

For Sale

Residential Development Opportunity

8.2± & 12.36± Acre Sites | \$126,460 / Acre



3526 & 3626 Rouse Road

Orlando, Florida 32817

Property Highlights

- Rare opportunity to buy land near UCF below market value
- Priced to sell fast!
- 20.56± acres gross in the Econ River Conservation Area - two parcels being sold as a portfolio:
- 3526 Rouse Road - 12.36± parcel zoned R-1A, Residential (4 units per acre) with FLU LM (low medium density - 10 units/acre)
- 3626 Rouse Road - 8.2± parcel zoned A-2, Agricultural with FLU LD (low density residential - 4 units/acre)
- The properties are located approximately one mile east of SR 417 (Greenway Expressway) and one mile west of the University of Central Florida
- Mitigation report completed by Bio-Tech available
- Near very attractive retail and office developments with national tenants



Sale Price: \$2,600,000

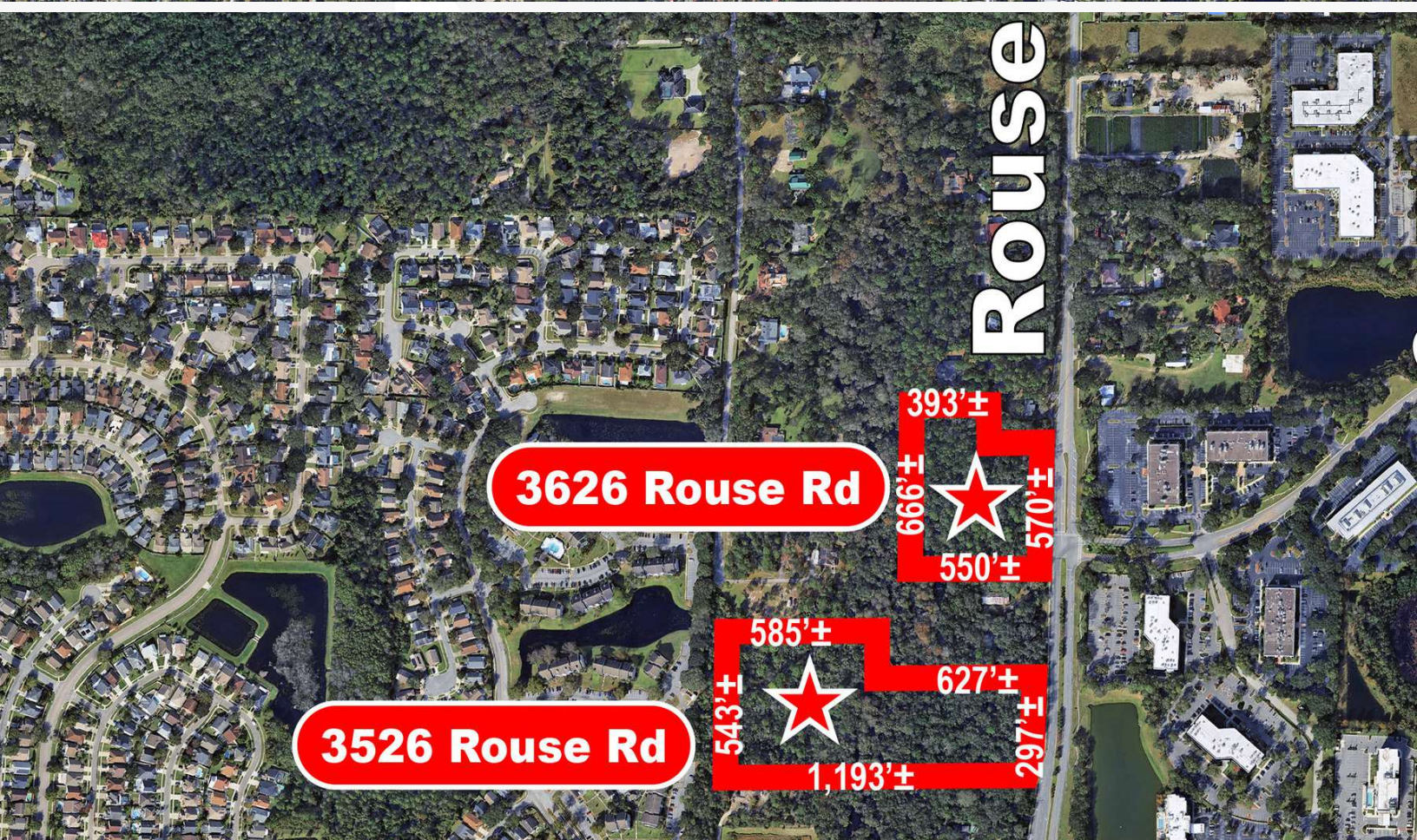
For more information

Paul P. Partyka, CCIM, MiCP, CIPS

C: 407 341 0805

ppartyka@realvest.com

Property Aerials

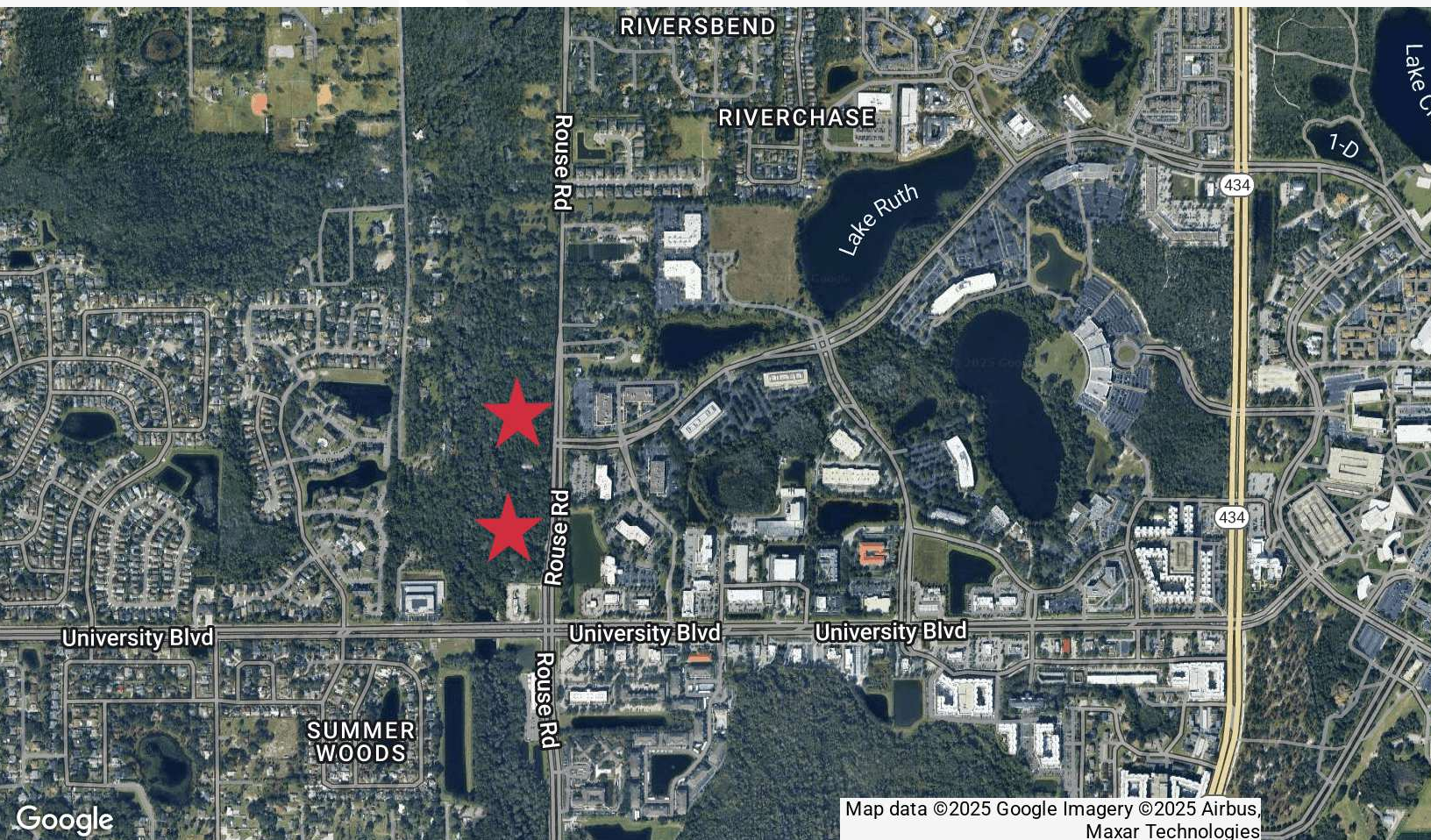
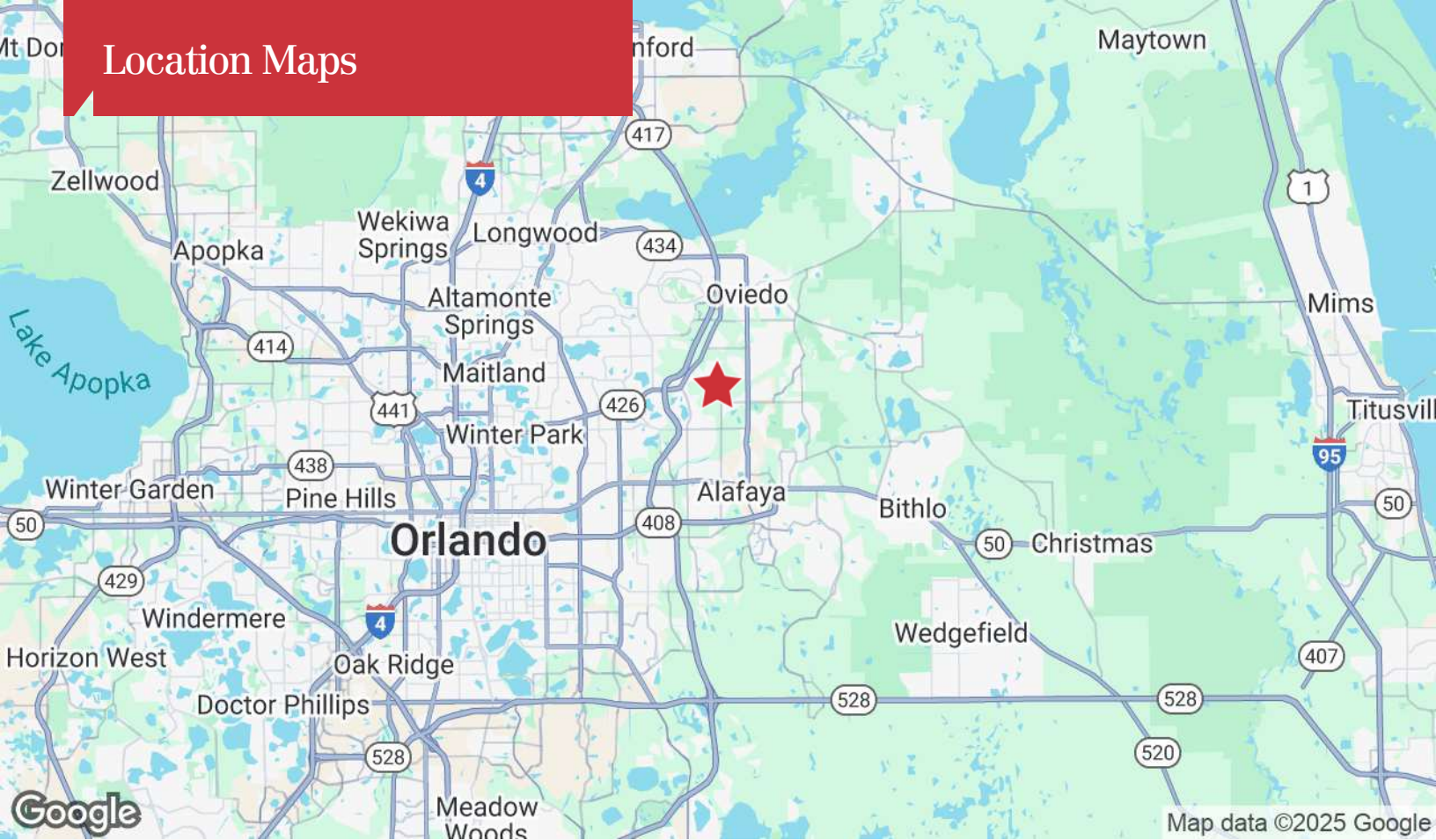


Retailer Map

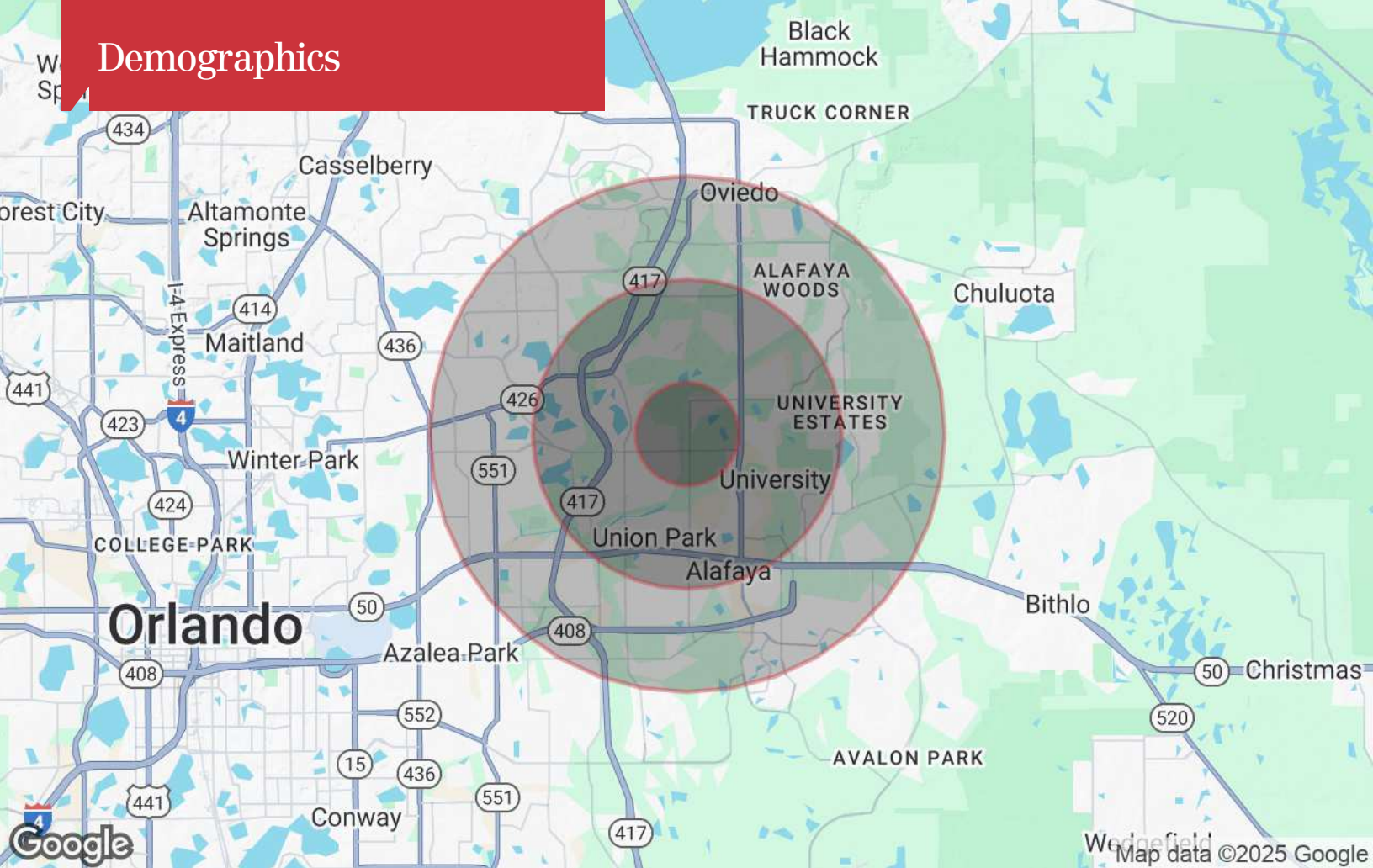


Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

Location Maps



Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,453	71,612	204,820
MEDIAN AGE	27.5	29.3	30.9
MEDIAN AGE (MALE)	27.7	28.2	29.3
MEDIAN AGE (FEMALE)	28.1	30.4	32.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,256	25,009	71,616
# OF PERSONS PER HH	2.6	2.9	2.9
AVERAGE HH INCOME	\$54,225	\$65,923	\$65,064
AVERAGE HOUSE VALUE	\$249,199	\$256,792	\$272,813

* Demographic data derived from 2020 ACS - US Census