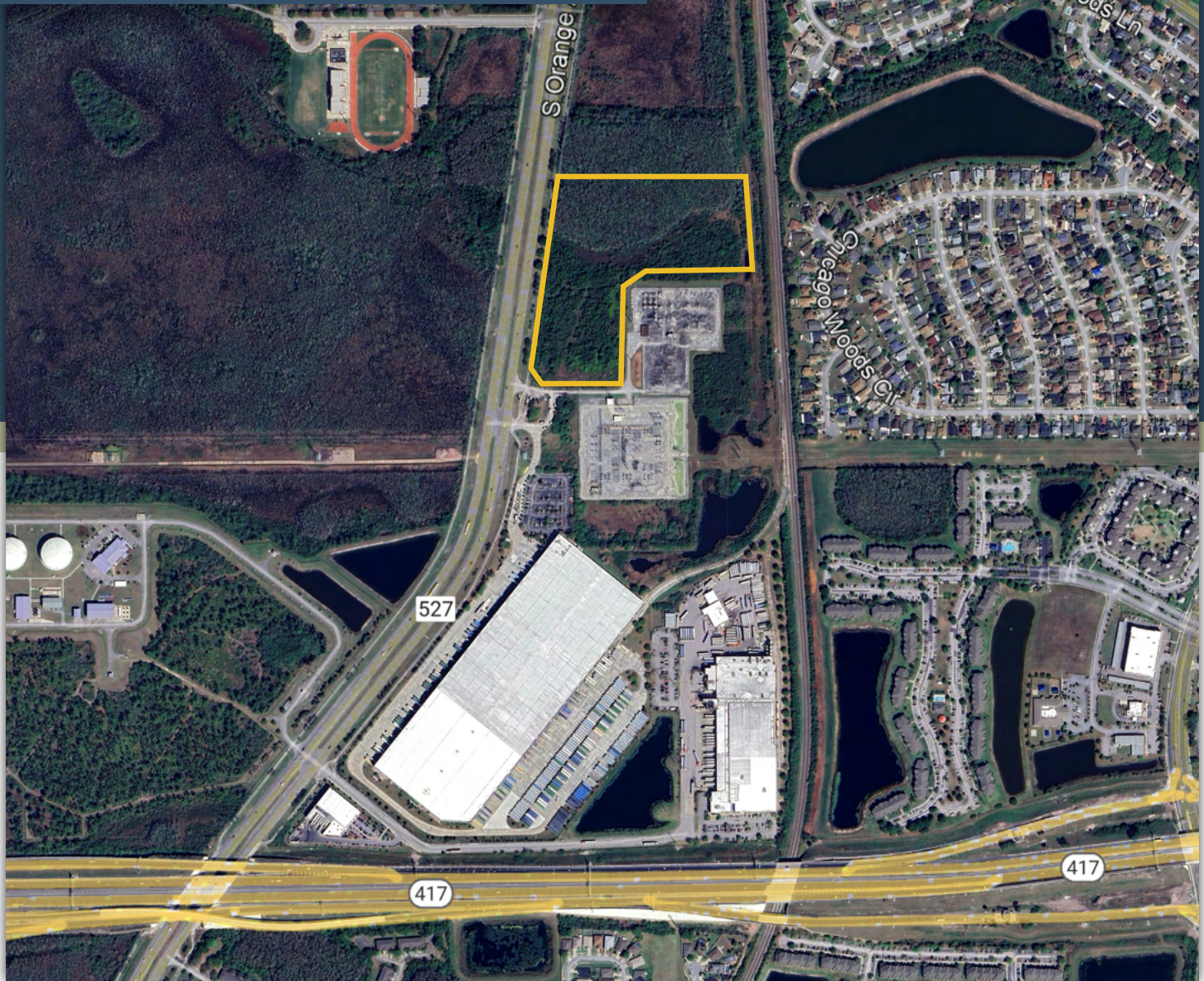




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



ORLANDO S. ORANGE AVENUE INFILL INDUSTRIAL

Adjacent to 13101 S. Orange Ave. Orlando, FL 32824

PROPERTY DETAILS

- Price: \$695,000 as-is
- Size: 16 ± gross acres, 5± usable acres
- Parcel: 26-24-29-0000-00-008
- Zoning: P-D
- Utilities: Available Nearby
- Location: Adjacent to 13101 S. Orange Ave. Orlando, FL 32824
- Frontage: 1000' on Orange Ave. & 500' on railway

Property Highlights

True infill real estate! Located in the South Orlando submarket. The PD allows for 40,000 sq.ft. of Industrial use.

Call for more information today!



PROPERTY MAPS

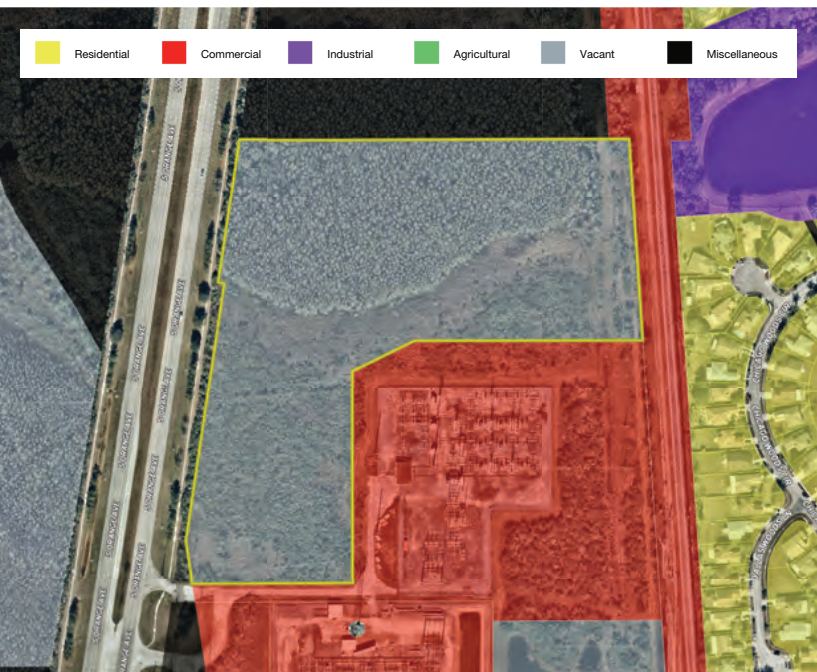
PARCEL MAP



FEMA FLOODPLAIN MAP



LAND USE MAP



SOILS MAP



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 334,854
- Median HH Income: \$69,268
- Median Home Value: \$359,000

Orlando, US Census

County Demographics

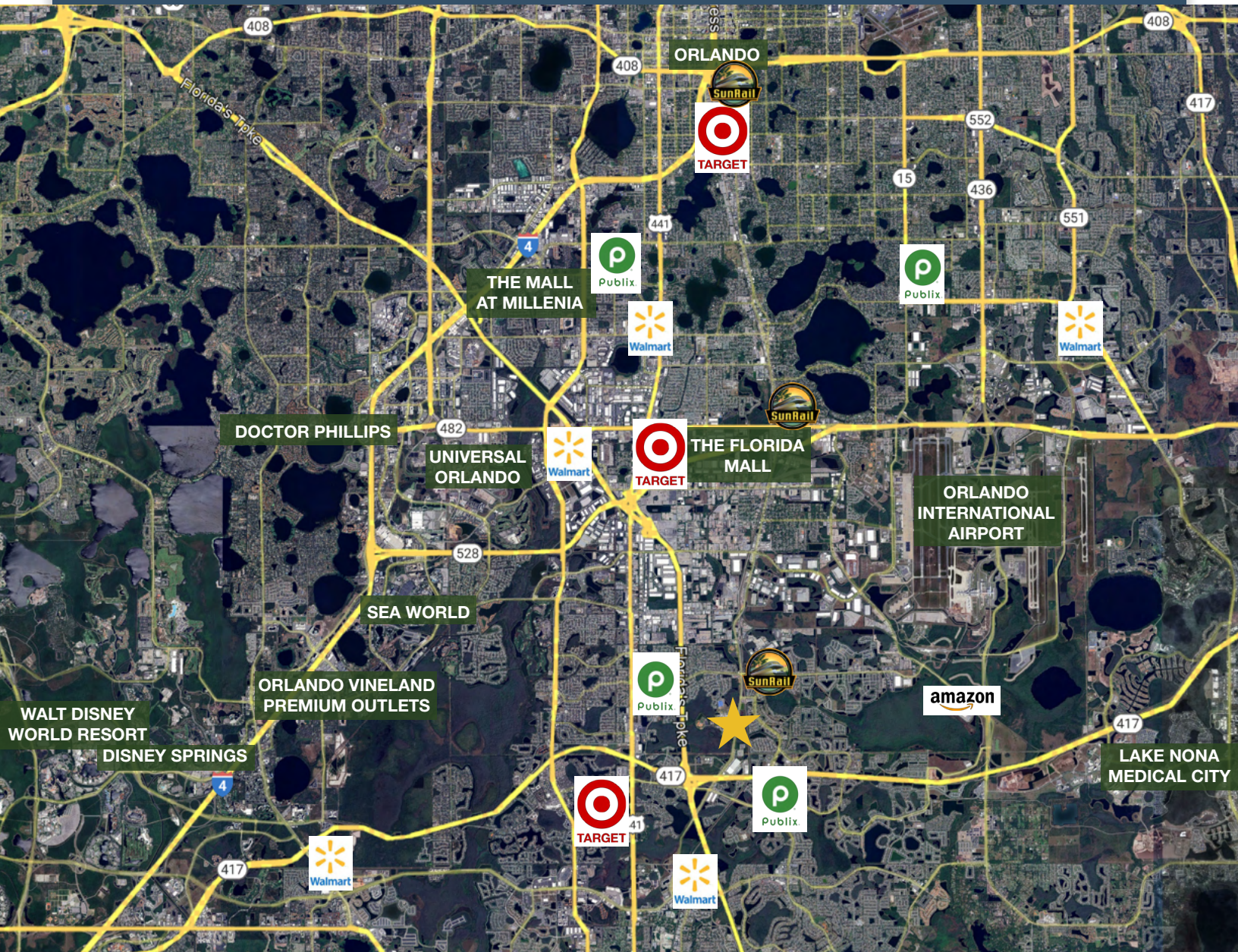
- Total Population: 1,533,646
- Median HH Income: \$77,011
- Median Home Value: \$358,300

Orange County, US Census

Daily Traffic Counts

- S. Orange Ave: 30,500
- SR 417: 64,000
- FL Turnpike: 111,300
- SR 441: 44,500
- SR 528: 113,600

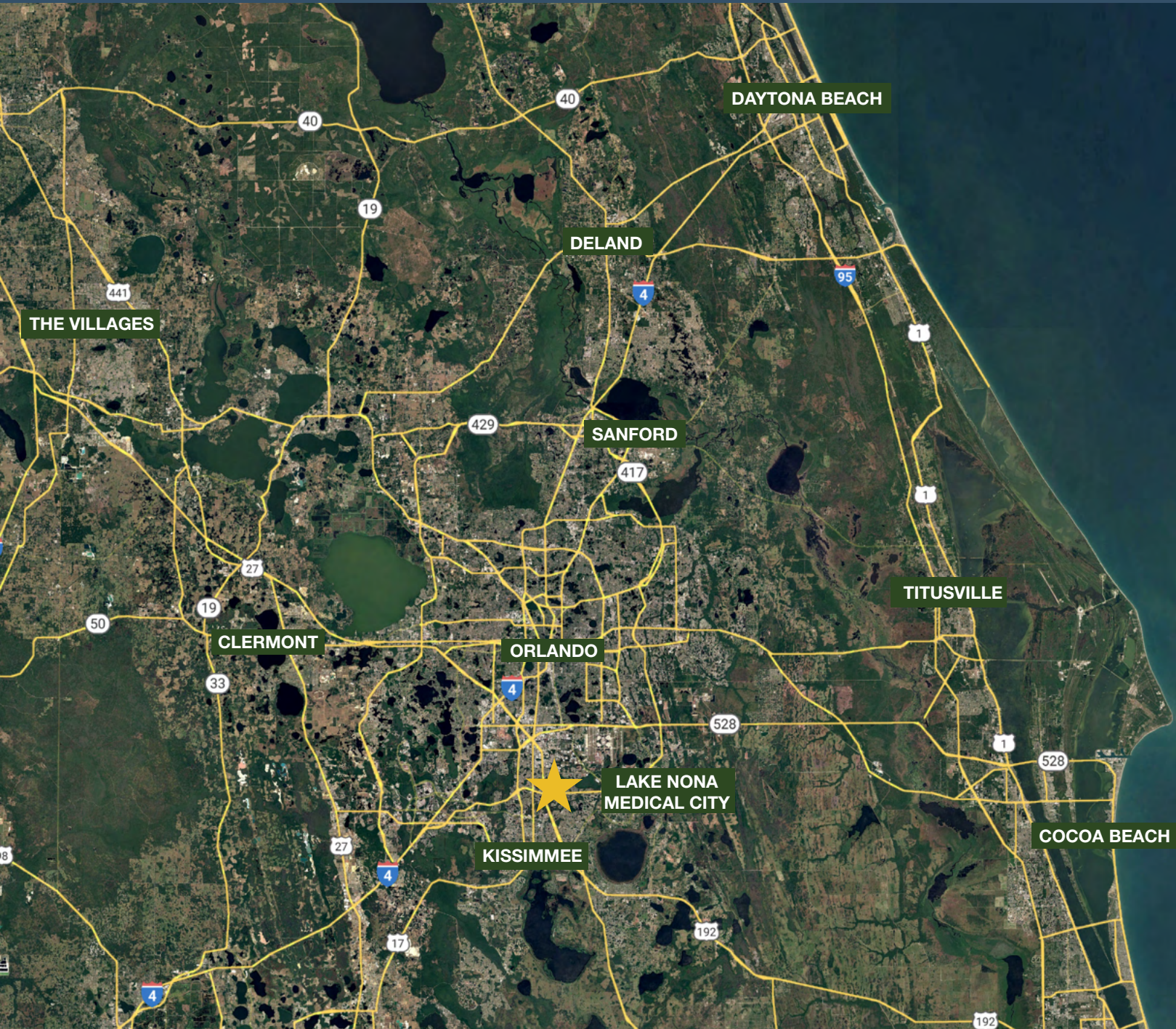
FDOT



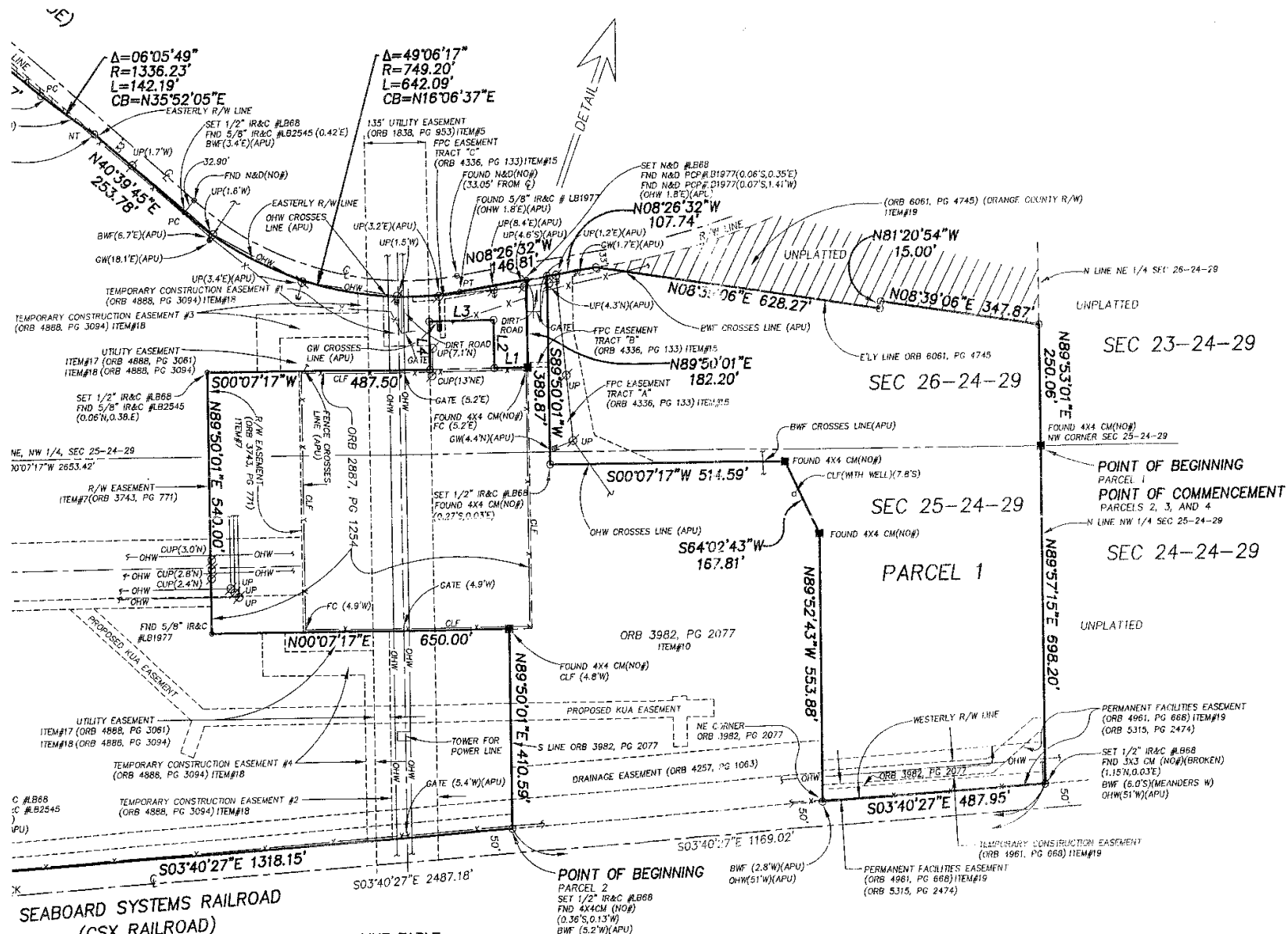
REGIONAL MAP

Drive Times

- Orlando Int'l Airport: 15 min
- Medical City/ Lake Nona: 15 min
- Kissimmee: 20 min
- Theme Parks: 20 min
- Downtown Orlando: 25 min
- Space Coast: 1 hour
- Daytona Beach: 1 hr 15 min



SURVEY



* CERTIFIED TO:

— FIRST AMERICAN TITLE INSURANCE COMPANY
— MAURY L. CARTER & ASSOCIATES, INC.

SOUTHMEADOW LAND USE PLAN

