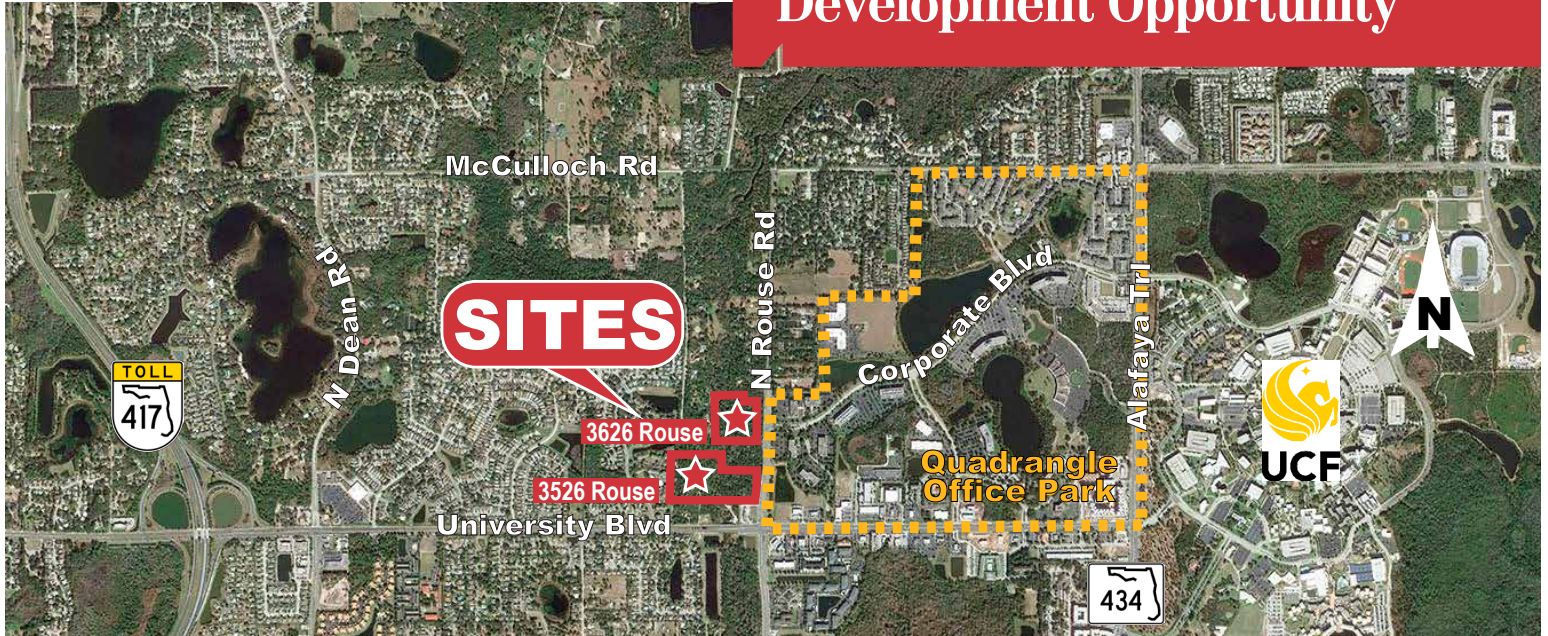


For Sale

8.2± & 12.36± Acre Residential Development Opportunity



For Sale \$2,600,000
 20.56± Acres Gross • \$126,460 /Acre

3526 & 3626 Rouse Road, Orlando, Florida 32817

Property Features

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



For more information:

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ppartyka@realvest.com

3526 & 3626 Rouse Road
Orlando, Florida 32817

For Sale

**8.2± & 12.36± Acre Residential
Development Opportunity**



- Quadrangle Office Park**
- 01 Quadrangle
 - 02 Dover Bldg
 - 03 University Ctr
 - 04 Cragg Bldg
 - 05 3505 Lake Lynda Dr
 - 06 University Corp Ctr III
 - 07 University Corp Ctr II
 - 08 Siemens
 - 09 University Corp Ctr
 - 10 Quad III
 - 11 Quad II
 - 12 Siemens

SITES

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,667	84,456	225,019
Daytime Population	9,049	40,649	89,227
Total Households	3,637	37,465	80,694
Median Household Income	\$32,579	\$50,551	\$50,718
Average Household Income	\$45,399	\$64,357	\$64,971

