

# 2011 Rayburn Street, Orlando, FL 32824



**Eshenbaugh**  
**LAND COMPANY**  
The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire a 4.59+ acre potential development site located at 2011 Rayburn Street, in Orlando, Florida within Orange County. The property is currently zoned for non-agricultural usage but has a future land use of Low-Medium Density Residential. The site offers a small footprint suitable for a potential Planned Development for an alternative use, which would be more compatible with the area. The property also contains an estimated 1.39+ acres of known wetlands.

Property has been walked and seemingly the water table has shifted noting Cypress trees are in a state of decay due to wetland appearing to no longer exist. Wetland Delineation study will likely show property is high and dry.

## LOCATION DESCRIPTION

The property is located just west of Boggy Creek Rd. and north of Tradeport Ave, providing convenient access to one of Orlando's primarily industrial and commuter corridors. The site benefits from proximity to the Orlando International Airport and to established / new industrial properties in the south Orlando market.

## PROPERTY SIZE

4.59 Acres

## ZONING

A-2

## PARCEL ID

06-24-30-7268-00-900

## PRICE

Contact Broker

## BROKER CONTACT INFO

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# Demographics Map & Report

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,594	26,801	127,296
Average Age	42.4	39.5	40.2
Average Age (Male)	44.9	39.9	38.9
Average Age (Female)	46.8	40.3	41.2

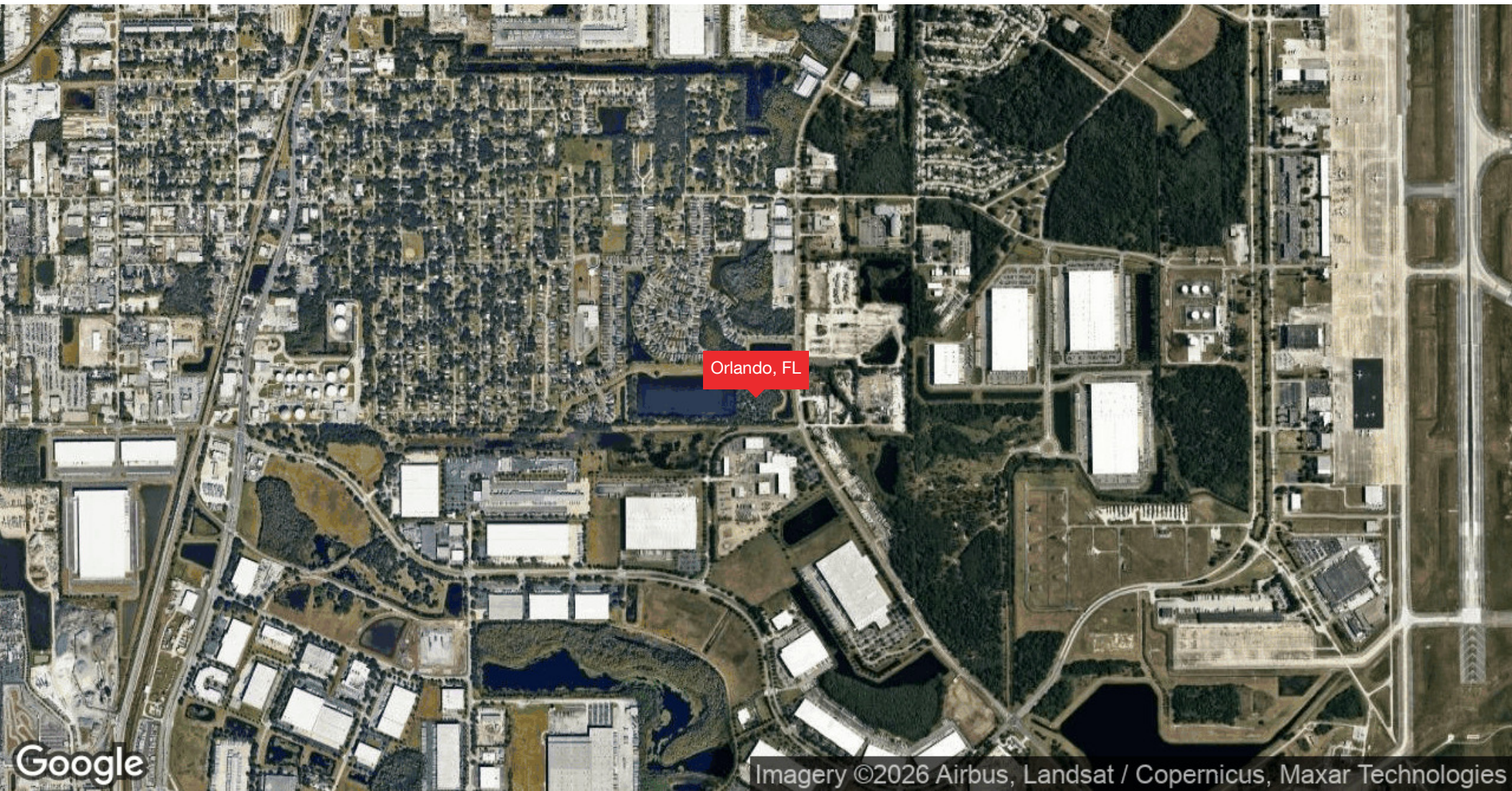
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	909	8,906	43,258
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$75,274	\$100,626	\$95,832
Average House Value	\$251,832	\$357,574	\$408,673

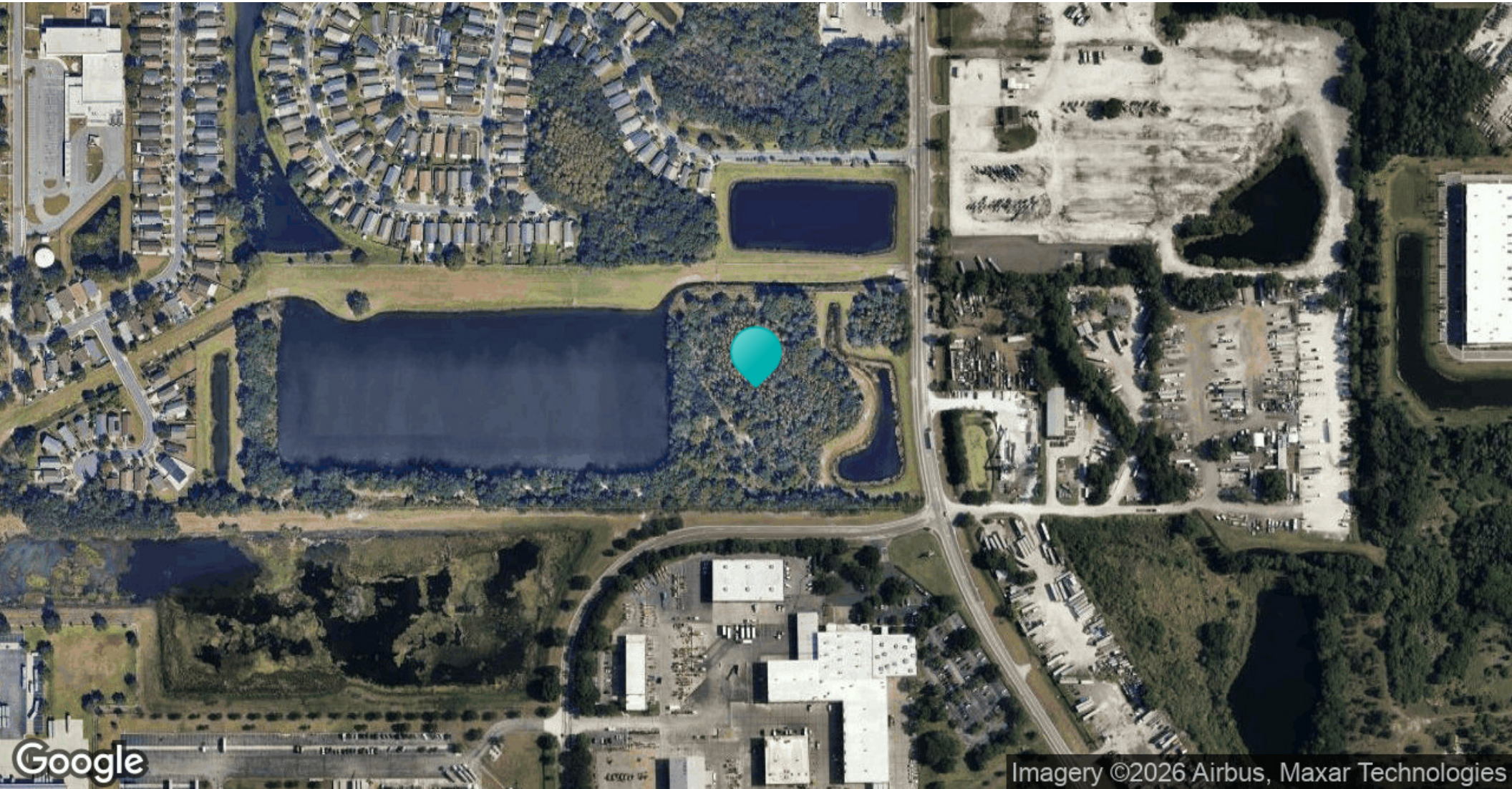
2023 American Community Survey (ACS)



# Regional Map



# Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



## Your Advisors



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Questions | Give us a call or drop us an email



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