

**FOR
SALE**

10-UNIT DEVELOPMENT OPPORTUNITY

5535 Old Cheney Hwy, Orlando, FL 32807

**UNDER
CONTRACT**



AVERAGE DAILY TRAFFIC COUNTS (2022)

- ① **2,300** Old Cheney Hwy
- ② **40,000** SR 436
- ③ **42,000** Hwy 50/Colonial Dr

ABOUT THE PROPERTY

SIZE .87± acres

PRICE Accepting offers

ZONING R-3

FLU Medium Density Residential

UTILITIES Available

ROAD FRONTAGE 150'± on Old Cheney Hwy
260'± on Truman Rd

PARCEL ID 21-22-30-0000-00-048

DESCRIPTION

Start building now! Don't miss this amazing opportunity to develop 10 units strategically located on the NE corner of Truman Rd and Old Cheney Hwy. With its prime location less than a mile from Baldwin Park, Orlando Executive Airport, and 10 minutes from Downtown Orlando, this is the perfect location for a new townhome site! Project is fully approved by Orange County.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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DEMOGRAPHICS

US Census (2022)

	Orlando
Total Population	334,914,895
Total Households	143,786,655
Median HH Income	\$75,149
Average House Value	\$281,900

REGIONAL MAP

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DRIVE TIMES

Downtown Orlando: 10 min

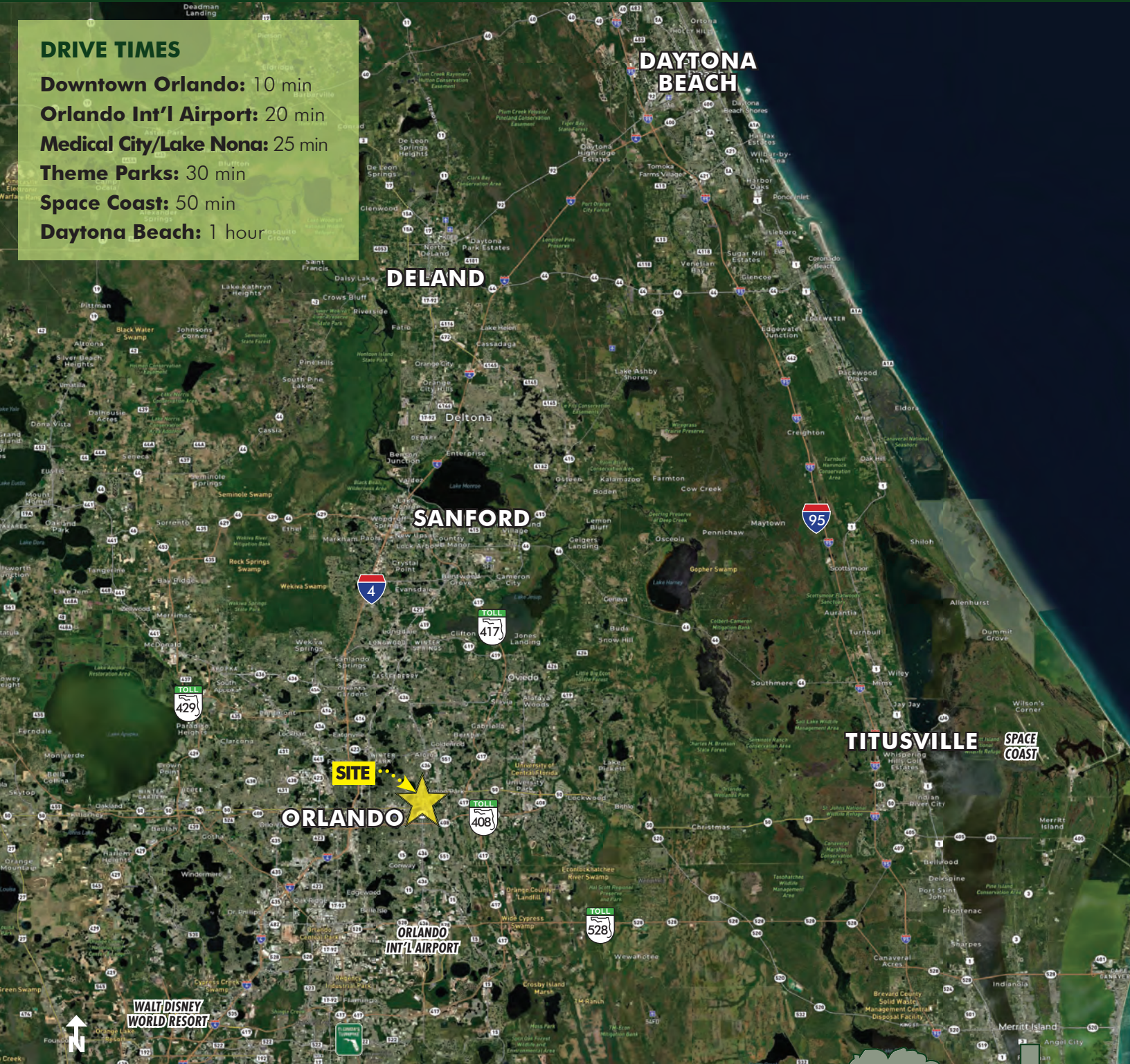
Orlando Int'l Airport: 20 min

Medical City/Lake Nona: 25 min

Theme Parks: 30 min

Space Coast: 50 min

Daytona Beach: 1 hour



LOCATION MAP

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