



Orlando 13 Acre Development Tract

11274 Fangorn Rd, Orlando, Florida 32825

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PROPERTY OVERVIEW



Sale Price

\$895,000

Property Overview

Introducing a rare opportunity for residential development in the prime Orlando area. This expansive property, zoned A-2 with a future land use designation of LDR, is strategically positioned for lucrative investment potential. With generous land expanse, this site offers the ideal canvas for crafting a low-density residential community, allowing up to 4 units per acre, tailored to meet the growing demand in the desirable Orlando market. Don't miss out on the chance to shape the future of this sought-after location with a property that holds immense potential for a diverse array of residential possibilities.

Offering Summary

Acreage:	13.61 Acres
Price / Acre:	\$65,760
State:	Florida
City:	Orlando
County:	Orange
Property Type:	Development Land

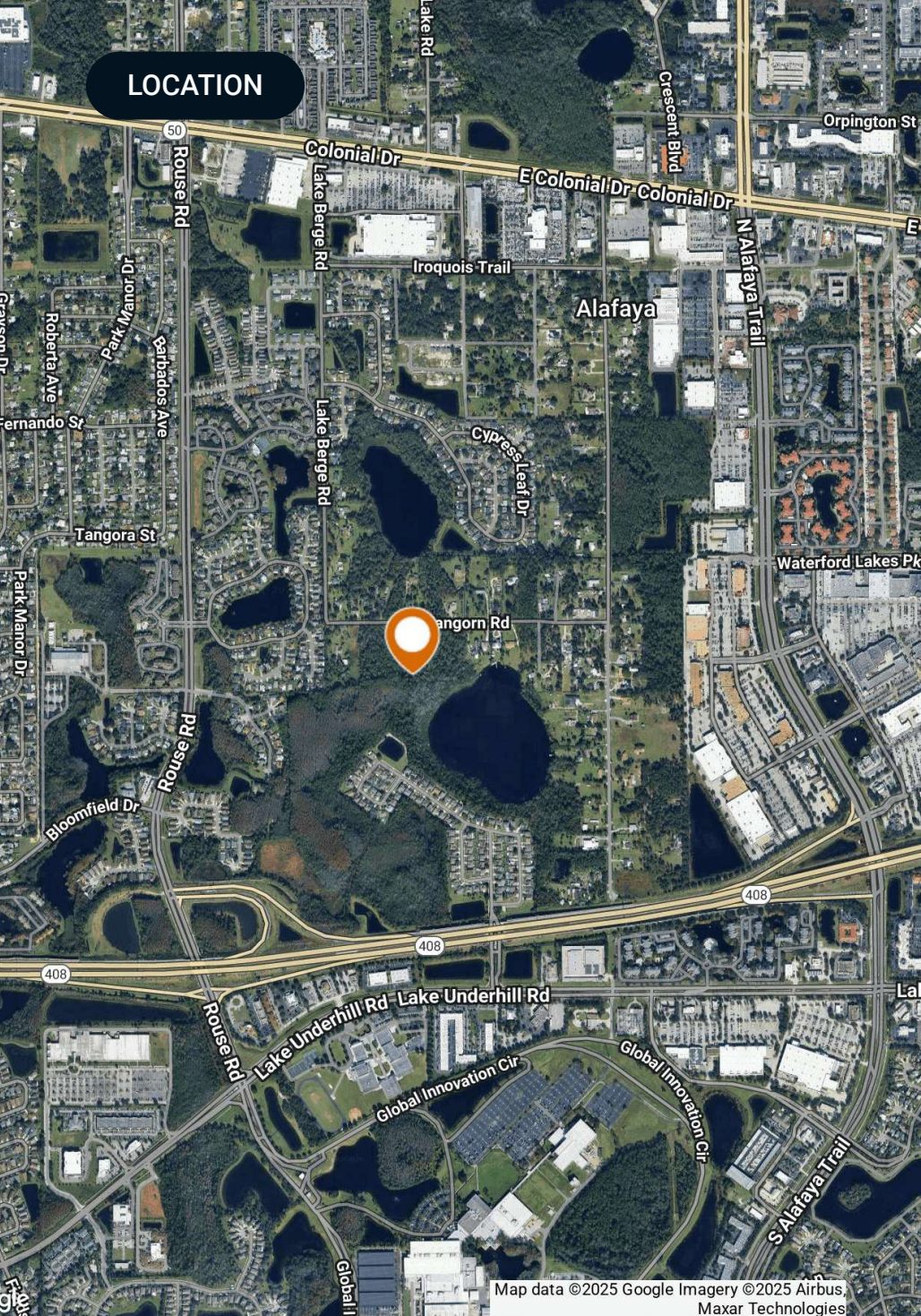
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	6.38/7.23
Zoning / FLU:	Zoning: A-2 FLU: LDR (Allows up to 4 units per acre)
Lake Frontage / Water Features:	This property has frontage on Lake Kehoe
Water Source & Utilities:	Water is about 1300 ft away at the corner of Fangorn Rd and O'Berry Hoover Rd. Sewer is about 1/2 mile away at the corner of Lake Berge Rd and Cypress Leaf Drive
Road Frontage:	970 Ft (Fangorn Rd)
Nearest Point of Interest:	Home Depot: .5 Mile Walmart: .75 Mile Target: 1 Mile CVS: 1 Mile University High School: 1.5 Miles Riverdale Elementary School: 2 Miles Valencia College: 2.1 Miles
Current Use:	Vacant Land
Land Cover:	Pine Flatwoods
Structures & Year Built:	N/A

LOCATION



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

Location & Driving Directions

Parcel: 21-22-31-0000-00-101

GPS: 28.5556465, -81.2173139

Driving Directions:

From Orlando take E Colonial Dr
(Highway 50) East
Take Lake Berge Rd south for about
3/4 mile and turn left on to Fangorn
Rd
Follow Fangorn Rd for about 300 ft
and the property will be on the south
side of the road

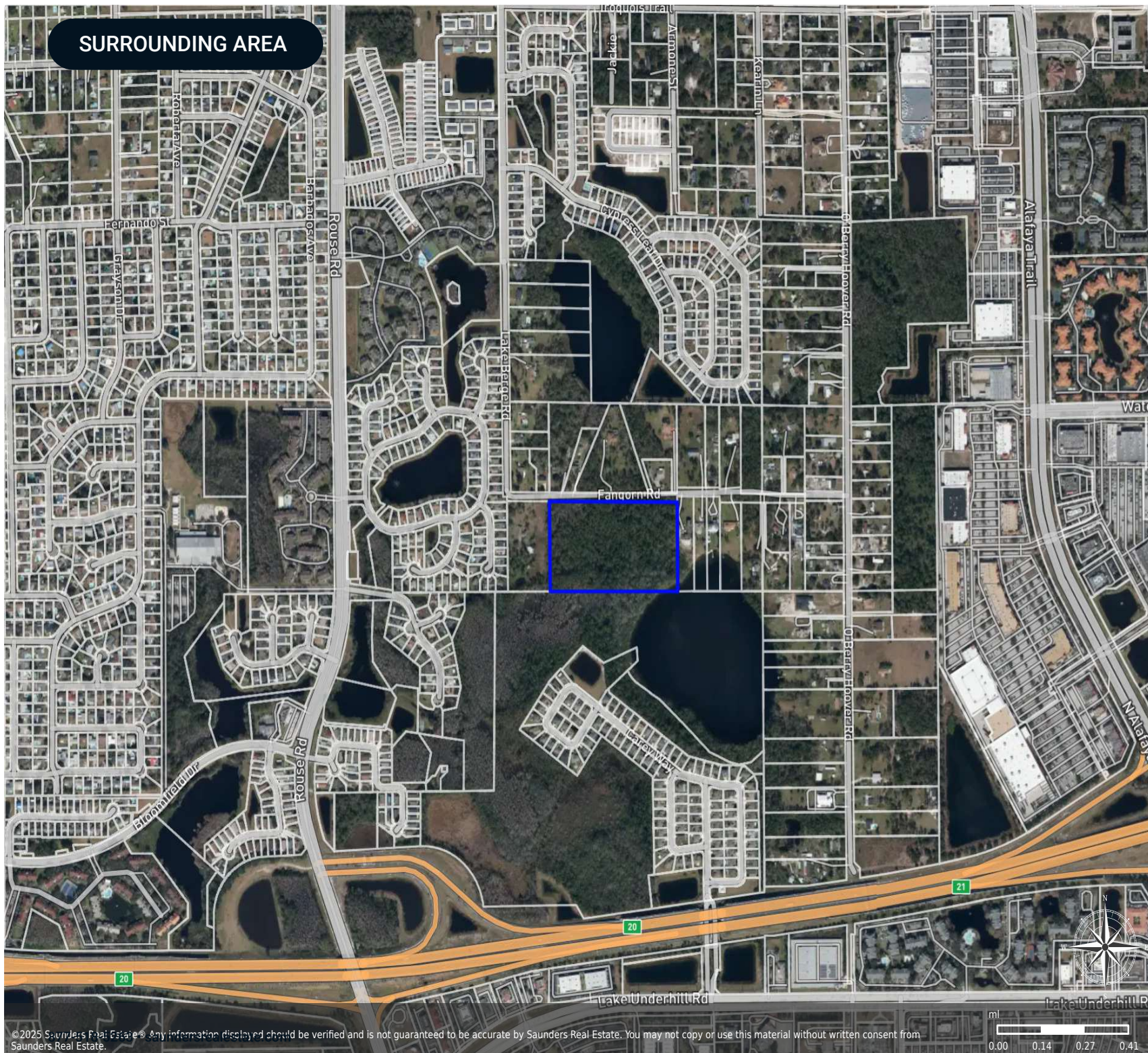
Showing Instructions:

Contact Agent

SURROUNDING AREA

Orlando 13

- Polygon
- Parcel



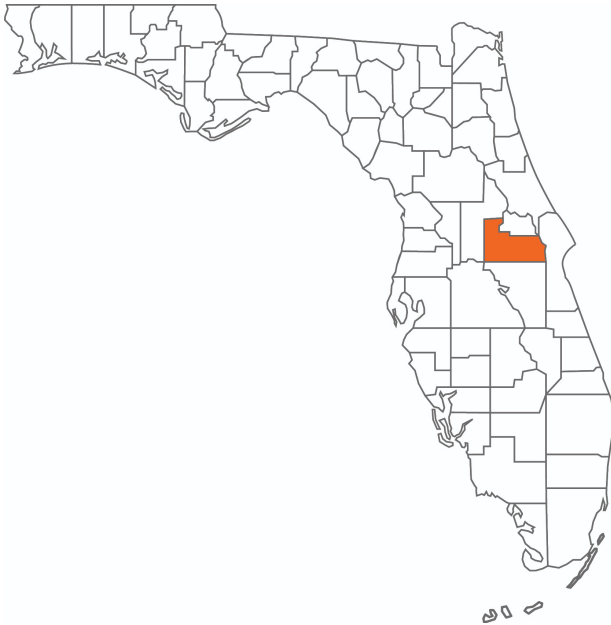
ADDITIONAL PHOTOS





Orange County

FLORIDA



Founded	1824	Density	1,534.6 (2019)
County Seat	Orlando	Population	1,497,941 (2023)
Area	908 sq. mi.	Website	orangecountyfl.net

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.



Orlando

ORANGE COUNTY

Founded 1875

Population 323,217 (2023)

Area 100.6 sq mi

Website orlando.gov

Major Employers

- Walt Disney World Resort
- Advent Health
- Universal Orlando Resort
- Orange County Public Schools
- University of Central Florida

Primarily driven by tourism, notable events, and convention traffic, Orlando is one of the most-visited cities around the world. In 2021 alone, the city drew more than 59 million visitors. The two largest and most internationally renowned tourist attractions in Orlando are the Walt Disney World Resort and the Universal Orlando Resort. Opened by the Walt Disney Company in 1971, the Walt Disney World Resort is located about 21 miles (34 km) southwest of downtown Orlando in Bay Lake. The Universal Orlando Resort opened in 1990 as a significant expansion of Universal Studios Florida, the only theme park inside Orlando city limits.

Downtown Orlando is home to most of the city's major cultural sites like the Orlando Museum of Art and Dr. Phillips Center for the Performing Arts. Bustling nightlife, bars, and clubs are also located in downtown Orlando, while most attractions are along International Drive, like the Wheel at ICON Park Orlando. Additionally, Orlando is one of the busiest American cities for conferences and conventions, with the Orange County Convention Center recognized as the second-largest convention facility in the United States.



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