

# MAITLAND LAND

539 Lake Ave | Maitland, FL

OFFERING MEMORANDUM



**Oren Stephen**

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# Maitland Land

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*Exclusively Marketed by:*

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# MAITLAND LAND

Executive Summary  
Investment Summary

01

## OFFERING SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| ADDRESS        | 539 Lake Ave<br>Maitland FL 32751 |
| COUNTY         | Orange                            |
| MARKET         | Maitland                          |
| PRICE          | \$650,000                         |
| PRICE PSF      | \$18.85                           |
| LAND SF        | 34,481 SF                         |
| LAND ACRES     | .79                               |
| OWNERSHIP TYPE | Fee Simple                        |
| ZONING TYPE    | RSF-2                             |
| # OF PARCELS   | 1                                 |
| APN            | 36-21-29-2898-00-007              |

| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2024 Population        | 10,889    | 90,067    | 281,333   |
| 2024 Median HH Income  | \$83,115  | \$79,311  | \$75,725  |
| 2024 Average HH Income | \$131,905 | \$126,041 | \$114,808 |

- 539 Lake Ave Maitland is being sold as a land parcel with a residential building. The land lot is .79 acres. The property is in historic Maitland. The buyer can potentially subdivide the property into three lots. The property is zoned RSF-2. Next door, directly to the east of the subject property are several single family residential properties that sit on 9,000 sf lots. As a quick reference, those addresses are 1 Barnard Ct Maitland FL, 3 Barnard Ct Maitland FL, 5 Barnard Ct Maitland FL. Those structures average 1,700 sf as one story properties. A developer should try to do two story structures to maximize the lot.
- The buyer/developer will benefit from not having to carry all of the debt on the property because there is a tenant occupying the property. They are paying \$1900/month. The seller is also willing to hold a note on the property for \$300,000 down and competitive interest rate and amortization terms.

# MAITLAND LAND

## Property Description

Property Features  
Survey  
Plat of Survey  
Aerial  
County Base Map  
Future Site Plan

02

## PROPERTY FEATURES

|                 |        |
|-----------------|--------|
| LAND SF         | 34,481 |
| LAND ACRES      | .79    |
| # OF PARCELS    | 1      |
| ZONING TYPE     | RSF-2  |
| TOPOGRAPHY      | Flat   |
| LOCATION CLASS  | A      |
| CORNER LOCATION | Yes    |



# PERRY SURVEYING

370 Waymont Court • Lake Mary, FL 32746 • VOICE: 407.688.9727 • FAX: 407.688.7691 • frontdesk@perrysurveying.com

## Legal Description

From the Northeast corner of the Lake Eulalia Heights Subdivision, as recorded in Plat Book T, Page 40, Public Records of Orange County, Florida; run thence S 03°13'30" E, 206.22 feet along the East boundary of said Lake Eulalia Heights Subdivision for the Point of Beginning; run thence S 03°13'30" E, 287.59 feet along the said East boundary of Lake Eulalia Heights to a point on the Northerly Right-of-Way line of State Road S438A, said point also being on a curve concave to the Northwesterly having a radius of 676.20 feet and an intersection angle of 11°25'23"; thence from a tangent bearing of N 76°06'16" E run Northeasterly along the arc of said curve and the said Northerly Right-of-Way line of State Road S438A an arc distance of 134.81 feet; thence N 03°13'30" W, 245.69 feet; thence S 88°31'30" W, 129.12 feet to the Point of Beginning.

Community number: 120184 Panel: 0255

Suffix: F.F.I.R.M. Date: 9/25/2009 Flood Zone: X

Date of field work: 8/18/2021 Completion Date: 8/18/2021

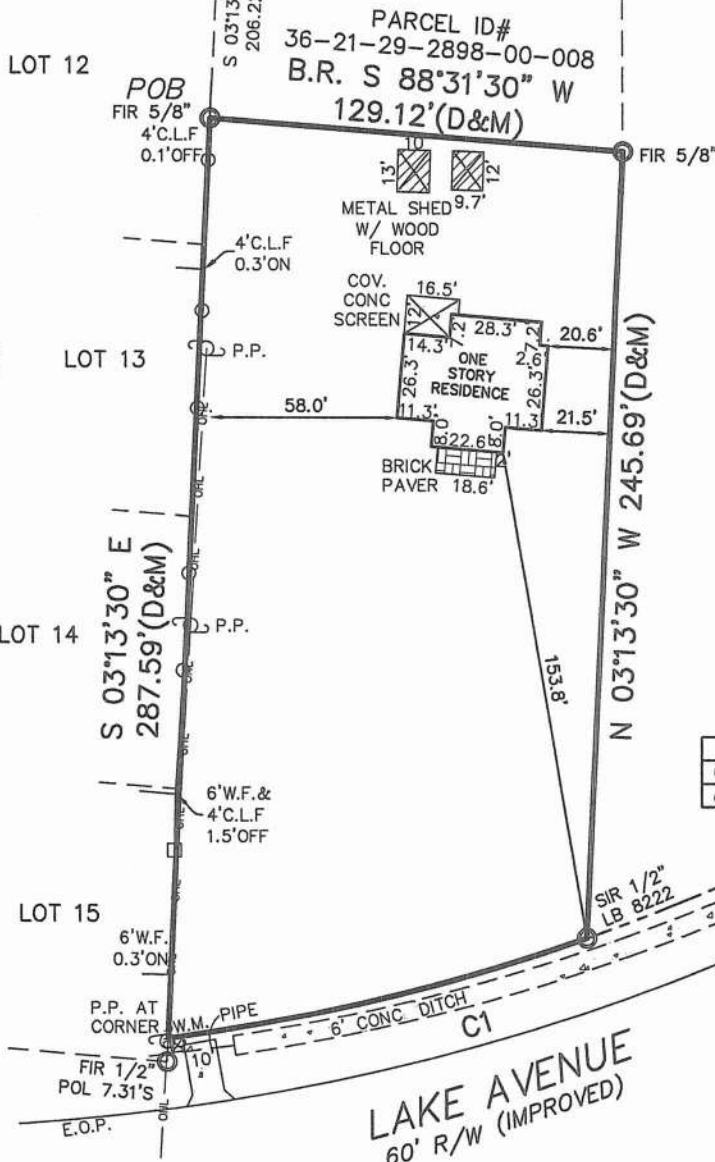
Certified to:

Patrick Meehan; Edward A. Kerben; Old Republic National Title Insurance Company; First Horizon Bank, its successors and/or assigns.

## LOCATION SKETCH

NOT TO SCALE

LAKE EULALIA HEIGHTS  
(PB T, PG 40)



SCALE: 1"=60'

PARCEL ID#  
36-21-29-  
2898-00-005

LOCATION OF EASEMENT DESCRIBED IN ORB  
974, PG 444 CAN NOT BE DETERMINED.

| CURVE TABLE |         |           |          |
|-------------|---------|-----------|----------|
| CURVE       | RADIUS  | DELTA     | DISTANCE |
| C1 (D)      | 676.20' | 11°25'03" | 134.75'  |

Property Address:  
539 Lake Avenue  
Maitland, FL 32751

Survey number: PS 32785

## LEGEND

- Wire Fence
- Wood Fence
- Overhead Utilities
- P.P. Power Pole
- W.M. Water Meter
- Electrical Facility
- Asphalt
- Block Wall
- Brick/Pavers
- Concrete/Hard Surface
- Covered Area
- Centerline
- Central Angle/Delta
- Line Break Not to Scale
- A/C Air Conditioner
- B.R. Bearing Reference
- B.M. Bench Mark
- CATV Cable Riser
- C Calculated
- C.L.F. Chain Link Fence
- CH Chord
- C.B. Chord Bearing
- CBS Conc. Block & Stucco
- CONC. Concrete
- C.M. Concrete Monument
- COV. Covered

- D Description or Deed
- D.E. Drainage Easement
- D.U.E. Drainage & Utility Easement
- D/W Driveway
- ESMT. Easement
- E.O.P. Edge Of Pavement
- E.O.W. Edge of Water
- ENCR. Encroachment
- F Field
- FD Found
- FND Found Nail & Disc
- F.C.M. Found Concrete Monument
- F.I.P. Found Iron Pipe
- F.I.R. Found Iron Rod
- LENGTH
- L.B. Licensed Business
- M FIELD MEASURED
- M.H. Manhole
- O.R.B. Official Records Book
- ONPL On Property Line
- PG. Page
- P.V.C. Vinyl Fence
- P.V.M.T. Pavement
- P.C.P. Permanent Control Point
- P.R.M. Permanent Reference Monument
- P Plat

- P.B. Plat Book
- P.E. Pool Equipment
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.C.C. Point of Compound Curve
- P.C. Point of Curvature
- P.I. Point of Intersection
- P.R.C. Point of Reverse Curvature
- P.T. Point of Tangency
- P.O.L. Point on Line
- P.L. Property Line
- R Record
- R/W Right of Way
- S.I.R. Set Iron Rod & Cap
- SWK Sidewalk
- TEL. Telephone Facilities
- T.O.B. Top of Bank
- TYP. Typical
- U.E. Utility Easement
- W.F. Wood Fence
- W.C. Witness Corner

## GENERAL NOTES

- Legal description provided by others.
- There may be additional easements and/or restrictions either recorded or unrecorded not shown hereon that may affect this property.
- Only visible encroachments located.
- This is a **BOUNDARY SURVEY** unless otherwise noted.
- This survey or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This survey is not to be used for construction of any kind. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the Company or Surveyor.
- Unless otherwise noted, flood zone information provided by others.
- Septic tank and drainfield location shown hereon is **APPROXIMATE** and are based upon visual location only.
- Fence locations along property line may be exaggerated for clarity.
- This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors, 54-17, of the Florida Administrative Code, Section 172.027, Florida Statutes.

Jeffrey S. Battendorf

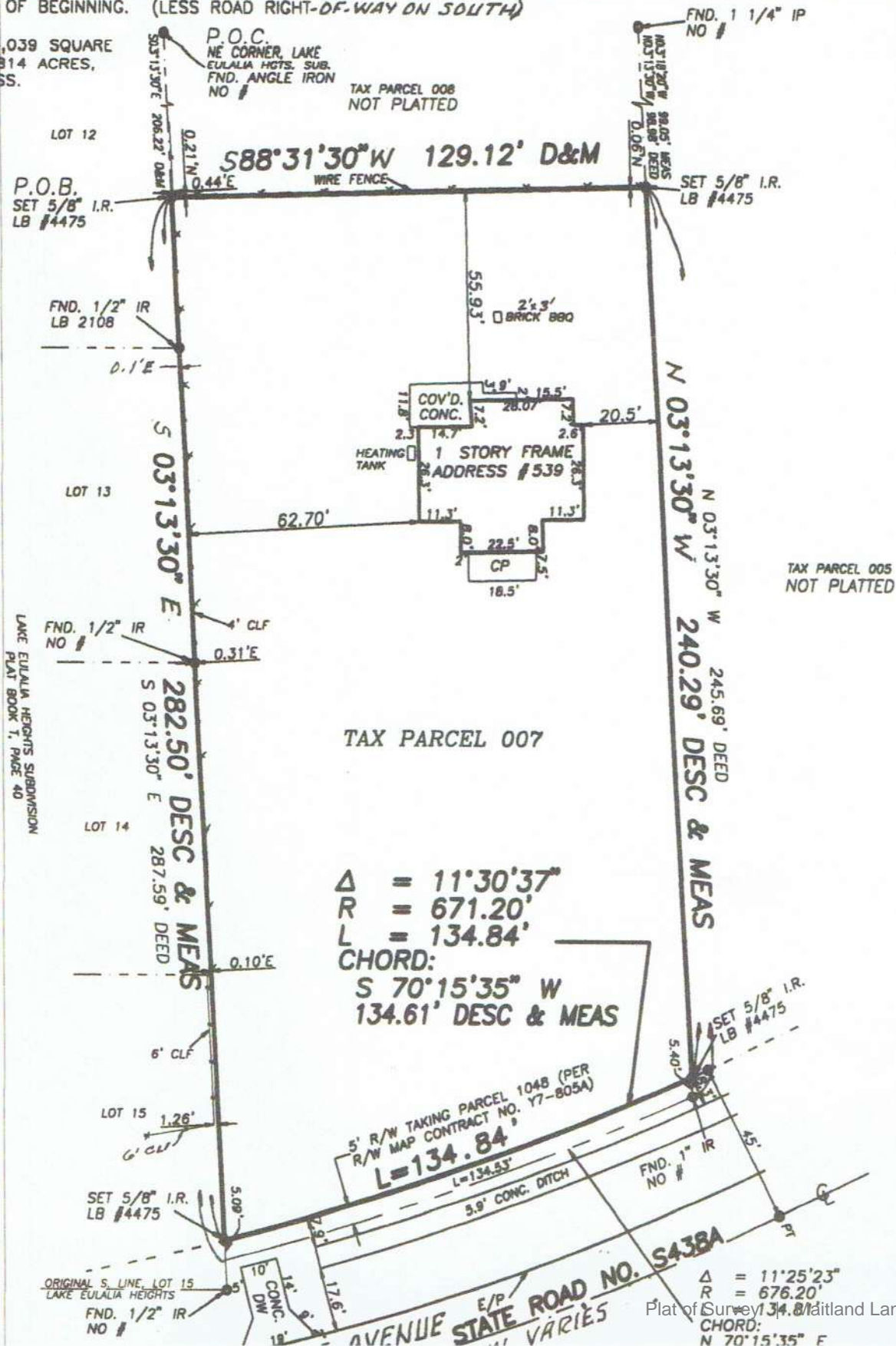
PROFESSIONAL SURVEYOR AND MAPPER NO. 6193 L.B. 8222

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

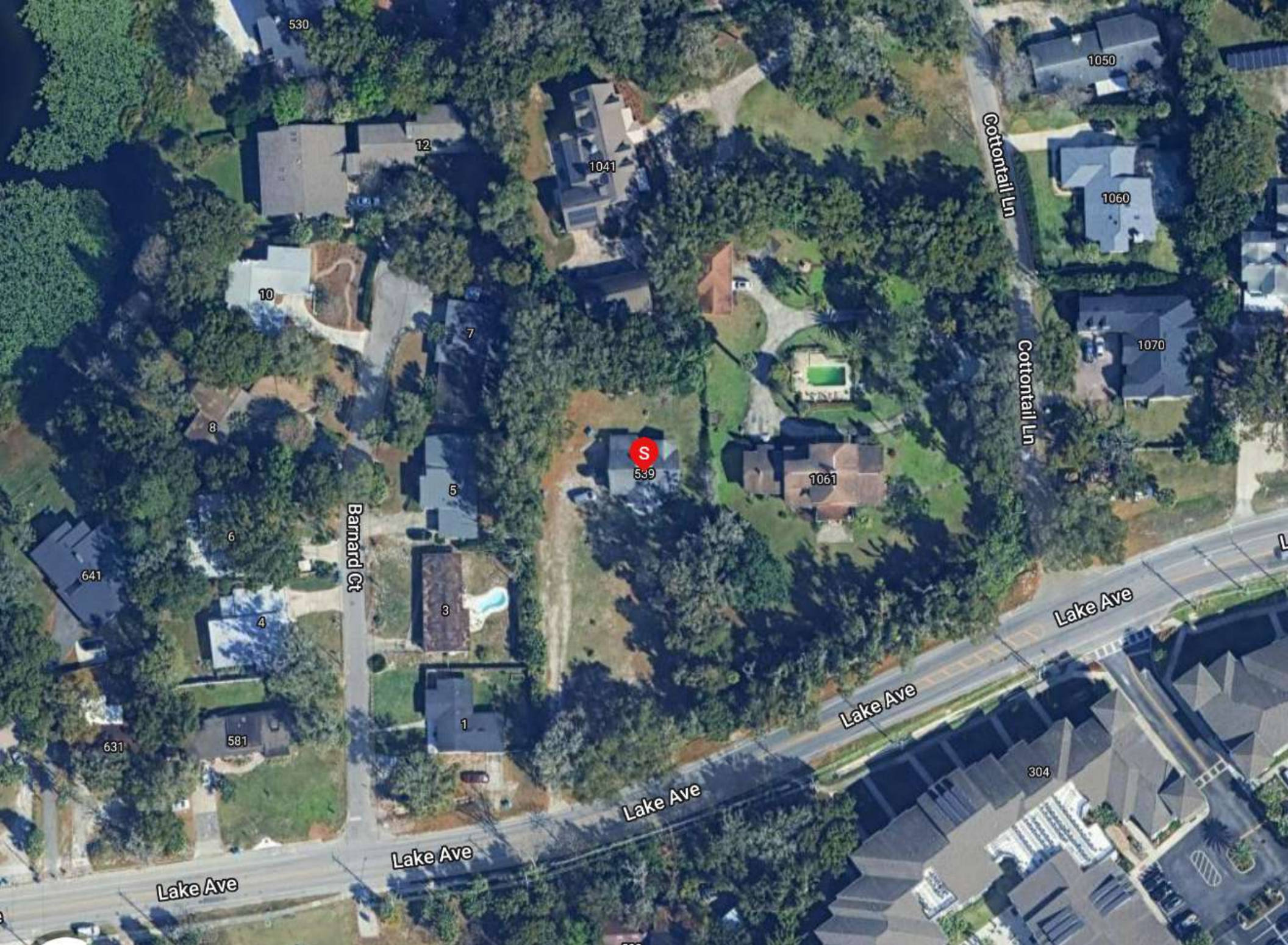


FROM THE NORTHEAST CORNER OF THE LAKE EULALIA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK "T", PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE SOUTH 03 DEGREES 13 MINUTES 30 SECONDS EAST 206.22 FEET ALONG THE EAST BOUNDARY OF SAID LAKE EULALIA HEIGHTS SUBDIVISION FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 03 DEGREES 13 MINUTES 30 SECONDS EAST 287.59 FEET ALONG THE SAID EAST BOUNDARY OF LAKE EULALIA HEIGHTS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD S438A, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 676.20 FEET AND AN INTERSECTION ANGLE OF 11 DEGREES 25 MINUTES 25 SECONDS; THENCE FROM A TANGENT BEARING OF NORTH 76 DEGREES 06 MINUTES 16 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD S438A AN ARC DISTANCE OF 134.81 FEET; THENCE NORTH 03 DEGREES 13 MINUTES 30 SECONDS WEST 245.69 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 30 SECONDS WEST 129.12 FEET TO THE POINT OF BEGINNING. (LESS ROAD RIGHT-OF-WAY ON SOUTH)

END. 1 1/4" IP











Orange County Property Appraiser  
This map is for reference only and is not a survey.





# MAITLAND LAND

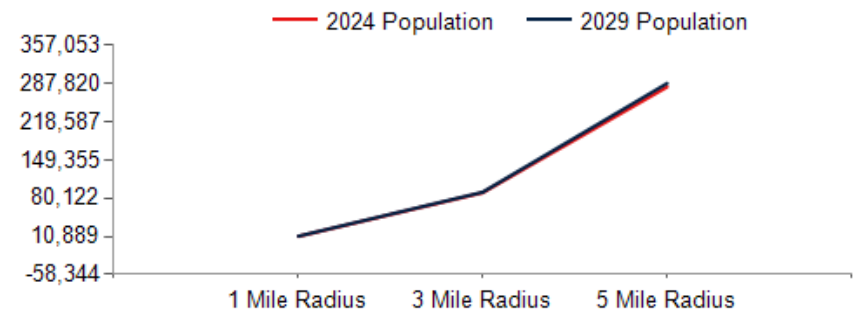
Demographics  
Demographics

03

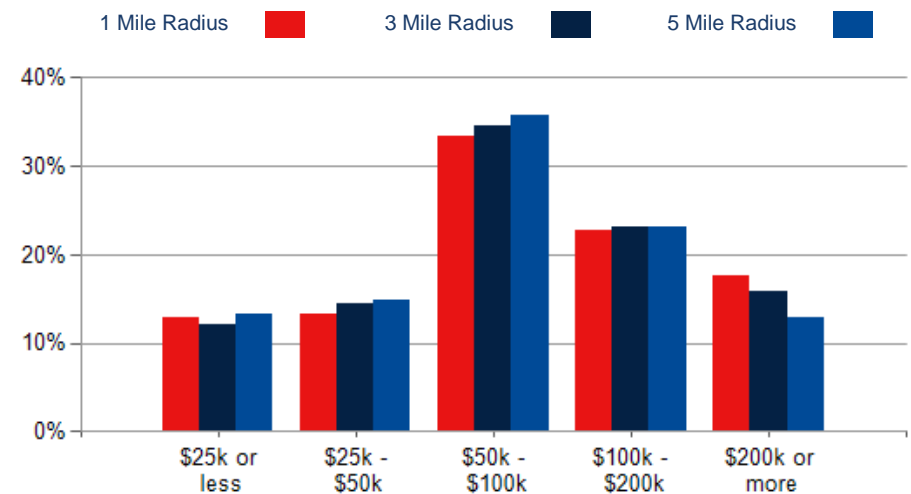
| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 9,272  | 81,559 | 234,869 |
| 2010 Population                    | 8,446  | 78,507 | 240,651 |
| 2024 Population                    | 10,889 | 90,067 | 281,333 |
| 2029 Population                    | 11,217 | 91,056 | 287,820 |
| 2024-2029: Population: Growth Rate | 3.00%  | 1.10%  | 2.30%   |

| 2024 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 384       | 3,100     | 10,878    |
| \$15,000-\$24,999     | 257       | 1,779     | 5,550     |
| \$25,000-\$34,999     | 313       | 2,319     | 6,957     |
| \$35,000-\$49,999     | 346       | 3,467     | 11,441    |
| \$50,000-\$74,999     | 870       | 8,198     | 26,470    |
| \$75,000-\$99,999     | 785       | 5,688     | 17,848    |
| \$100,000-\$149,999   | 809       | 6,039     | 18,044    |
| \$150,000-\$199,999   | 323       | 3,251     | 10,749    |
| \$200,000 or greater  | 874       | 6,379     | 16,052    |
| Median HH Income      | \$83,115  | \$79,311  | \$75,725  |
| Average HH Income     | \$131,905 | \$126,041 | \$114,808 |

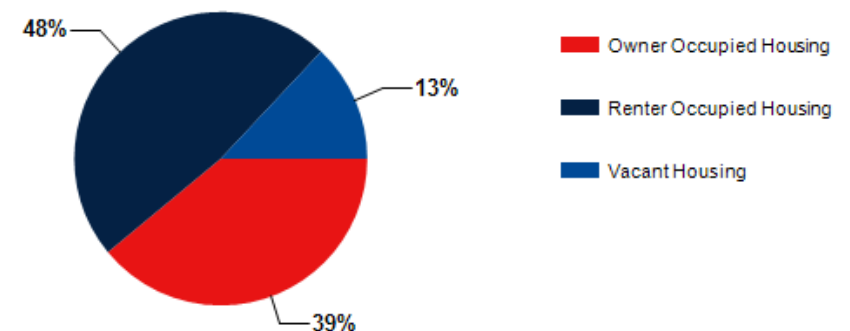
| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing                 | 4,053  | 36,889 | 106,701 |
| 2010 Total Households              | 3,533  | 34,244 | 105,513 |
| 2024 Total Households              | 4,960  | 40,220 | 123,988 |
| 2029 Total Households              | 5,123  | 40,871 | 128,226 |
| 2024 Average Household Size        | 2.14   | 2.18   | 2.23    |
| 2024-2029: Households: Growth Rate | 3.25%  | 1.60%  | 3.35%   |



2024 Household Income



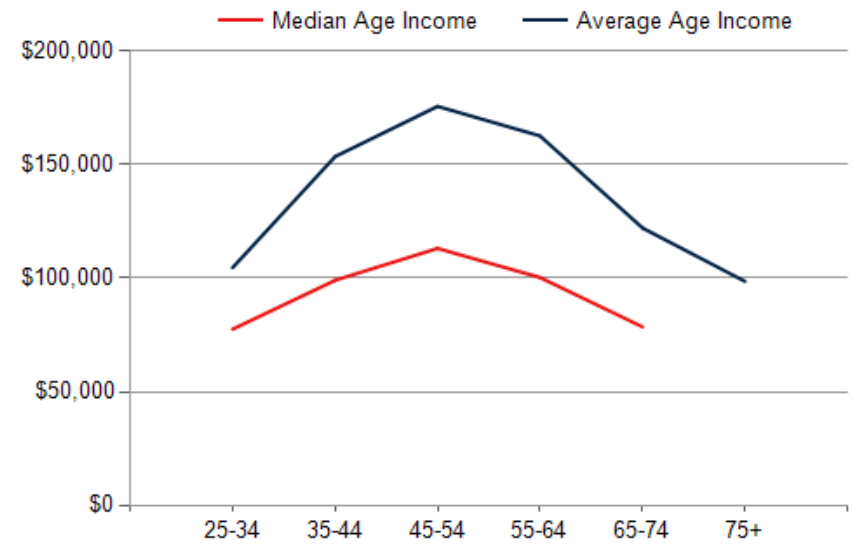
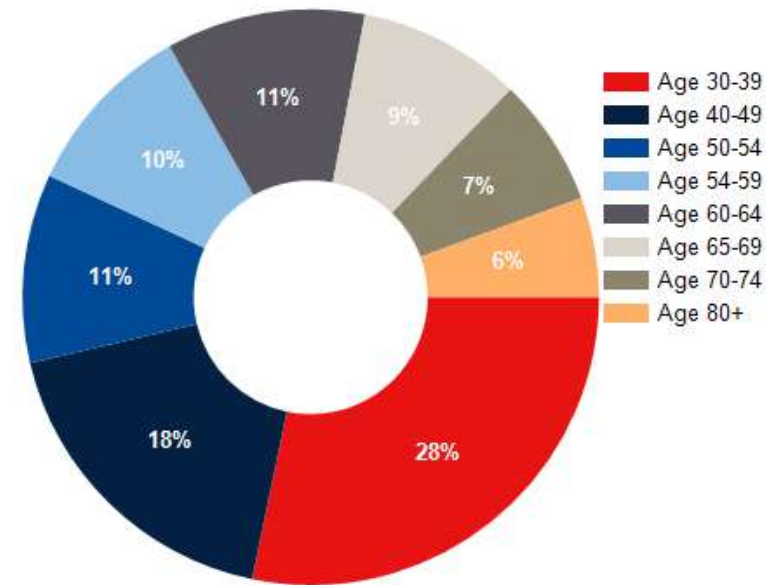
2024 Own vs. Rent - 1 Mile Radius



Source: esri

| 2024 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2024 Population Age 30-34 | 1,065  | 8,008  | 26,464  |
| 2024 Population Age 35-39 | 757    | 6,639  | 21,911  |
| 2024 Population Age 40-44 | 635    | 5,725  | 18,905  |
| 2024 Population Age 45-49 | 529    | 4,976  | 16,340  |
| 2024 Population Age 50-54 | 684    | 5,344  | 16,993  |
| 2024 Population Age 55-59 | 639    | 5,371  | 16,164  |
| 2024 Population Age 60-64 | 720    | 5,709  | 16,641  |
| 2024 Population Age 65-69 | 591    | 5,166  | 14,732  |
| 2024 Population Age 70-74 | 465    | 4,317  | 12,080  |
| 2024 Population Age 75-79 | 361    | 3,415  | 9,185   |
| 2024 Population Age 80-84 | 220    | 2,095  | 5,711   |
| 2024 Population Age 85+   | 264    | 2,363  | 6,232   |
| 2024 Population Age 18+   | 9,171  | 75,120 | 232,601 |
| 2024 Median Age           | 38     | 40     | 38      |
| 2029 Median Age           | 40     | 41     | 40      |

| 2024 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$77,544  | \$74,738  | \$72,313  |
| Average Household Income 25-34 | \$104,637 | \$105,170 | \$101,947 |
| Median Household Income 35-44  | \$99,053  | \$97,056  | \$91,348  |
| Average Household Income 35-44 | \$153,536 | \$142,472 | \$133,665 |
| Median Household Income 45-54  | \$113,101 | \$106,701 | \$97,016  |
| Average Household Income 45-54 | \$175,671 | \$160,587 | \$141,906 |
| Median Household Income 55-64  | \$100,269 | \$93,903  | \$83,827  |
| Average Household Income 55-64 | \$162,658 | \$152,236 | \$130,510 |
| Median Household Income 65-74  | \$78,556  | \$69,927  | \$66,155  |
| Average Household Income 65-74 | \$122,095 | \$114,414 | \$103,731 |
| Average Household Income 75+   | \$98,592  | \$91,264  | \$81,215  |





# MAITLAND LAND

Company Profile

Advisor Profile

04



Oren Stephen  
Principal

Oren Stephen  
Principal

#### AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. He is committed to the highest quality of service for his clients, with a successful track record of selling, leasing and adding value to the properties he purchased or sold.

Emmanuel started as a retail business owner in Massachusetts with 6 employees and operated for 5 years. He purchased his first property in 2016. He fell in love with real estate investing and property acquisition. Emmanuel is dedicated to helping clients pursue their investment goals.

#### MICHAEL VOSS

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

#### FRANK DAVI, JR

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

As a visionary entrepreneur, he's established an interior architecture firm and ventured into the realm of construction ownership on both U.S. coasts.

# MAITLAND LAND

## Location

Location Summary

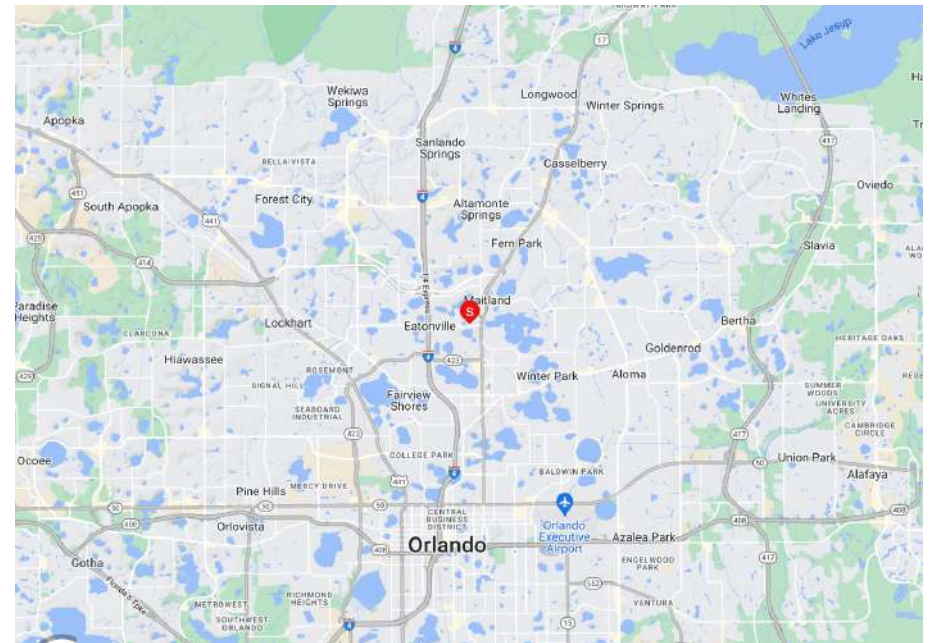
Drive Times (Heat Map)

05

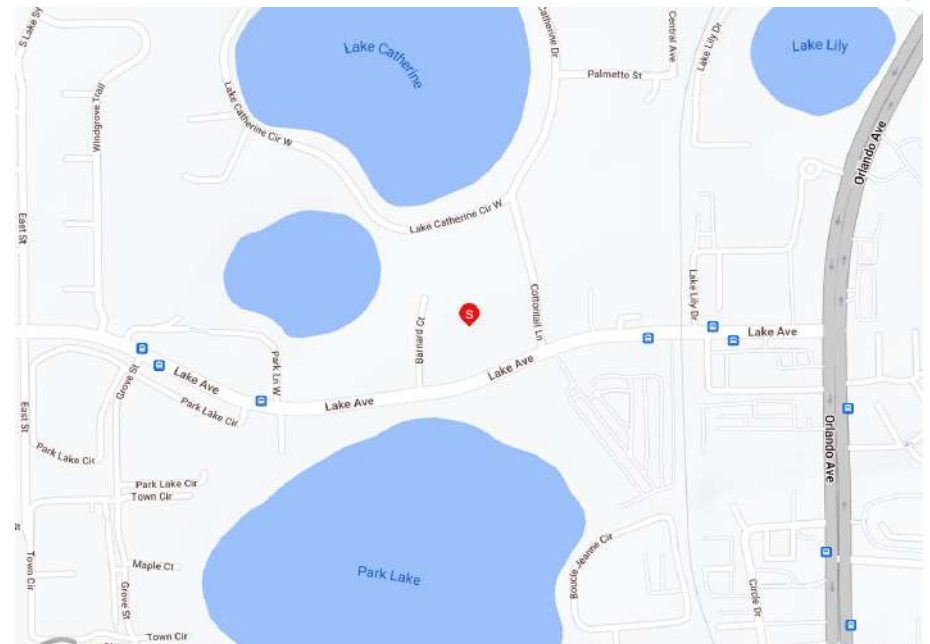


- This property is located in historic Maitland. It is walking distance to restaurants and stores on Orlando Ave. Peach Valley Cafe is a short walk away. I-4 is one mile away or a 3 minute drive. There are few < 1 acre parcels that come available in the Maitland area. Fields BMW is 1.7 miles away. Home Depot is also a short distance from the subject property.

Regional Map

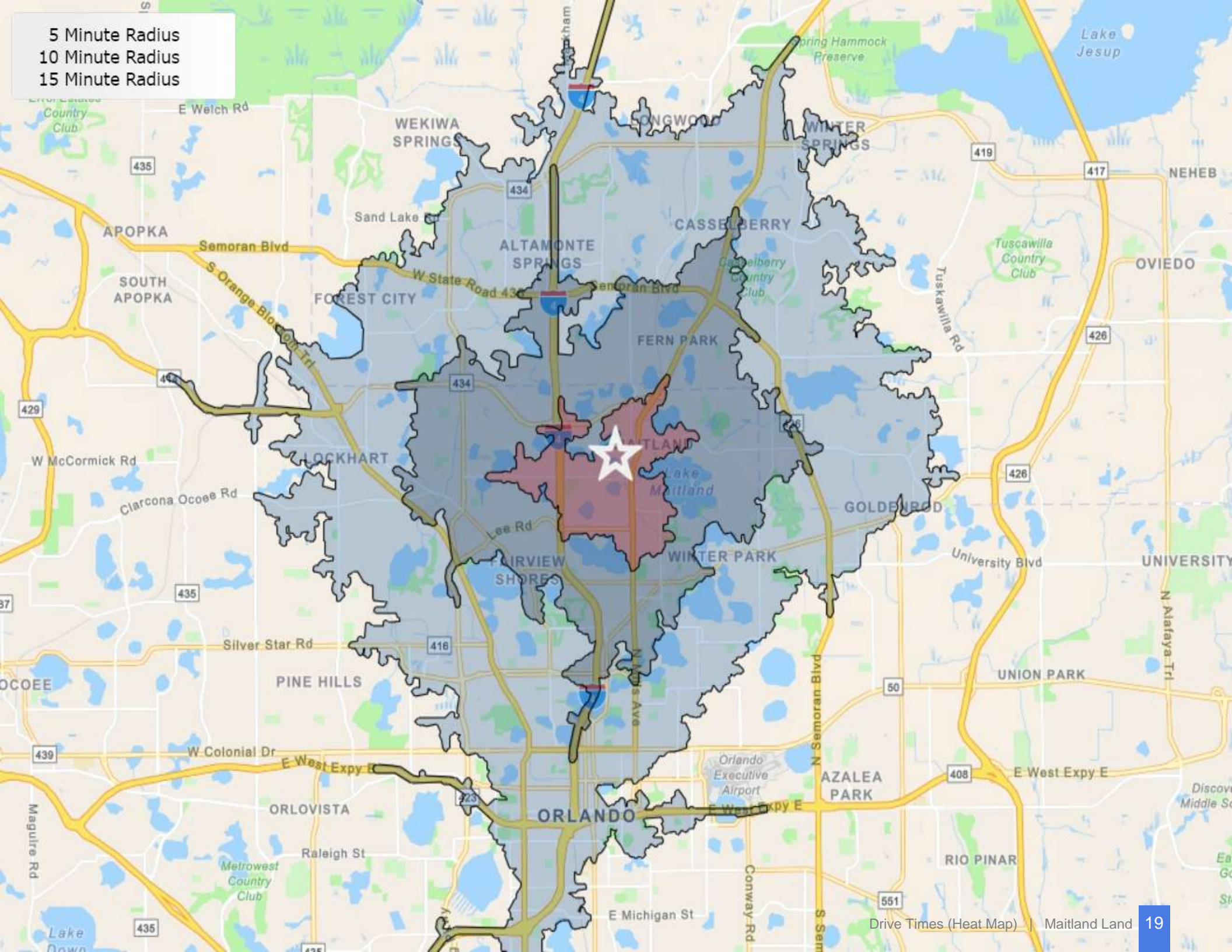


Locator Map





5 Minute Radius  
10 Minute Radius  
15 Minute Radius





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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 ISL Commercial. 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. ISL Commercial 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 or 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, ISL Commercial has not verified, and will not verify, any of the information contained herein, nor has ISL Commercial 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.

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