

For Sale

### Condo/Multi-Family Development Site



### 473 South Keller Road

Maitland, Florida 32810

### **Property Features**

- Fully permitted for 50 condos on Lake Shadow
- Full set of plans for 3 six-story buildings
- First floor is covered parking 1 per unit under cover and 1 per unit outside parking
- Floors 2 5 average 2,100 SF; Floor 6 average 2,200 SF
- School concurrency and approved by Orange County School Board
- Zoning allows up to 60 units/acre; can be redesigned for apartments
- Total parcel 4.74 acres; uplands 2.72 acres
- 60 units / upland acre

Sale Price: \$3,750,000



For more information:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 +1 407 875 9989

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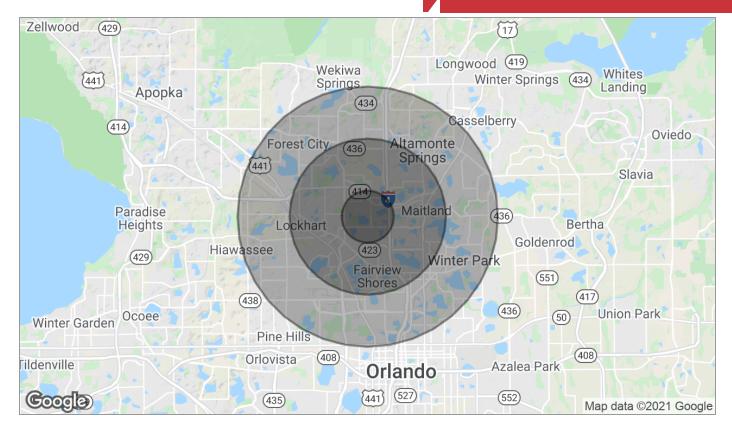
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,528	85,131	236,508
MEDIAN AGE	33.3	36.2	36.7
MEDIAN AGE (MALE)	33.2	35.0	35.1
MEDIAN AGE (FEMALE)	32.6	37.8	38.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,613	34,639	93,973
# OF PERSONS PER HH	2.1	2.5	2.5
AVERAGE HH INCOME	\$60,148	\$68,231	\$73,738
AVERAGE HOUSE VALUE	\$196,620	\$256,057	\$296,765

<sup>\*</sup> Demographic data derived from 2010 US Census

