



±6.1-Acre Prime Lake Front Development

Lake Pickett Rd, Orlando, FL 32820

**Rare Shovel-Ready
Luxury Lakefront
Development Opportunity**



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FOR SALE:
\$3,499,000

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Orange County Parcel ID: 03-22-32-0000-00-010

Overview

- ±6.1-acre residential development opportunity located in East Orlando, featuring fully approved and released construction plans, allowing for immediate commencement of development for a (7) single-family residential project, including three premium direct lakefront homesites on private Lake Pickett.
- The Property is uniquely positioned within the gated Sunset Preserve community and benefits from assigned Seller Rights, providing full amenity access without standard HOA costs or architectural restrictions, a rare and highly advantageous development structure.

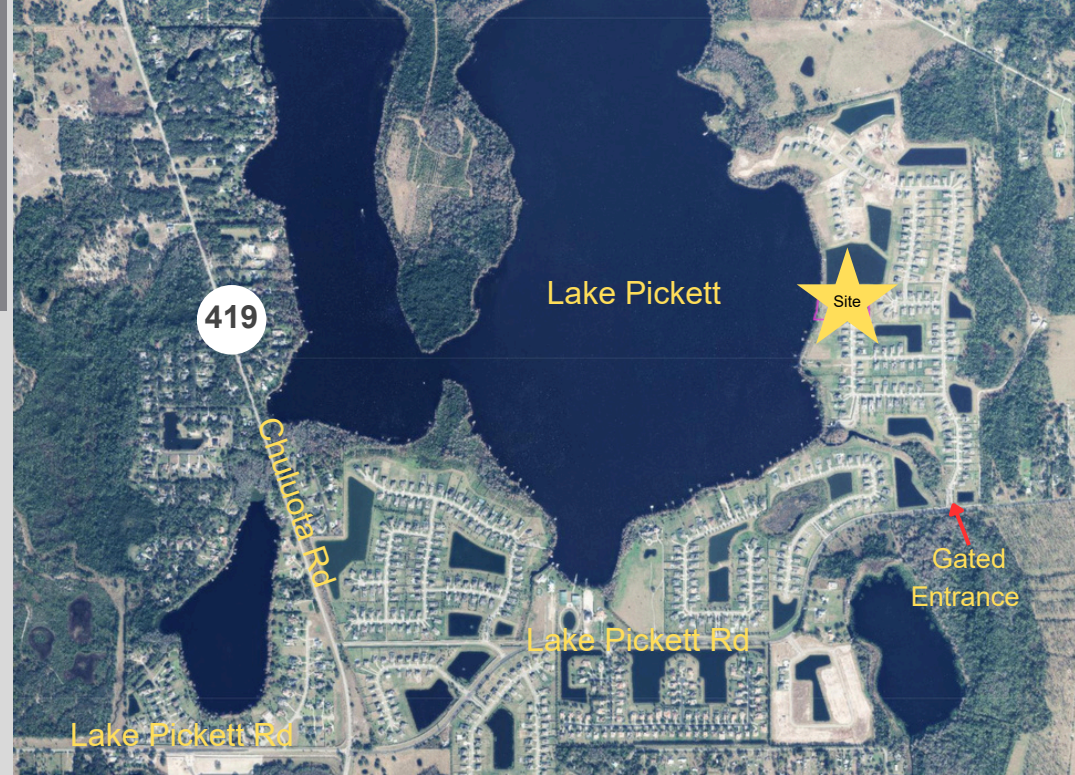


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Key Highlights

- Fully Approved Construction Plans (Orange County)
- Utilities Approved with Engineering Fees Paid (OCU)
Plans Fully Released – Ready for Immediate Site Work
- Shovel-Ready Status – Minimal remaining steps to commence development
- Located within Gated Community with Full Amenity Access
- Exempt from Standard HOA Dues & Architectural Review (Seller Rights)
- Premium Water-Oriented Lot Mix – 3 lakefront lots + additional pond-adjacent homesites
- Low Execution Risk – Environmental, geotechnical, and engineering completed
- Strong Exit Economics – Significant upside to finished product



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Path to Development

- Plans already stamped and released
- Pre-construction meeting with County
- Immediate site mobilization and horizontal development
- Final Plat recorded upon completion of infrastructure (standard process)
No re-entitlement or redesign required

Due Diligence Summary

- Phase I Environmental: No recognized environmental conditions
- Geotechnical Report: Soils suitable for standard residential construction
- Stormwater & Drainage: Engineered and compliant with master system
- Utilities: Water connection approved; no offsite infrastructure constraints



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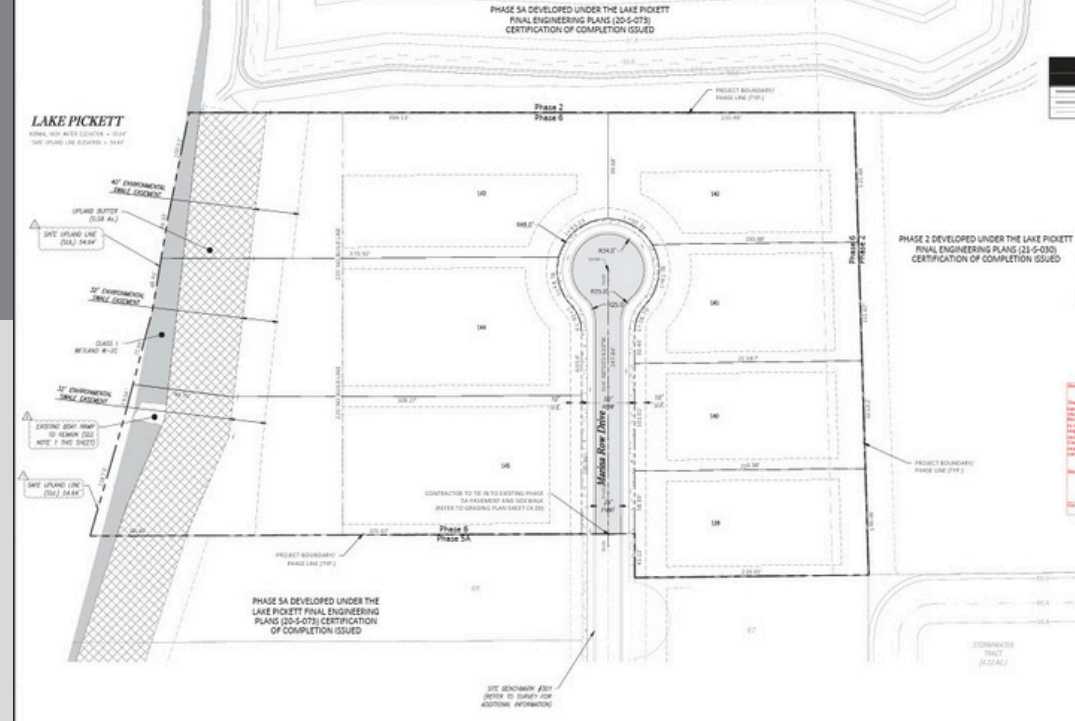
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Development Summary

- Total Site Area: ±6.1 Acres
- Proposed Lots: 7 Single-Family Residential Homesites
 - 3 Direct Lakefront Lots (Lake Pickett), including one with a private concrete boat ramp
 - 1 Dual Water-Front Lot (Lake + Pond) (Premier Lot)
 - 1 Pond-Front Cul-de-Sac Lot
 - 1 Interior Cul-de-Sac Lot
 - 2 Interior Lots
- Access: Via Marina Row Drive (Sunset Preserve)
- Homesites are thoughtfully designed with a premium mix of lakefront, pond-front, and cul-de-sac configurations, including multiple high-impact “premier” lots, supporting differentiated product and enhanced end-value potential.

Entitlements & Approvals

- Orange County Public Works: Approved (valid through Feb 2027)
- Orange County Utilities: Approved
- Utilities Engineering Fees: Paid & Processed
- Construction Plans: Stamped and Approved



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Lot Breakdown & Conceptuals

- Lot 145 – Lakefront | Private Concrete Boat Ramp (Premier Lot)
- Lot 144 – Lakefront | Cul-de-Sac
- Lot 143 – Lakefront | Pond Front | Cul-de-Sac (Premier Lot)
- Lot 142 – Pond Front | Cul-de-Sac
- Lot 141 – Interior | Cul-de-Sac
- Lot 140 – Interior
- Lot 139 – Interior

■ Enhanced Build Program (Lakefront Lots)

- Lakefront homesites have been intentionally designed and approved with expanded buildable pad areas, supporting larger home footprints and enhanced lake-oriented positioning compared to typical homesites within Sunset Preserve.
- This provides the ability to deliver:
 - Larger, higher-end lakefront residences
 - Enhanced site layouts and outdoor living configurations
 - This design allows for a differentiated lakefront product with greater scale and market positioning relative to surrounding inventory and custom homes.



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Existing Neighborhood Amenities

- Property is within Sunset Preserve gated community and benefits by providing full amenity access without standard HOA costs or architectural restrictions.
- Community boat ramp and dock, pavilion, and playground gives you easy access to beautiful and private Lake Pickett.





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Offering Summary

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- This opportunity delivers a rare combination of immediate execution capability, premium water-oriented homesites, and a unique cost advantage through exemption from HOA dues and architectural control.
- Gated community product without HOA cost burden or ARC constraints
- Premium water-oriented homesite mix (lakefront + pond adjacency) on private Lake Pickett
- High-certainty entitlement and engineering completion
- Immediate execution capability
- Ideal for builders seeking efficient, quick-turn horizontal development with differentiated product and enhanced margin profile.

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