



# Offering Memorandum



## Affordable Housing-Orlando 0.86 Acres

4808 S RIO GRANDE AVE, ORLANDO, FL 32839

## PROPERTY SUMMARY

### AFFORDABLE HOUSING- ORLANDO 0.86 ACRES

4808 S RIO GRANDE AVE  
ORLANDO, FL 32839

#### OFFERING SUMMARY

SALE PRICE:	\$899,000
AVAILABLE SF:	
LOT SIZE:	0.86 Acres
PRICE / ACRE:	\$1,045,349



## PROPERTY SUMMARY

This 0.86-acre site in Orange County presents a prime opportunity for developers seeking to deliver Affordable Housing, Multifamily, or Mixed-Use projects. Zoned T4.3, the property offers impressive development flexibility with a density range of 10 to 30 dwelling units per acre — and up to 40 dwelling units per acre under Affordable Housing provisions. Check out the conceptual 21 Townhome Design Site Plan to truly appreciate this gem! The zoning also permits a Floor Area Ratio (FAR) of 1.5, supporting residential, commercial, and mixed-use designs. Located in a vibrant area with strong demand for attainable housing, the site is well-positioned near key employment hubs, retail centers, and major transportation corridors. Residents would enjoy easy access to destinations such as The Mall at Millenia, Universal Orlando Resort, and Downtown Orlando, while benefiting from proximity to I-4 and the Florida Turnpike for regional connectivity. The surrounding community is evolving with ongoing investment and redevelopment, making this an ideal location for an impactful, high-density project that meets both market demand and community needs.

## PROPERTY HIGHLIGHTS

- Zoning T4.3 – Flexible High-Density Development: Permits 10-30 dwelling units per acre, with up to 40 du/ac achievable under Affordable Housing density bonuses; FAR up to 1.5 supports residential, commercial, or mixed-use configurations.
- Excellent visibility and accessibility for future residents and businesses
- Connectivity & Regional Access
- Proximity to Key Amenities
- Approved 21 unit Townhome Concept.



RESIDENTIAL



MIXED-USE



MULTIFAMILY



21 TOWNHOME CONCEPT PLAN





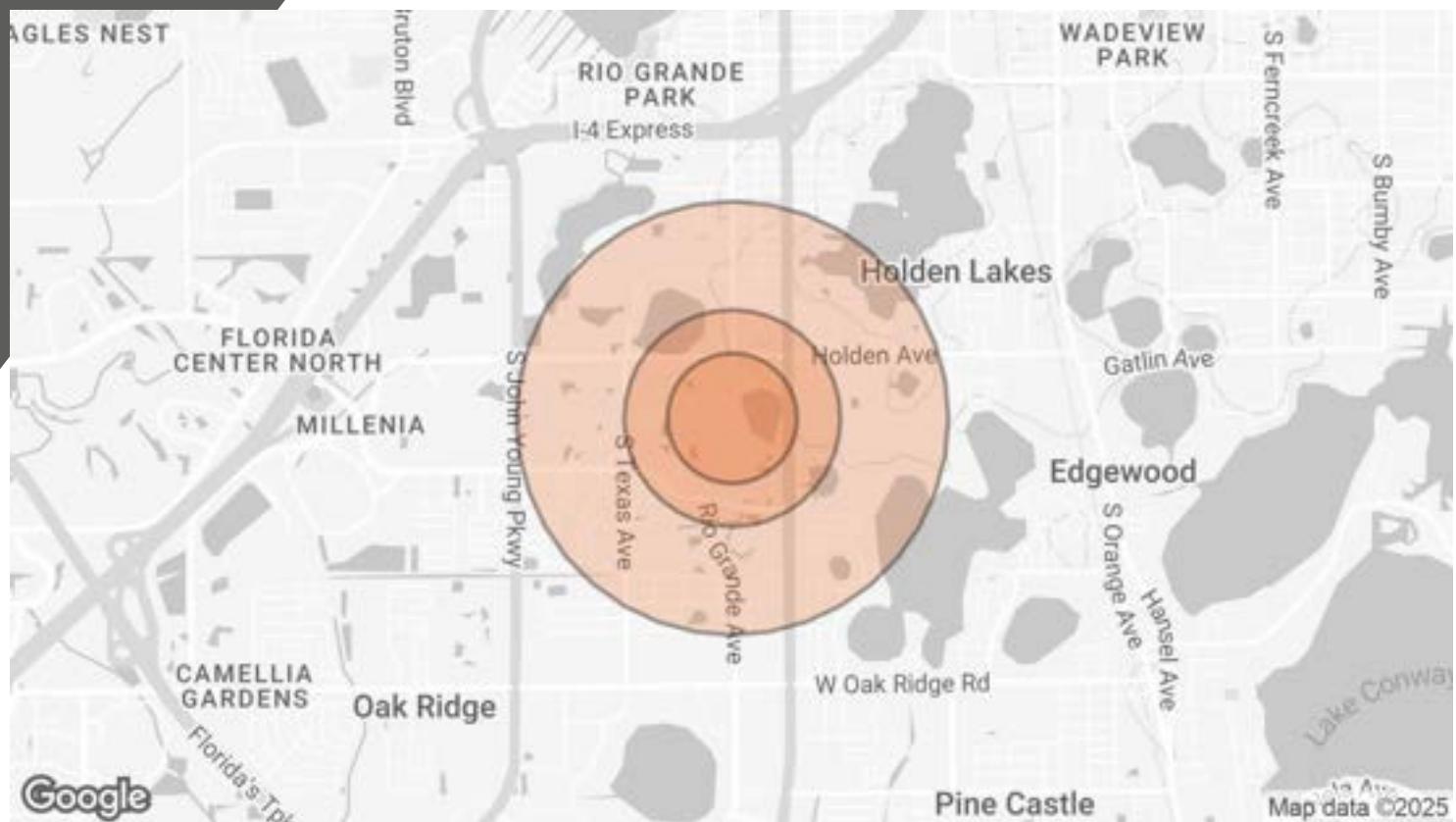
## LOCATION DESCRIPTION

Located in a growing corridor of Orlando, this 0.86-acre site offers an exceptional opportunity for Affordable Housing or Multifamily development. The property is Zoned T4.3 to support residential projects that address the area's strong demand for attainable housing options. Situated within minutes of major employment centers, shopping, and transportation, the location provides easy access to Downtown Orlando, just a short drive north, and the bustling Millenia area to the west. Nearby amenities include The Mall at Millenia, Universal Orlando Resort, and the Orlando International Premium Outlets, providing residents with plentiful retail, dining, and entertainment options. Additionally, the area benefits from proximity to major highways such as I-4 and the Florida Turnpike, offering convenient regional connectivity. The surrounding neighborhood has experienced steady growth and redevelopment, making this a strategic choice for investors looking to deliver quality, affordable living in a desirable urban setting. This site combines accessibility, favorable zoning, and an active surrounding community to support a successful multifamily development.

## RETAIL MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	4,505	11,812	29,303
<b>AVERAGE AGE</b>	32	32	34
<b>AVERAGE AGE (MALE)</b>	31	32	34
<b>AVERAGE AGE (FEMALE)</b>	32	33	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	1,723	4,448	10,967
<b># OF PERSONS PER HH</b>	2.6	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$49,990	\$53,311	\$60,423
<b>AVERAGE HOUSE VALUE</b>	\$376,776	\$347,374	\$304,138

Demographics data derived from AlphaMap



## 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

BS in Computer Information Systems,  
Southeastern Louisiana University - Hammond, La.  
Master of Business Administration,  
Argosy University - Sarasota, FL.

## MEMBERSHIPS

International Council of Shopping Centers (ICSC)

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# 0.36 ACRES

# Collective Strength, Accelerated Growth

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