

ORLANDO

**14.52 ACRE INFILL RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

VENETIAN GARDENS - 150 UNIT TOWNHOMES

15 SOUTH MISSION ROAD, ORLANDO, FL 32811

Venetian Gardens represents a fully entitled, shovel ready 14+ acre infill development opportunity located within three miles of Downtown Orlando, offering immediate near term vertical construction with minimal entitlement risk. The project is approved for 150 townhomes with completed site planning, engineering, environmental permitting, and available infrastructure, allowing delivery within approximately 60 to 120 days. The property provides significant optionality, with future land use supporting alternative configurations including higher density multifamily, rental product, or other residential uses, positioning a developer to adapt to evolving market conditions. Strong municipal support, completed wetland mitigation, and value engineering opportunities further enhance the project's feasibility, cost efficiency, and execution certainty in a supply constrained Orlando submarket.



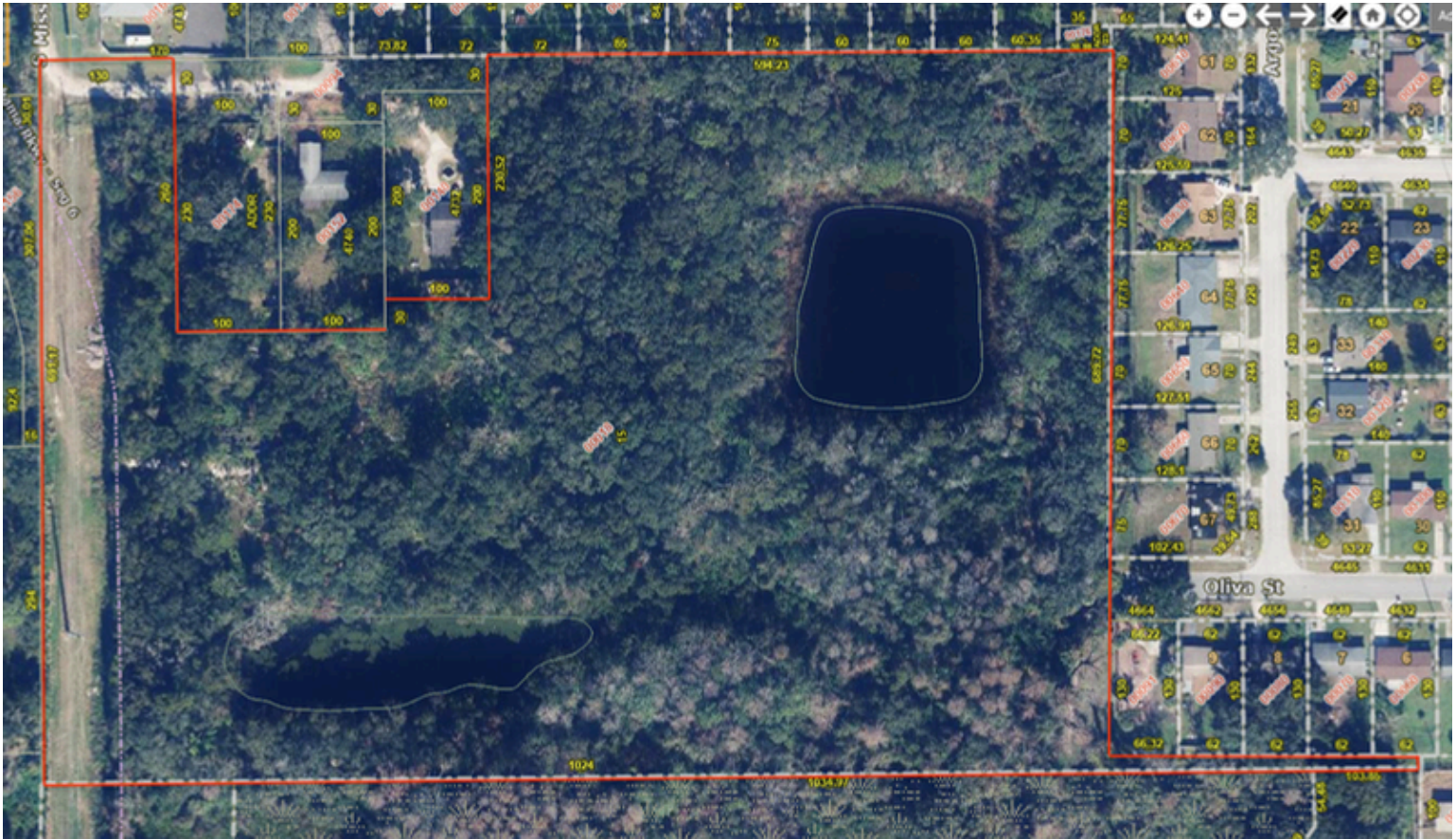
Monica Cataluña, CCIM, ALC

Owner/Broker

954-812-1831

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15 S. MISSION ROAD, ORLANDO, FL 32811



OFFERING SUMMARY

Sale Price:	Upon Request
Number of Units:	+/- 150 Townhomes (1,800-2,000 SF)
Lot Size:	+/- 14.52 Acres
Existing Zoning:	Residential 10.3 du/ac
Live Entitlement Path (In-Progress):	Phase 1 Due Dilligence
Market:	Orlando



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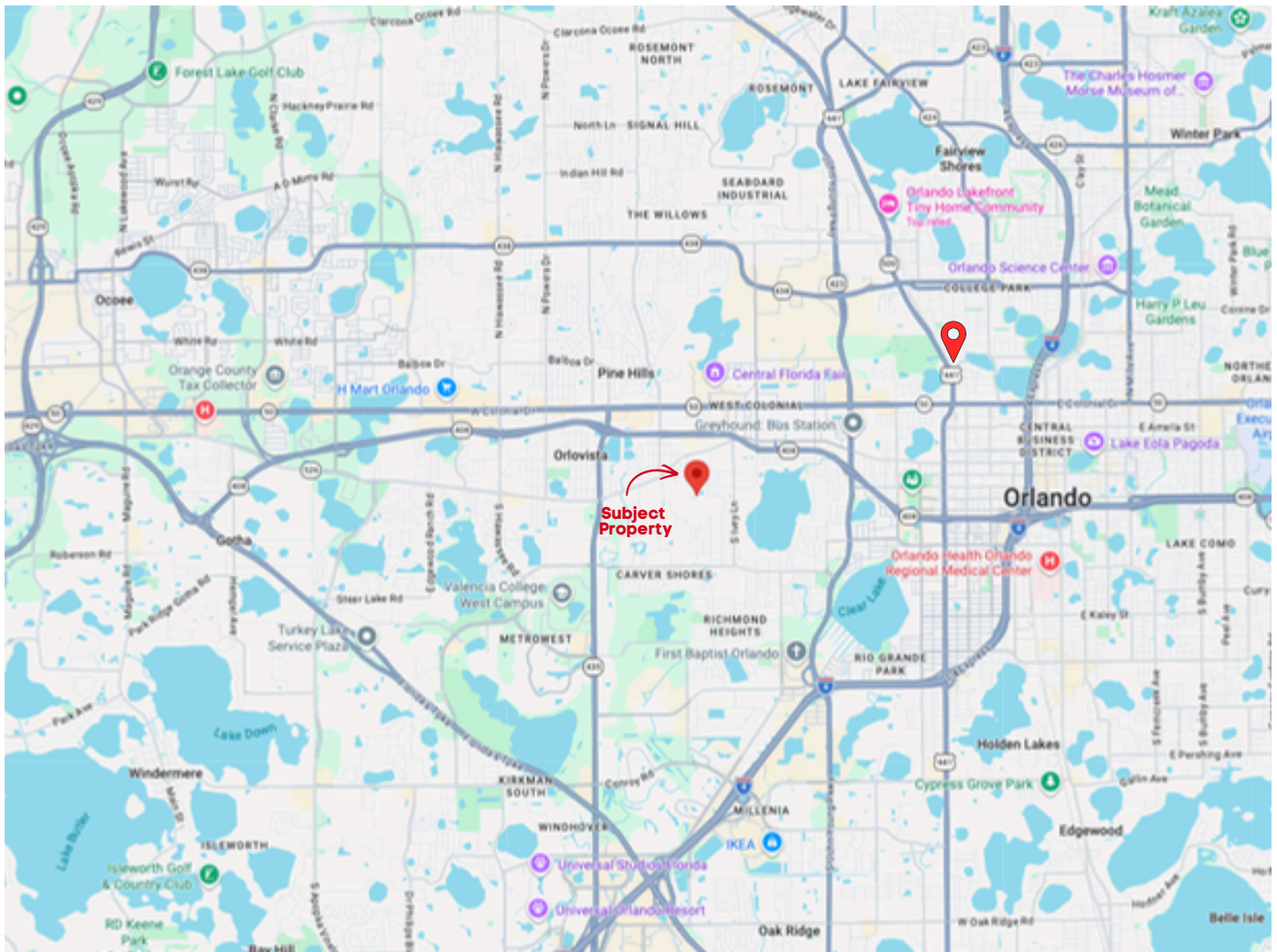
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Orlando MSA — one of the fastest-growing housing markets in the U.S. Orlando is the third-most populous metro area in Florida and one of the top five fastest-growing metropolitan statistical areas in the United States. The Orlando-Kissimmee-Sanford MSA has consistently added over 60,000 residents per year for more than a decade, fueled by net domestic in-migration, a diversified economy spanning tourism, healthcare, defense, and aerospace, and Florida's favorable tax environment.

Orange County, the MSA's core, is home to over 1.5 million residents, with a median household income of approximately \$72,500 and a median home price of approximately \$415,000 — a level that supports the indicative townhome price points underwritten for this site. New for-sale townhome product in West Orlando has consistently absorbed at 60-90 units per year per community.



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TRADE AREA AT A GLANCE | ORLANDO MSA

2.7M+

Orlando MSA Population

+2.3%

Annual Population Growth

\$72,500

Median HH Income (Orange Co.)

75M+

Annual Visitors (2024)

+1.4M

MSA Jobs (2024)

\$415K

Median Home Price (Orange Co.)

Sources: U.S. Census Bureau (American Community Survey 2023), Florida Department of Economic Opportunity, Orange County Property Appraiser, Visit Orlando 2024 visitor report, Florida Realtors® market data. Figures are approximate and intended for marketing purposes; buyers should independently verify.



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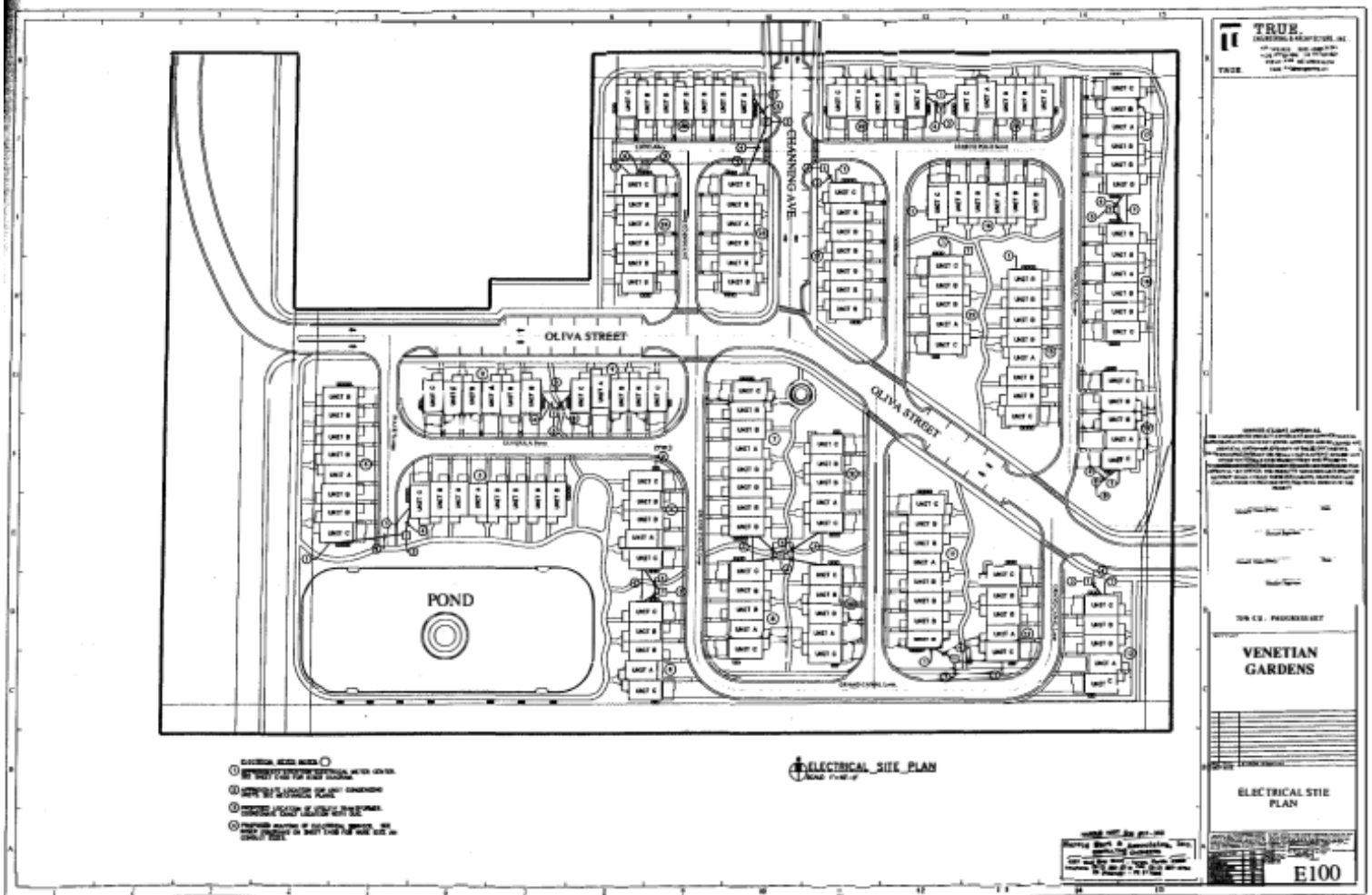
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SITE PLAN

ORLANDO FLORIDA TOWNHOUSE DEVELOPMENT

15 S. MISSION ROAD, ORLANDO, FL 32811



INDICATIVE DEVELOPMENT PROGRAM		
SITE AREA 14.52 Acres (+/-)	PLANNED USE TOWNHOMES For-Sale Residential	PROPOSED UNITS 150 Townhome Units (+/-)
DENSITY 10.3 Units / Acre (+/-)	TYPICAL UNIT 1,800-2,200 SF 3-4 BR 2-Car	ABSORPTION 60-90 Units / Year (Target)



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PRODUCT MIX & POSITIONING

PRODUCT TYPE	Two- and three-story attached townhomes, 4-6 units per building.
TYPICAL UNIT SIZE	1,800 - 2,200 SF; 3-4 bedrooms; 2.5 baths; 2-car rear-load garage.
TARGET PRICING	\$425,000 - \$525,000 base, before lot premiums and options.
TARGET BUYER	First-time and move-up buyers earning \$90K-\$140K HHI.
SITE AMENITIES	Pocket parks, dog run, mail kiosk, community pool/cabana (optional).
OPEN SPACE	20%+ of site dedicated to landscape, drainage and amenity per code.

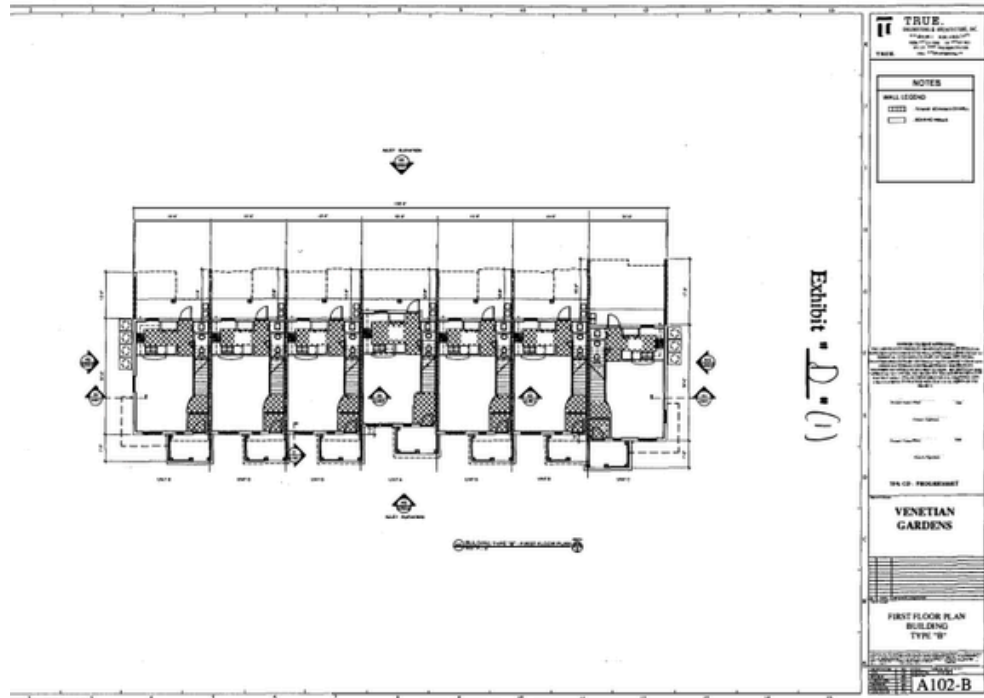
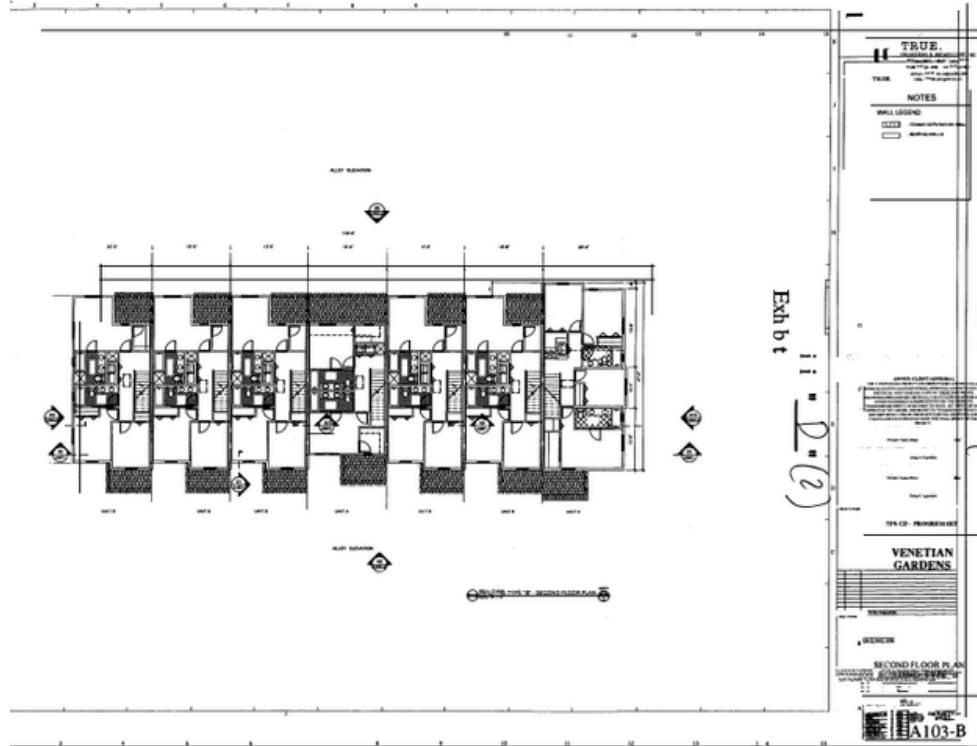


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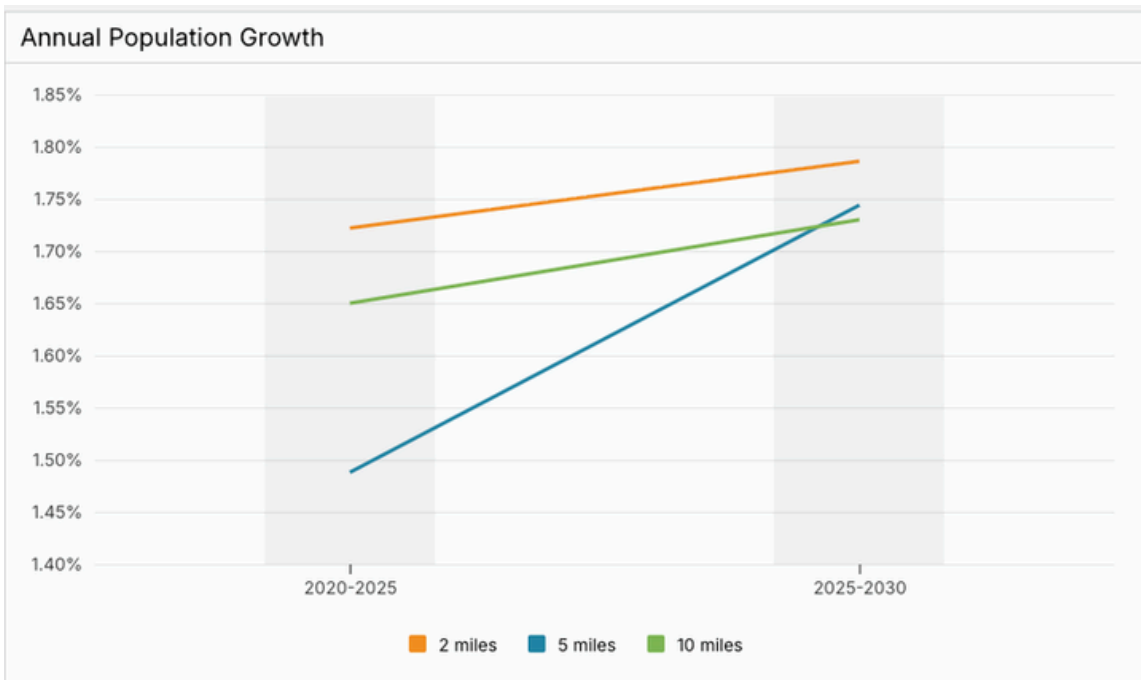
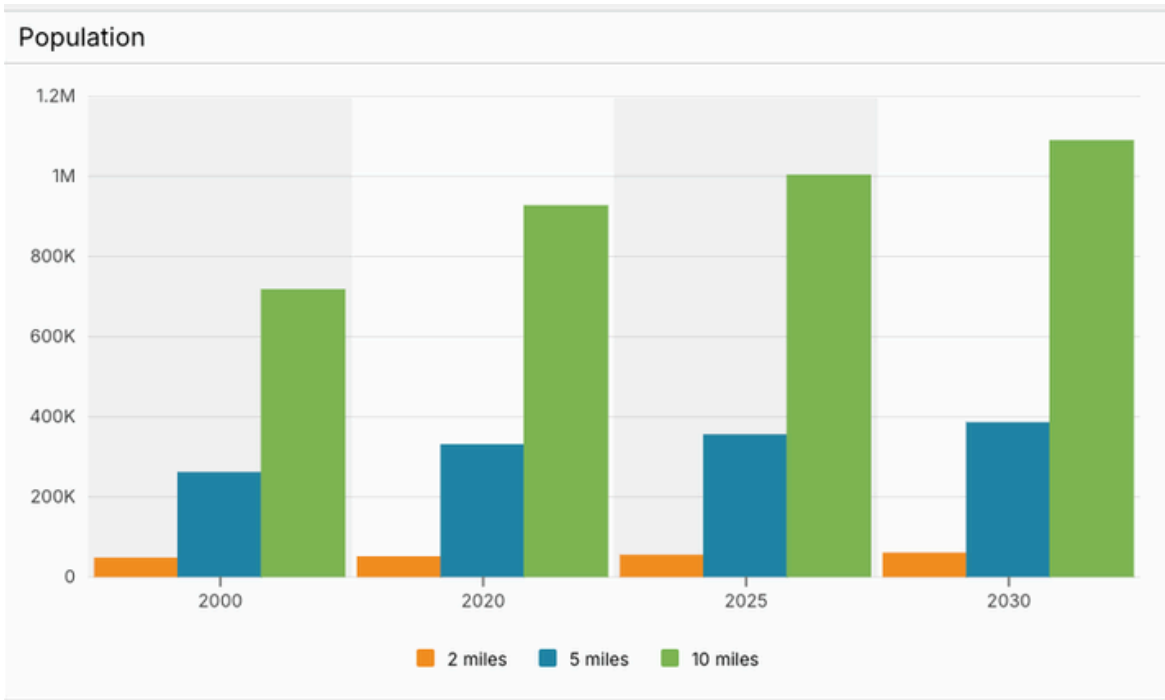


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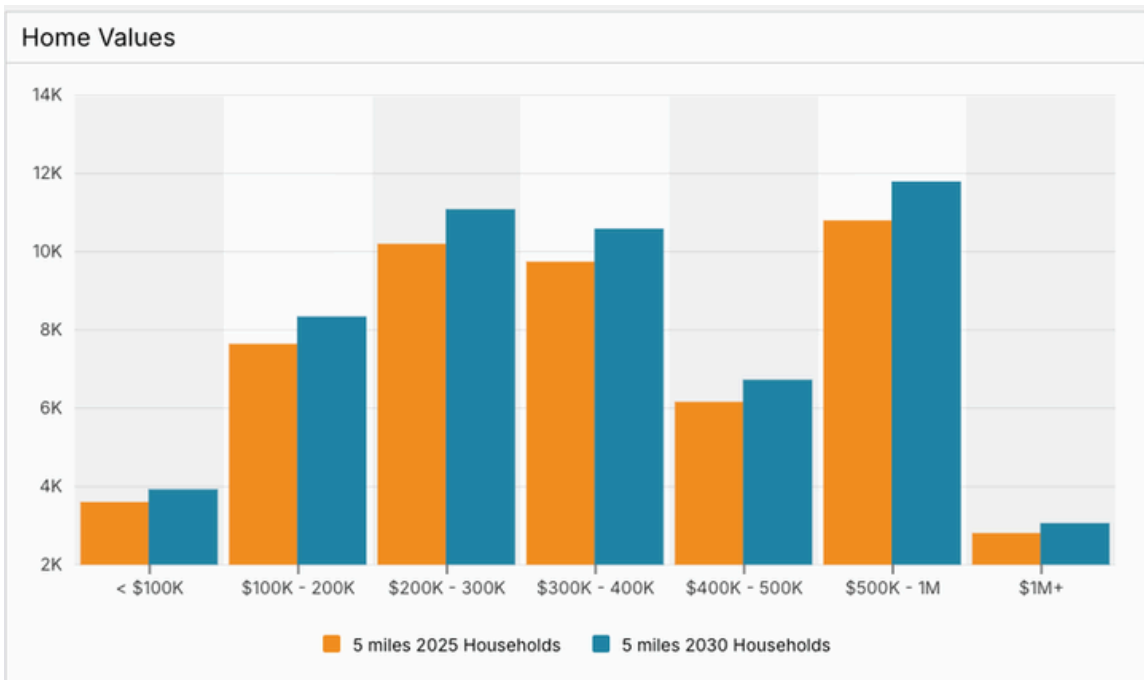
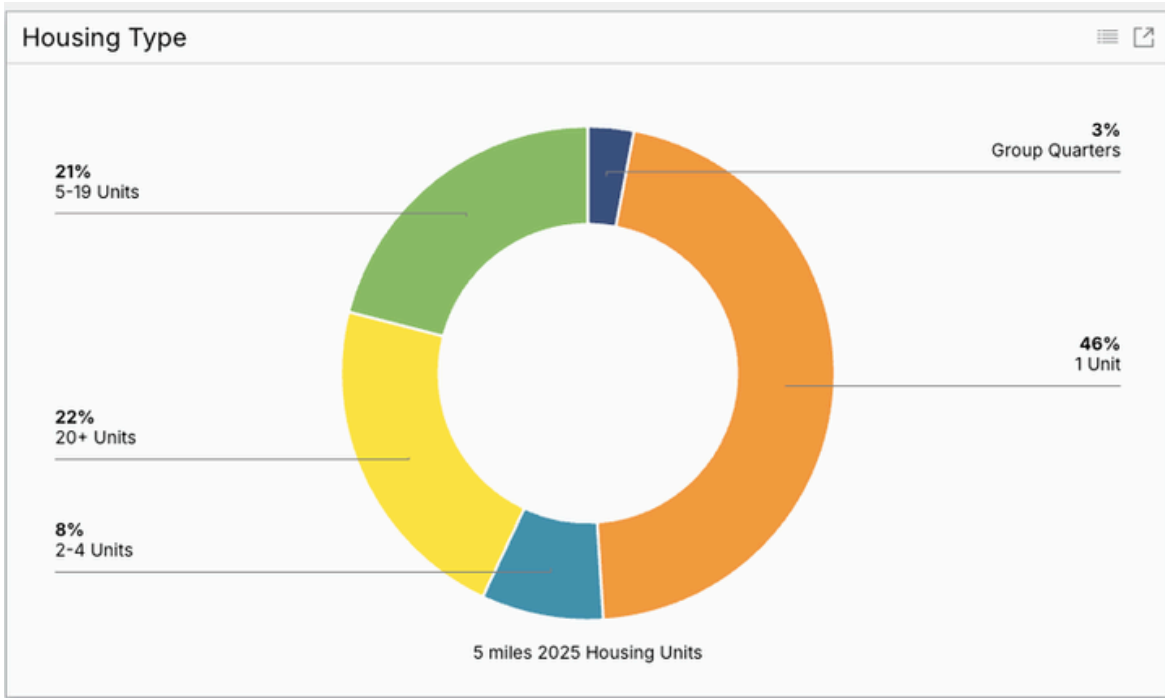


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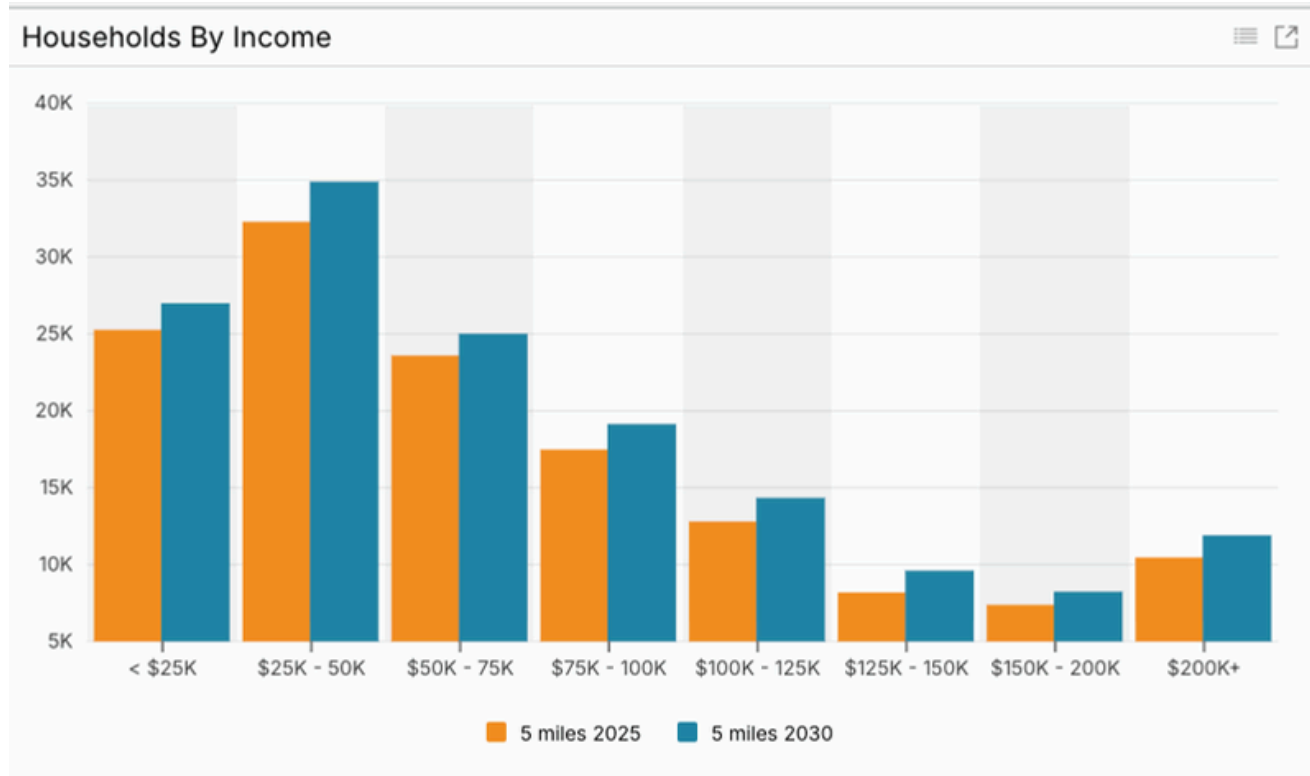


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Population By Race

	2 miles	5 miles	10 miles
White	6,231	98,162	410,825
Black	34,582	148,863	243,330
American Indian/Alaskan Native	133	1,080	3,570
Asian	1,006	12,473	43,592
Hawaiian & Pacific Islander	41	304	818
Two or More Races	11,188	92,249	298,922
Hispanic Origin	10,258	86,602	301,262



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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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