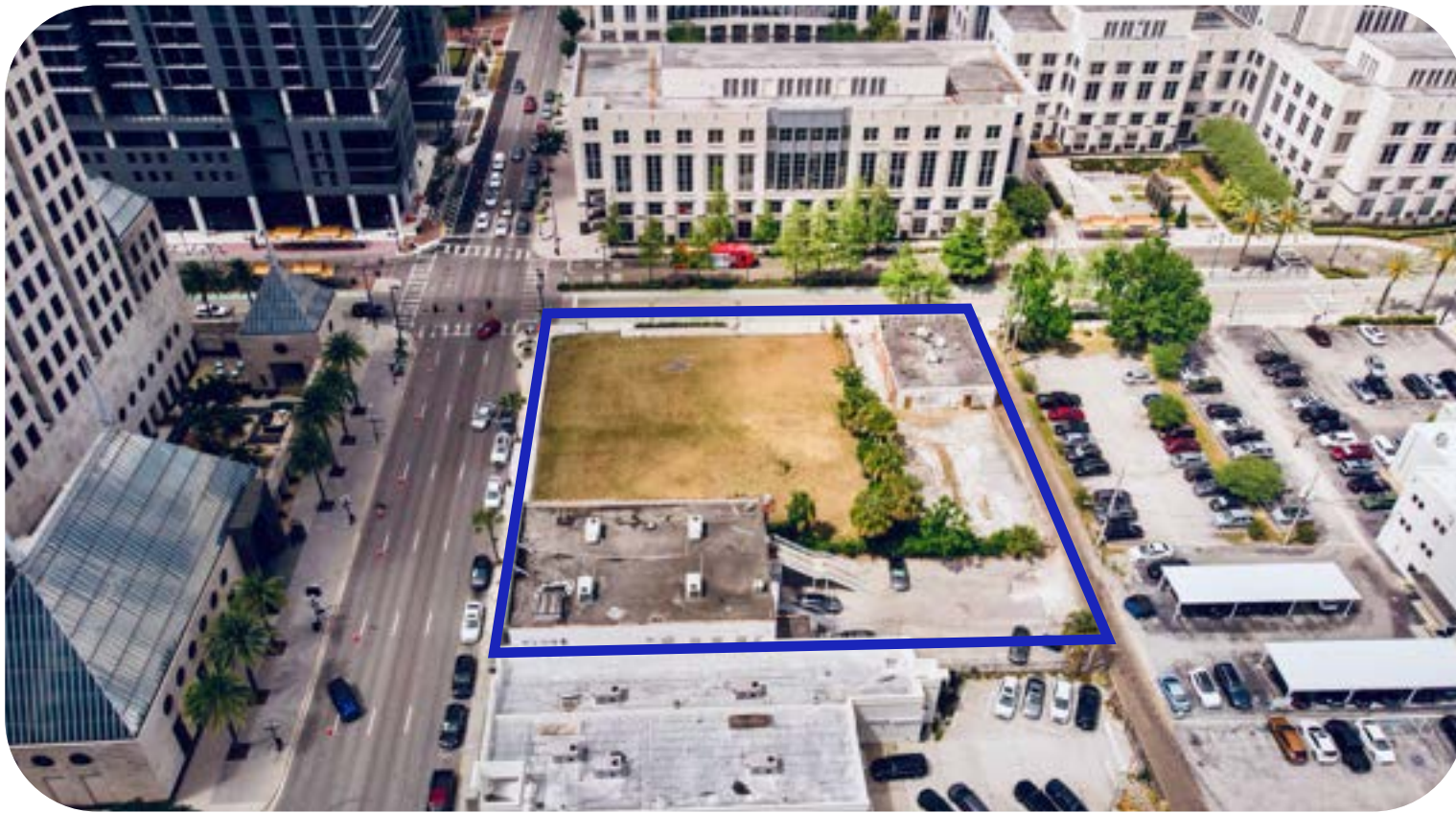


# FOR SALE

389 ORANGE AVE, ORLANDO, FL





# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.

## CONTACT

### **MIGUEL PINTO**

CEO / Managing Broker

305.570.2600

Miguel@apexcapitalrealty.com

### **FELIPE ESCOBAR**

Commercial Advisor

305.985.9295.

Felipe@apexcapitalrealty.com

305 570 2600

APEXCAPITALREALTY.COM

INFO@APEXCAPITALREALTY.COM

# EXECUTIVE SUMMARY

**389 ORANGE AVE, ORLANDO, FL, 32801**

APEX Capital Realty is proud to exclusively introduce an unparalleled investment opportunity in the heart of Orlando! Nestled within the vibrant cityscape, this expansive 44,706 square feet of prime land offers a remarkable canvas for ambitious development endeavors. Strategically zoned to accommodate a staggering 400 units per acre, this rare gem presents an exceptional chance to shape the skyline with a visionary residential project.

Orlando, known for its development-friendly environment, provides an ideal backdrop for realizing bold visions and bringing transformative projects to life. The city's supportive policies, streamlined permitting processes, and commitment to fostering growth make it a prime destination for forward-thinking developers.

<b>Site Size</b>	44,706 SF (1.03 acres)
<b>Unit Count</b>	424 Residential Units
<b>FAA Approved Height</b>	450 FT
<b>Gross Development SF</b>	402,354 SF
<b>Zoning</b>	AC-3A/T
<b>Asking Price</b>	\$11,700,000



# ZONING HIGHLIGHTS



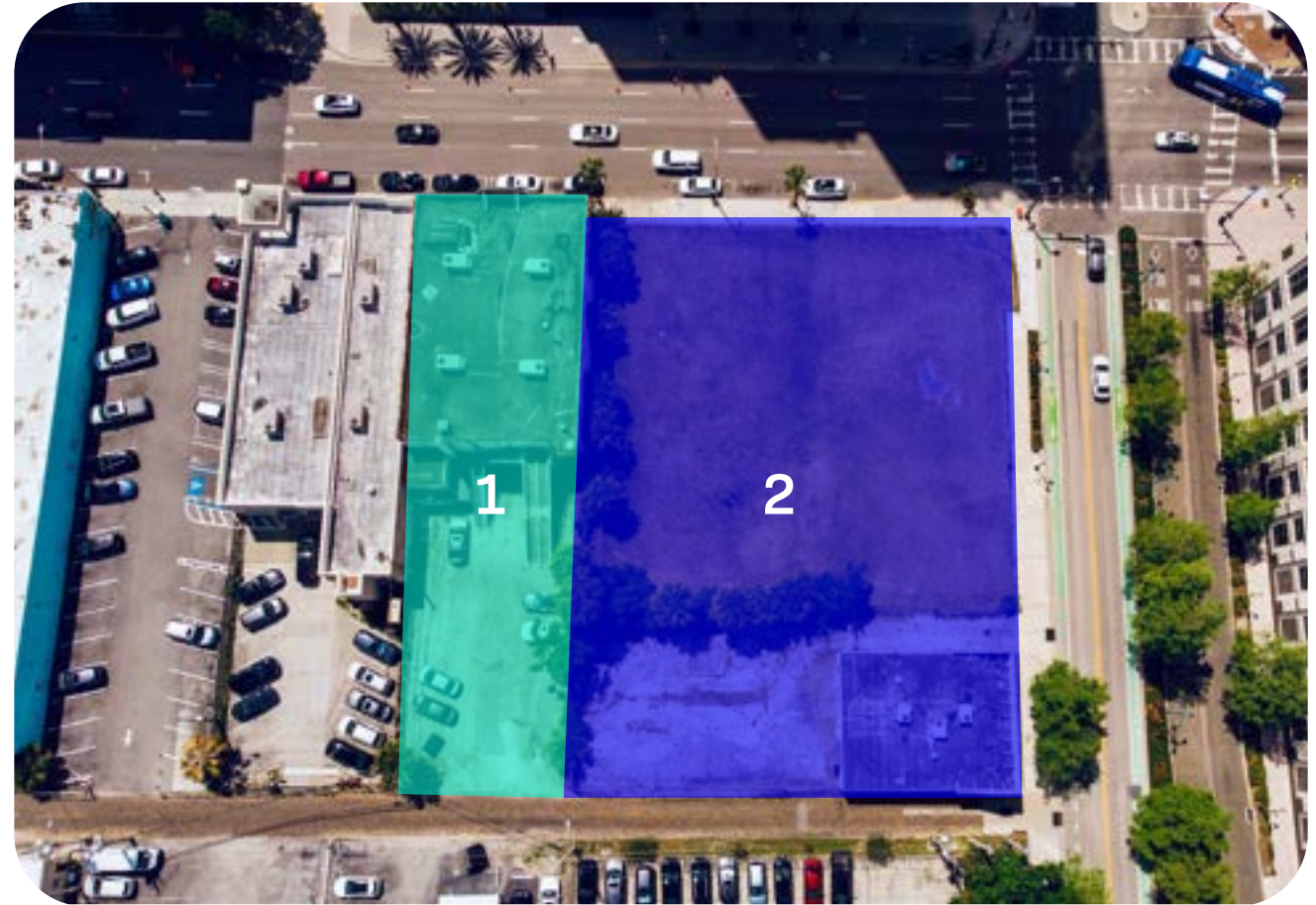
## BY RIGHT

Height	450 FT
Density	206 Units
Zoning	AC-3A/T
Buildable Area	178,824 SF

## MAXIMUM

Height	450 FT
Density	424 Units
Zoning	AC-3A/T
Buildable Area	402,354 SF

# ASSEMBLAGE OVERVIEW



No.	Property Address	Folio	Property Type	Buding Size	Lot Size	Zoning
1	367 N Orange Ave	26-22-29-1724-00-031	COVERED LAND	10,811 SF	12,270 SF	AC-3A/T
2	30 E Livingston St	26-22-29-0021-01-000	COVERED LAND	2,488 SF	32,436 SF	AC-3A/T
<b>Total</b>				<b>13,299 SF</b>	<b>44,706 SF</b>	

# BIRD'S EYE VIEW

N ORANGE AVE 213' FEET

E LIVINGSTON ST FRONTAGE 201' FEET

ALLEY 207' FEET



# DEVELOPMENT MAP



**MODERA**

**505 CHATHAM AVE**  
(Proposed)



**SOCIETY ORLANDO**

**434 N ORANGE AVE**  
Office/Retail  
(Proposed)



**SUBJECT SITE**



**CHURCH ST PLAZA**

**225 S GARLAND AVE**  
**234 RESIDENTIAL**  
(In Construction)



**CAMDEN LAKE EOLA**

**520 E CHURCH ST**  
**CONDO BUILDING**  
(Proposed)



**VIVE ON LAKE EOLA**

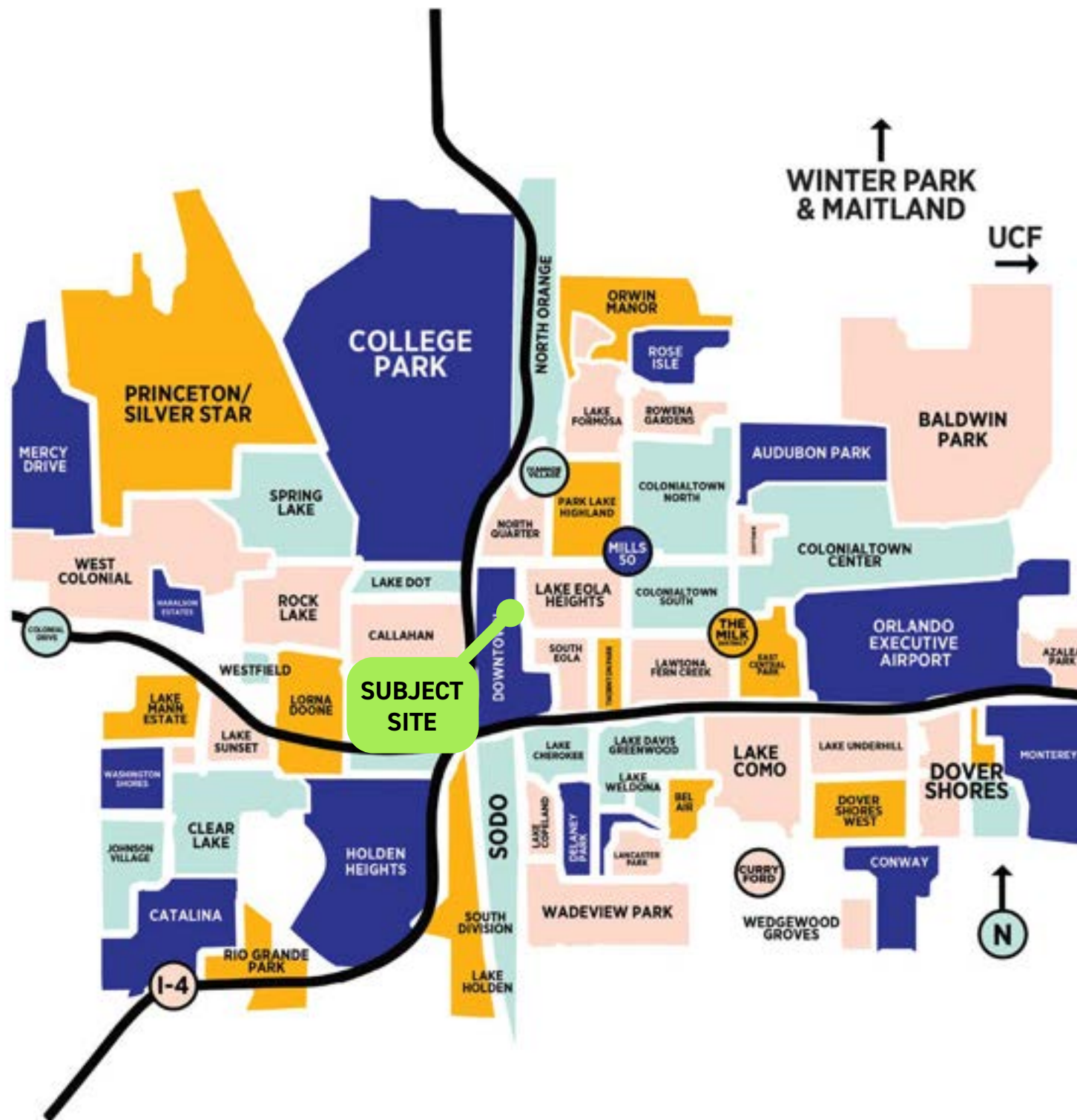
**205 S Eola Dr**  
**OFFICE & RETAIL**  
(Proposed)



**CITI TOWER**

**101 LAKE AVE**  
**MIXED-USE**  
(Proposed)

# LOCATION MAP





# RENT COMPARABLES

Bedrooms					Average
Studio	The Julian - \$3.22	MAA Robinson - \$3.24	N/A	Society - \$4.05	<b>\$3.50</b>
1 Bedroom	The Julian - \$2.54	MAA Robinson - \$2.98	Amelia Court - \$2.51	Society - \$3.68	<b>\$2.93</b>
2 Bedrooms	The Julian - \$2	MAA Robinson - \$2.48	Amelia Court - \$1.82	Society - \$3.53	<b>\$2.46</b>
3 Bedrooms	The Julian - \$2.26	\$0.00	Amelia Court - \$1.66	Society - \$3.51	<b>\$2.48</b>

\* Rates represented are averages of asking rates. Rates can vary based on views and floor height, rates do not include move in incentives which are trending depending on the project around 1/2 to 1 month of free rent. Analysis does not include additional charges like pet, parking, etc. Rates as of January 1, 2024. Comps selected include: Buildings built after 2015 with 200 units + with market rate pricing.



# CREATIVE VILLAGE

Creative Village is one of the newest districts in downtown Orlando. Uniting Orlando's deep education, technology, and digital media sectors, it is home to UCF Downtown and the Valencia College Downtown Campus, and it will welcome EA Tiburon's new headquarters in 2021.

Creative Village adds learn to the live/work/play mix, delivering an urban innovation district that supports a synergistic and dynamic blend of preschool through higher education, mixed-income residential, student housing, office space and creative studios, retail, restaurants, and park space.

Opportunity is growing on the west side of Orlando's downtown. Creative Village, the transformation of 68-acres of land into a mixed-use Innovation District, provides residents with new paths to education, careers, business, housing and community.

This \$2 billion public-private partnership is a shared vision for our community to ensure that our city's kids have access to quality education in their neighborhood, which can lead to a high-quality job in their neighborhood, which ultimately provides them with the opportunity to raise a family in their neighborhood.

- a place where businesses can expand, with access to a quality workforce and thousands of potential customers right outside their window.
- a place where quality housing for all income levels is a reality.
- a path to ideas, to innovation, to access, to opportunity, and to a shared experience.



# LAKE EOLA

As a designated historic district, Lake Eola Heights is one of downtown Orlando's oldest and most architecturally diverse, predominantly residential neighborhoods.

Stroll along the shady, tree-lined streets and you'll see a mix of Craftsman, Mediterranean Revival, Colonial Revival, and frame vernacular residences that blend with Art Deco and traditional homes, as well as established condominiums.

Lake Eola Park is located in the heart of Downtown Orlando, with a sidewalk that circles the lake 0.9 miles in length, making it easy for visitors to keep track of their walking or running distances.



# SPORTS ENTERTAINMENT DISTRICT

This exciting mixed-use development project adjacent to Kia Center on 8.43 acres will include several structures, a festival plaza space, approximately 200,000 sq. ft. of office space, 100,000 sq. ft. of retail space, a 250-room luxury hotel with expo center, 300 residential units, 80,000 sq. ft. for event space, and 2,300 integrated smart parking spaces.



An aerial photograph of a city street intersection. The scene is dominated by modern, multi-story buildings with glass facades and grid-like window patterns. In the center of the intersection is a large, rectangular lot that appears to be under construction or recently cleared, with some dirt and sparse vegetation. The streets are paved and have visible crosswalks. There are some palm trees and other greenery scattered throughout the urban environment. The overall atmosphere is that of a bustling, modern city center.

# CONTACT US

**MIGUEL PINTO**

CEO / MANAGING BROKER

305 570 2600

[Miguel@apexcapitalrealty.com](mailto:Miguel@apexcapitalrealty.com)

**FELIPE ESCOBAR**

COMMERCIAL ADVISOR

305 985 9295

[Felipe@apexcapitalrealty.com](mailto:Felipe@apexcapitalrealty.com)