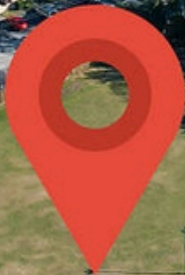


LAKE ELLENOR



ROYAL PALMS
APARTMENTS

CASIENNA
APARTMENT HOMES



S. TEXAS AVE

5721 S. TEXAS AVE
5721 S. Texas Ave
Orlando, FL 32839

CENTURY 21
COMMERCIAL®
Alton Clark



EXCLUSIVELY PRESENTED BY:

5721 S. TEXAS AVE
ORLANDO, FL 32839

**CENTURY 21
COMMERCIAL.®**

Alton Clark



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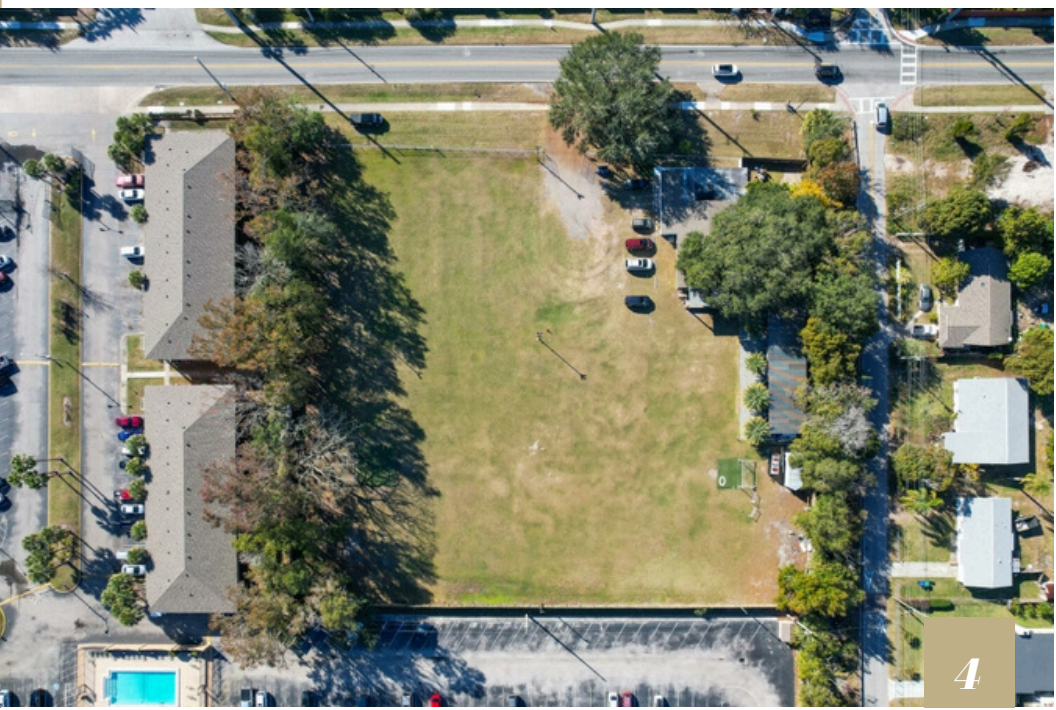


PROPERTY SUMMARY

Offering Price	\$1,800,000.00
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

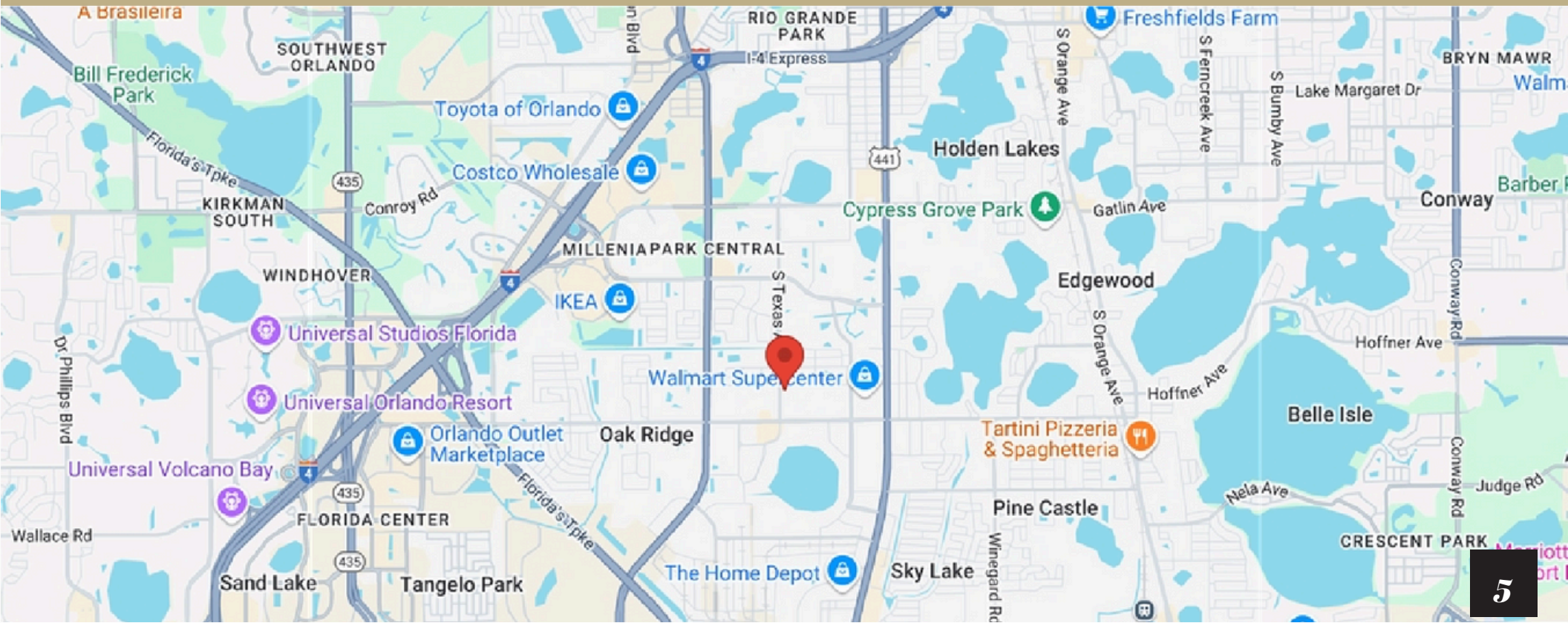
INVESTMENT SUMMARY

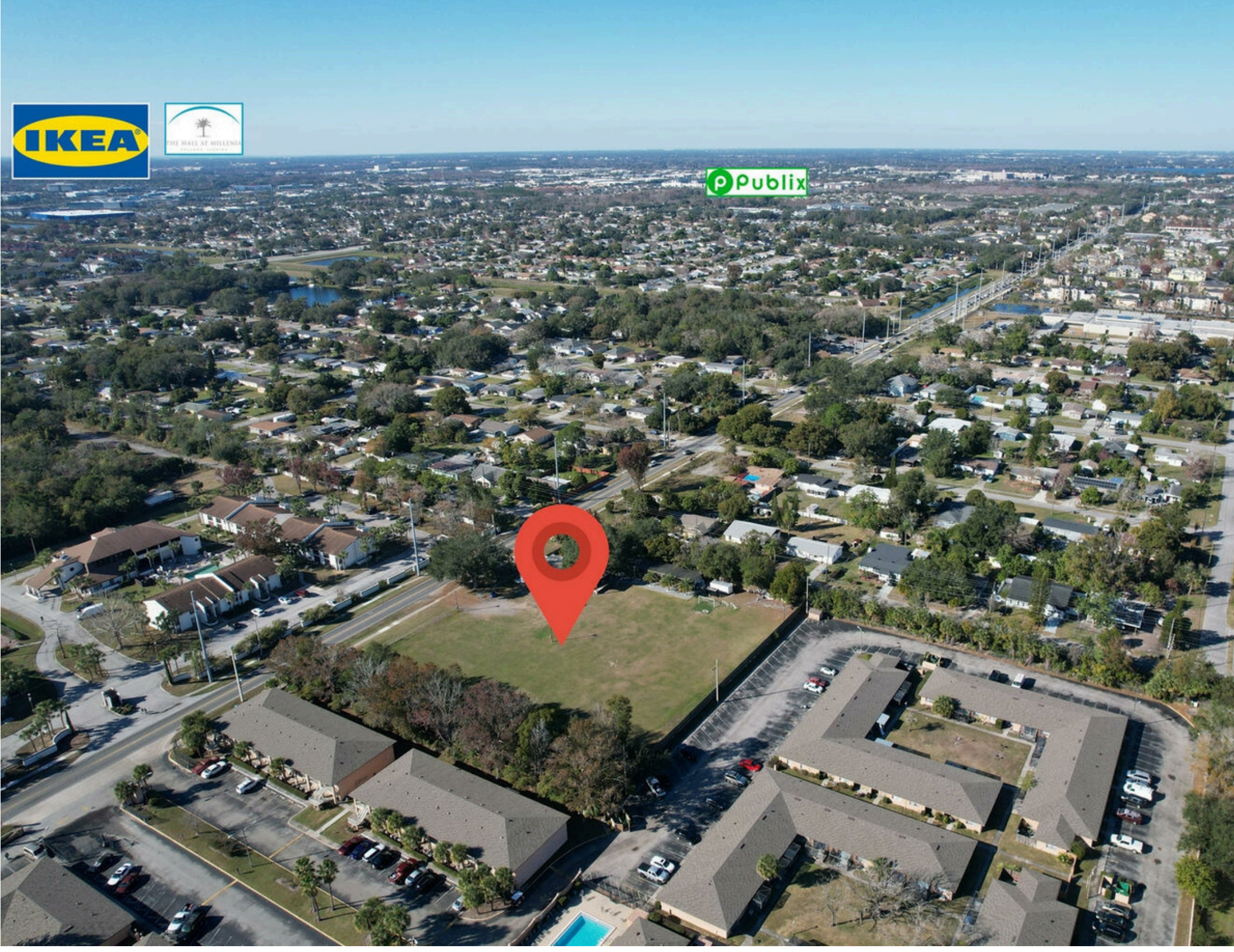
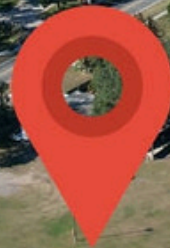
Located at 5721 S. Texas Avenue, this 2.03-acre site presents a rare opportunity for developers in one of Orlando's fastest-growing submarkets. With its strategic location at the intersection of S. Texas Avenue and Wakulla Way, this property benefits from excellent visibility and accessibility, further enhanced by the upcoming widening of Texas Avenue to four lanes. Currently zoned R-3 (Multiple-Family Dwelling), the site is set to be upgraded to T4.3 zoning in the summer of 2025, allowing for a maximum density of 30 units per acre—yielding up to 67 potential residential units. This makes it ideal for a multi-family development, townhomes, or similar projects. The surrounding area's medium to high-density zoning, rising housing demand, and proximity to key employment centers enhance its appeal to investors.



INVESTMENT HIGHLIGHTS

- 2.03-Acre lot in Orlando
- Zoning transitioning to T4.3 allowing up to 67 residential units
- 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 Avenue 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

- **Strategic Growth Corridor:** Situated in the Park Central submarket of Orlando, the property 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 bus stops 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.
- **Strong Demographic Growth:** The surrounding area has experienced a 3.58% population growth since 2020, with continued projections of strong growth, supporting sustained demand for multifamily housing.

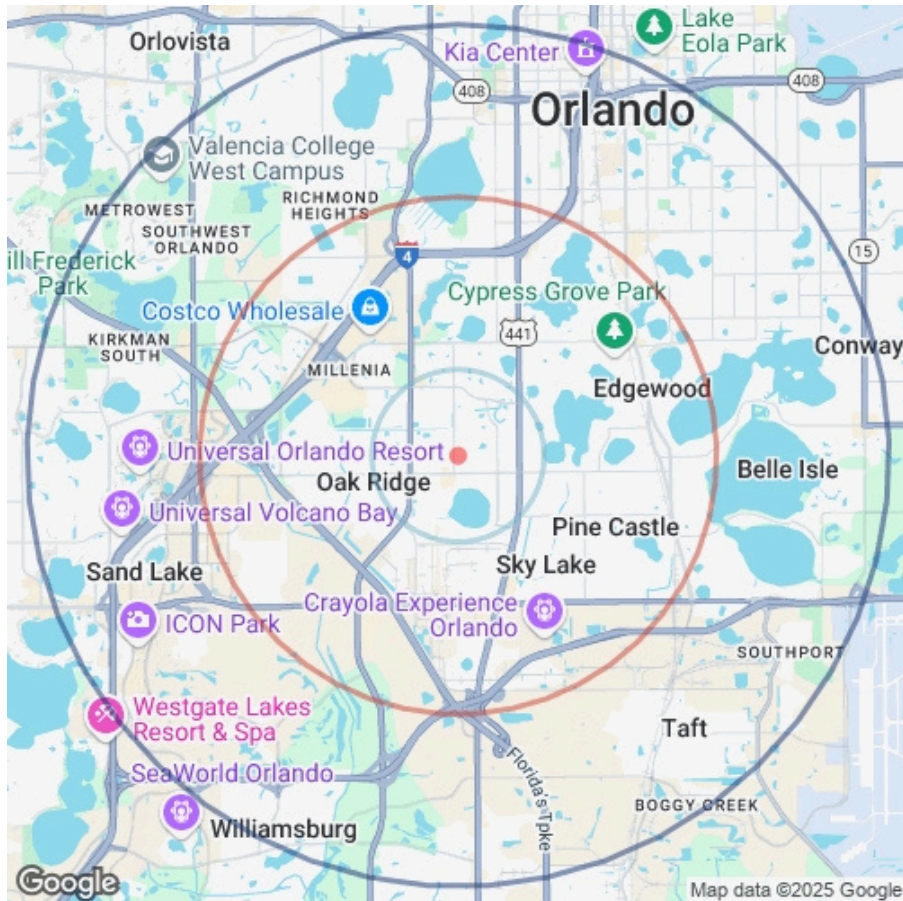




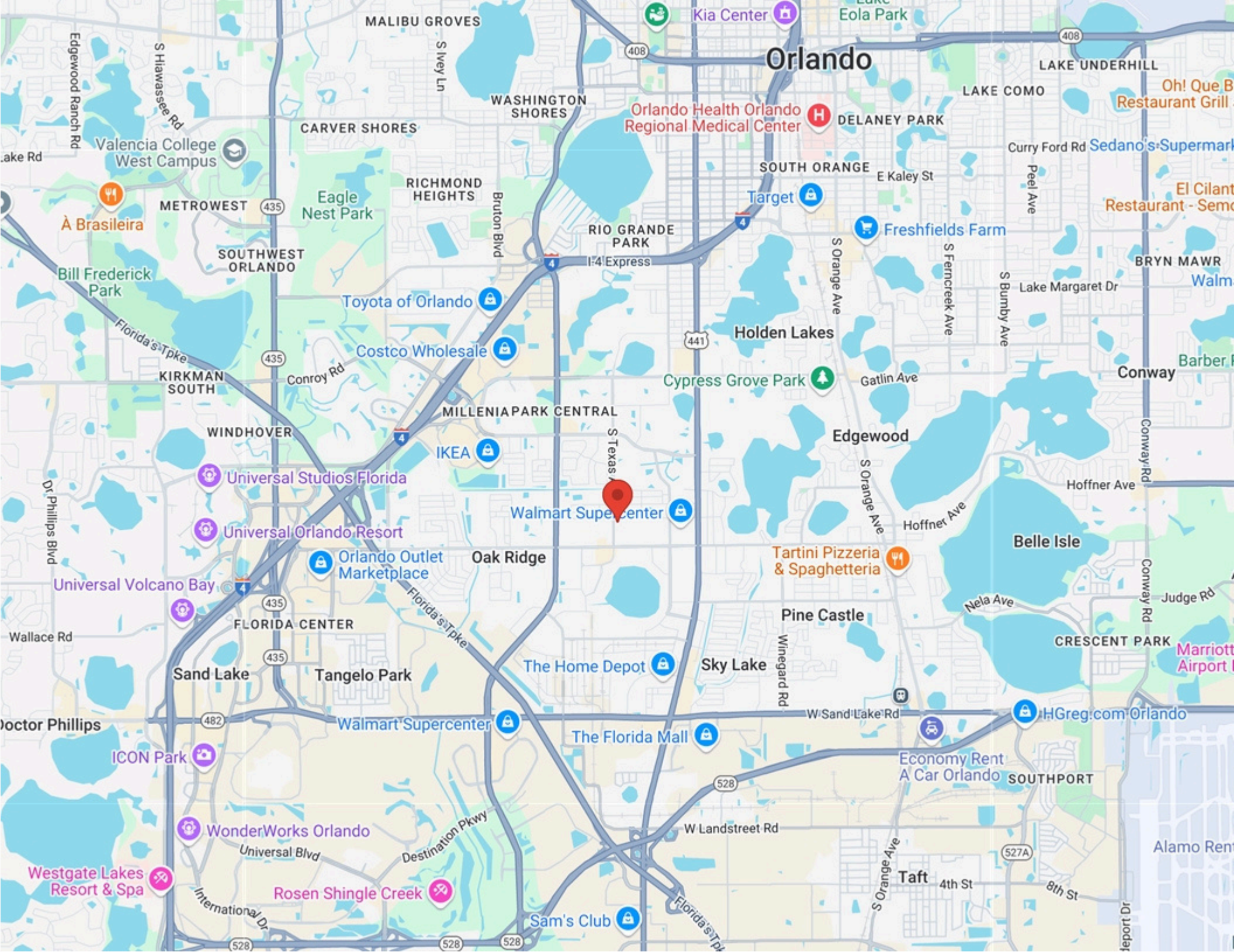
DEMOGRAPHICS

POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	17,525	79,391	184,343
	Population	2024	18,747	92,484	206,961
	Population	2029	21,941	109,550	248,467
	Population	2024-2029	21,962	114,472	257,780
Growth	Rate	2024	0.02 %	0.88 %	0.74 %
	Daytime Population		20,784	145,591	409,677

2024 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE	
less than \$15000				943	616	4,462	10,365
\$15000-24999				526		3,153	6,786
\$25000-34999				1,195		2,961	6,663
\$35000-49999				2,265		5,200	10,955
\$50000-74999				956	650	10,733	23,299
\$75000-99999				281	109	5,174	12,127
\$100000-149999				\$ 53,379		3,931	11,347
\$150000-199999				\$ 63,617		1,813	5,716
\$200000 or greater						1,750	\$ 7,665
Median HH Income						56,234	\$ 60,835
Average HH Income						74,929	\$ 89,284



HOUSEHOLDS				1 MILE	3 MILE	5 MILE
2000	Total	Households	2010	6,149	28,411	69,942
	Total	Households	2024	6,552	33,403	79,690
	Total	Households	2029	7,542	39,182	94,925
	Average	Households	2024	7,514	40,695	98,376
	Owner	Household Size	2024	2.9	2.71	2.56
	Owner	Occupied Housing	2029	1,589	11,947	35,358
	Renter	Occupied Housing	2024	1,787	12,924	37,705
	Renter	Occupied Housing	2029	5,953	27,235	59,567
	Vacant	Occupied Housing	2024	5,727	27,772	60,672
	Total Housing	Housing	2024	557	3,625	9,145
				8,099	42,807	104,070



Orlando

Orlando Health Orlando Regional Medical Center

RIO GRANDE PARK

MILLENIAPARK CENTRAL

Walmart Supercenter

The Home Depot

The Florida Mall

Sam's Club

Universal Studios Florida

Universal Orlando Resort

Universal Volcano Bay

FLORIDA CENTER

Sand Lake

ICON Park

WonderWorks Orlando

Westgate Lakes Resort & Spa

Rosen Shingle Creek

Orlando Outlet Marketplace

Tangelo Park

Walmart Supercenter

Walmart Supercenter

Walmart Supercenter

Walmart Supercenter

Walmart Supercenter

Toyota of Orlando

Costco Wholesale

IKEA

Oak Ridge

The Home Depot

The Home Depot

The Home Depot

The Home Depot

The Home Depot

The Home Depot

Target

Freshfields Farm

Holden Lakes

Cypress Grove Park

Edgewood

Tartini Pizzeria & Spaghetteria

Pine Castle

Sky Lake

The Home Depot

The Home Depot

The Home Depot

The Home Depot

The Home Depot

Belle Isle

CRESCENT PARK

HGreg.com Orlando

Economy Rent A Car Orlando

Southport

Taft

4th St

8th St

Marriott Airport

HGreg.com Orlando

Economy Rent A Car Orlando

Southport

Taft

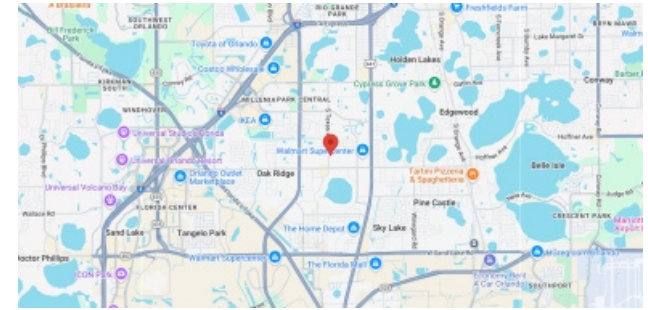
4th St

8th St

Alamo Rent

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

INCORPORATED **7/30/1875**

AREA

CITY **119.1 SQ MI**

LAND **110.8 SQ MI**

WATER **8.2 SQ MI**

ELEVATION **82 FT**

POPULATION

POPULATION **307,573**

RANK **58**

DENSITY **2,774.65 SQ MI**

URBAN **1,853,896**



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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.***