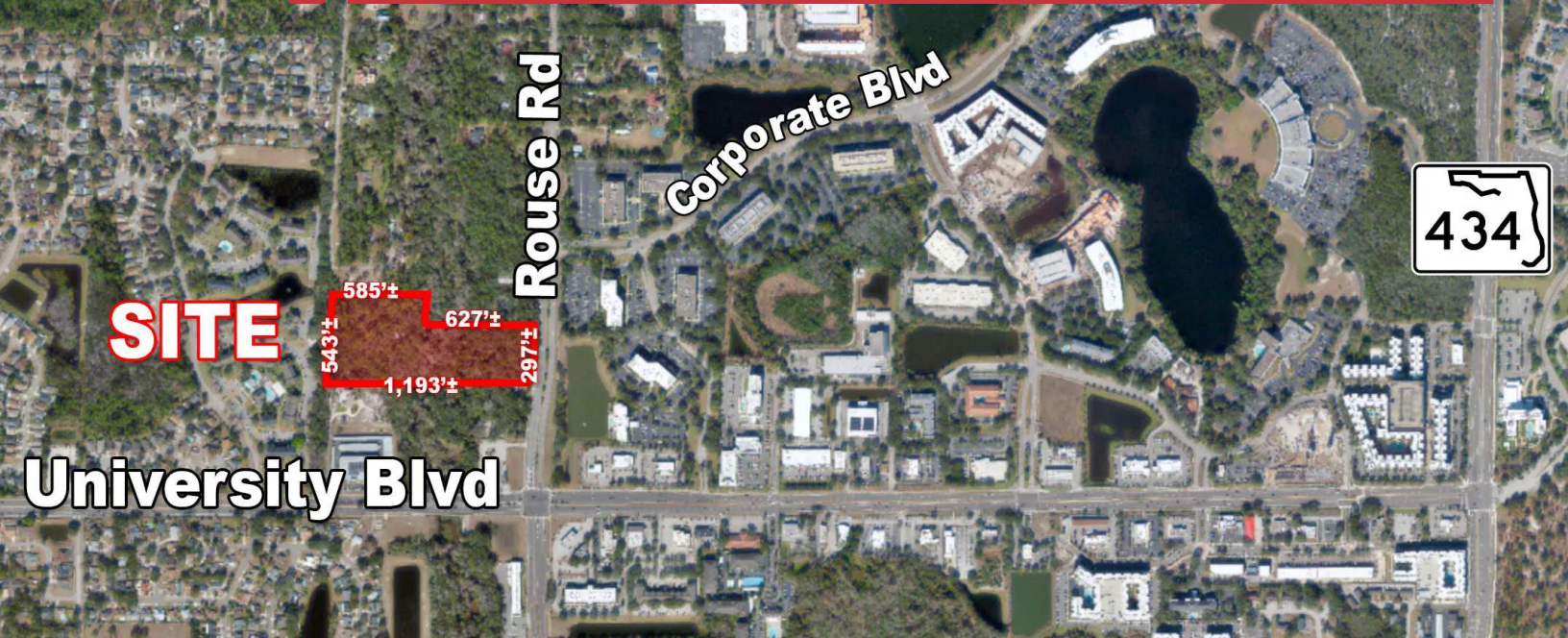


For Sale

Residential Development Opportunity

12.36± Acres | \$129,450/Acre | Est. 8± Usable Acres



3526 Rouse Road

Orlando, Florida 32817

Property Highlights

- Rare opportunity to buy land near the University of Central Florida below market value
- 12.36± acre parcel with an estimated 8± usable acres; pricing is based on usable acreage
- Located in unincorporated Orange County; zoning is R-1A, Residential (4 units per acre) with Future Land Use LM (Low Medium Density - 10 units per acre)
- Great location 2 blocks north of University Blvd, 1 mile east of SR 417 (GreeneWay) and 1 mile west of UCF
- Easy access to SR 434, Dean Road, Aloma Avenue and Colonial Drive (SR 50)
- Mitigation report completed by Bio-Tech available
- Near very attractive retail and office developments with national tenants



Sale Price: \$1,600,000

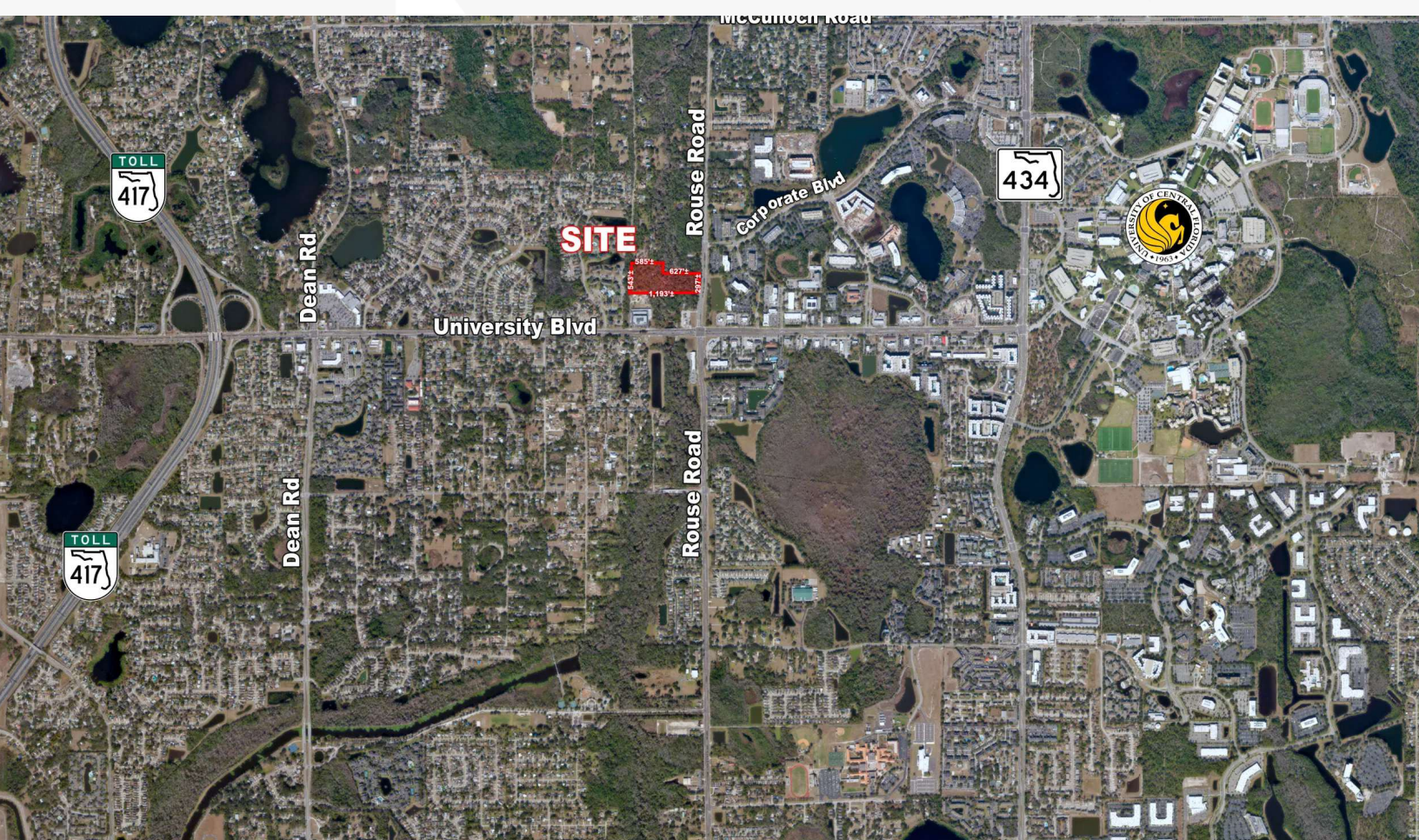
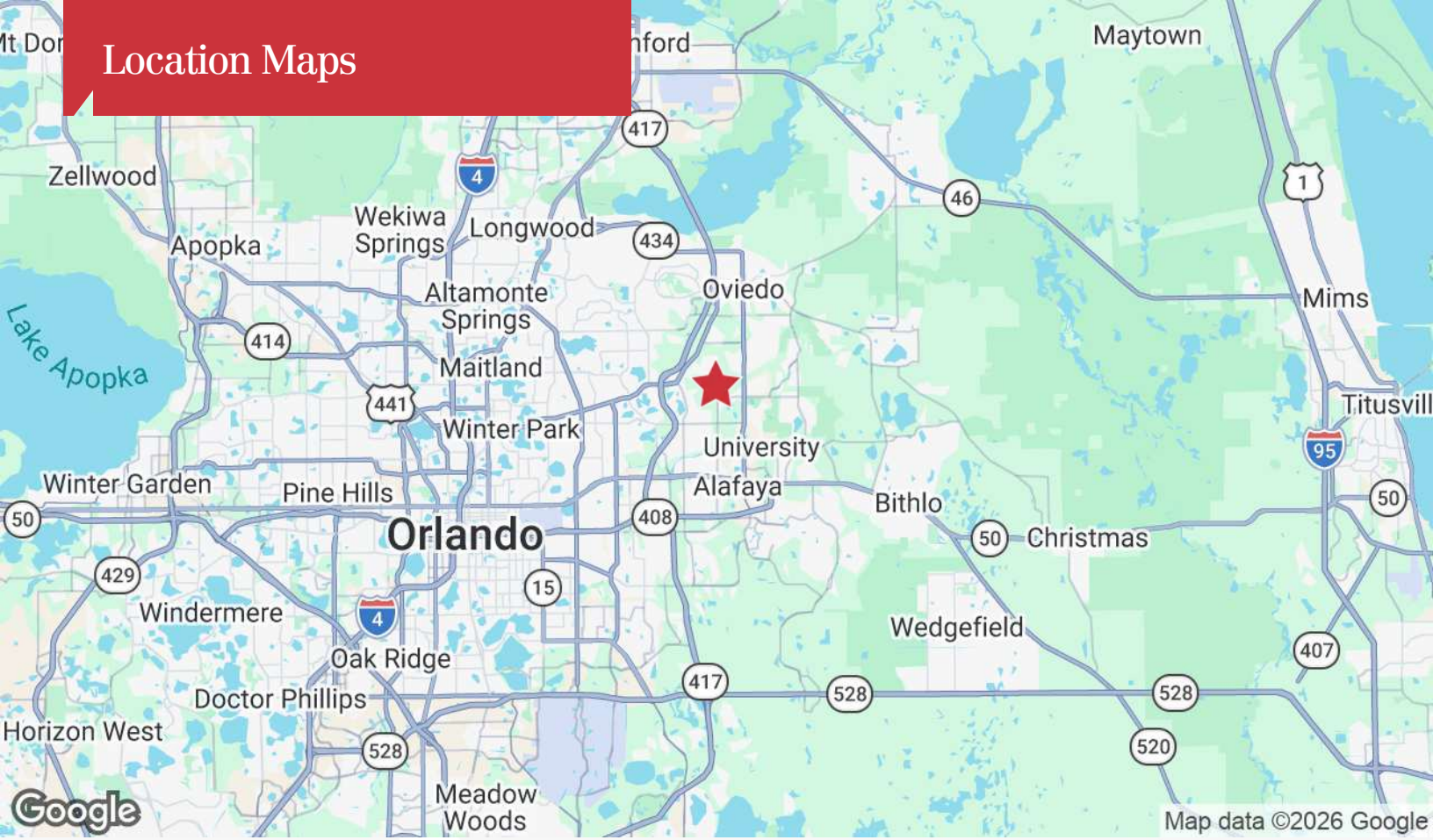
For more information

Paul P. Partyka, CCIM, MiCP, CIPS

C: 407 341 0805

ppartyka@realvest.com

Location Maps



Retailer Map



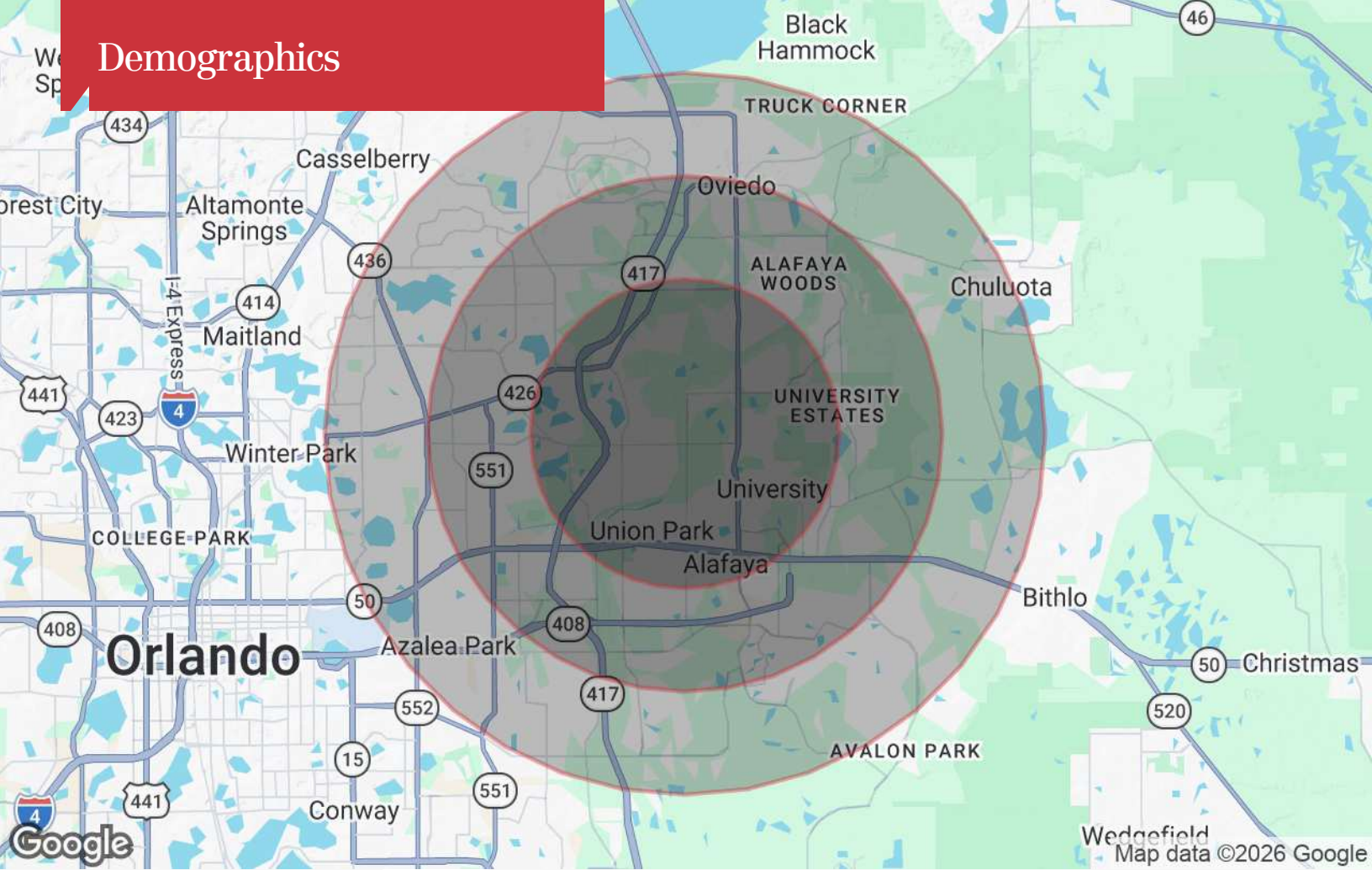
12.36± Acres

Quadrangle Office Park

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350
 Orlando, FL 32810
 407 875 9989 tel
nairealvest.com

Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	95,215	247,018	431,312
MEDIAN AGE	30.4	33.9	36.6
MEDIAN AGE (MALE)	30.1	32.9	35.4
MEDIAN AGE (FEMALE)	31.5	35.2	37.9

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	26,698	83,247	151,582
# OF PERSONS PER HH	3.6	3.0	2.8
AVERAGE HH INCOME	\$99,078	\$96,877	\$105,640
AVERAGE HOUSE VALUE	\$351,442	\$346,210	\$383,232

* Demographic data derived from 2020 ACS - US Census