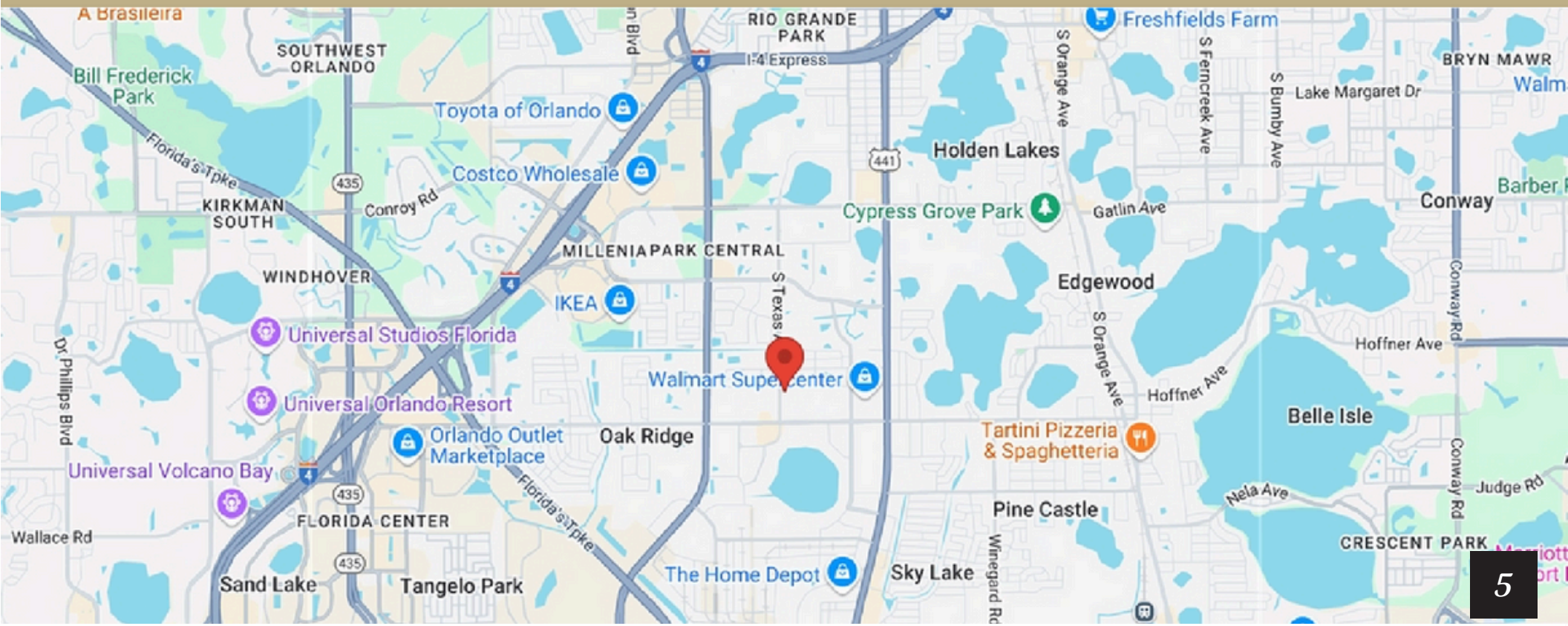
INVESTMENT SUMMARY

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



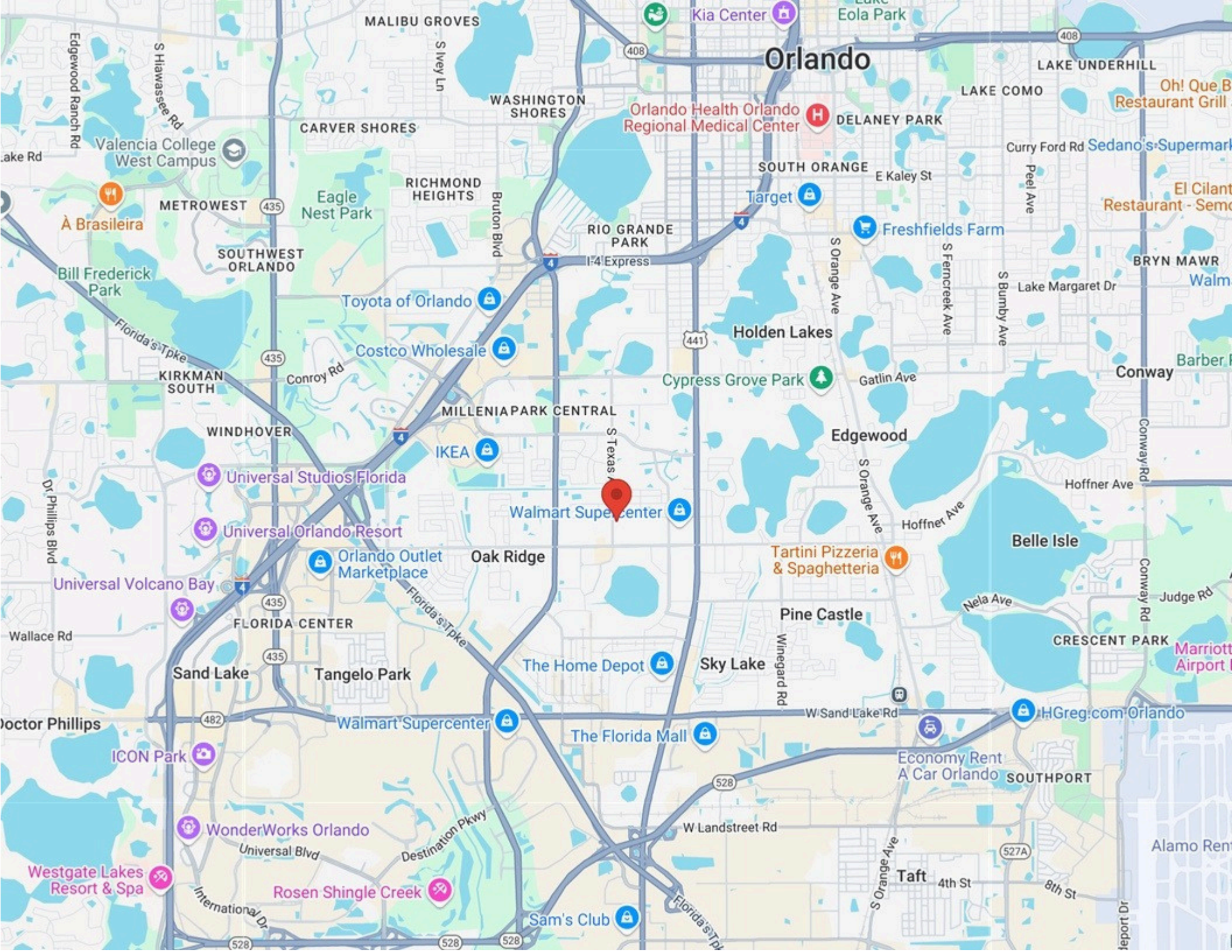


LOCATION HIGHLIGHTS

- 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 logistics hubs, attracting a steady pool of tenants.
- Accessibility and Infrastructure Improvements: Direct access to S. Texas Avenue, with a planned widening to four lanes, ensuring increased traffic flow, improved connectivity, and long-term appreciation potential.
- Close to Retail, Dining, and Entertainment: Minutes from major retail destinations such as The Mall 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 commuter convenience.
- 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 AdventHealth Orlando, providing critical convenience for future residents.

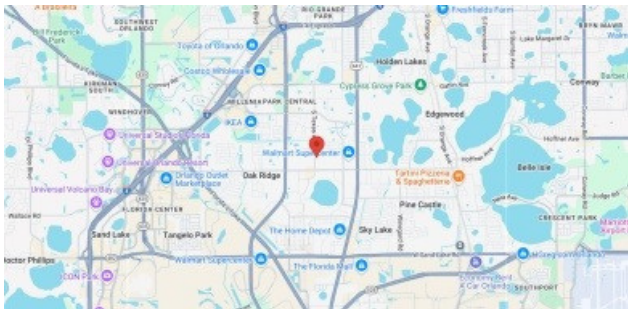






ABOUT ORLANDO

Orlando(or-LAN-doh) isa city inthe 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

INCORPORATED7/30/1875

AREA

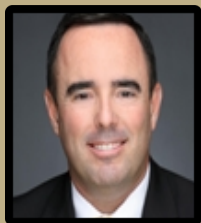
CITY119.1 SQ MI
LAND110.8 SQ MI
WATER8.2 SQ MI
ELEVATION82 FT

POPULATION

POPULATION307,573
RANK58
DENSITY2,774.65 SQ MI
URBAN1,853,896



EXCLUSIVELY PRESENTED BY:



JAMES CLARK

Broker

Mobile: 407-575-7011

jclark@c21ac.com

License #: BK

Century 21 Alton Clark

999 Douglas Ave Suite 3311
Altamonte Springs, FL 32714

Office: 407-636-4637
www.c21ac.com

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CENTURY 21 ALTON CLARK and it should not be made available to any other person or entity without the written consent of CENTURY 21 ALTON CLARK. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CENTURY 21 ALTON CLARK. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CENTURY 21 ALTON CLARK has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CENTURY 21 ALTON CLARK has not verified, and will not verify, any of the information contained herein, nor has CENTURY 21 ALTON CLARK conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE CENTURY 21 ALTON CLARK BROKER FOR MORE DETAILS.