



FOR SALE

5176 Busby Ave

Orlando, FL 32810

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Glenn Booker

855.452.0263 x254

glenn.booker@expcommercial.com

FOR SALE | Table of Contents

Orlando, FL 32810

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Glenn Booker

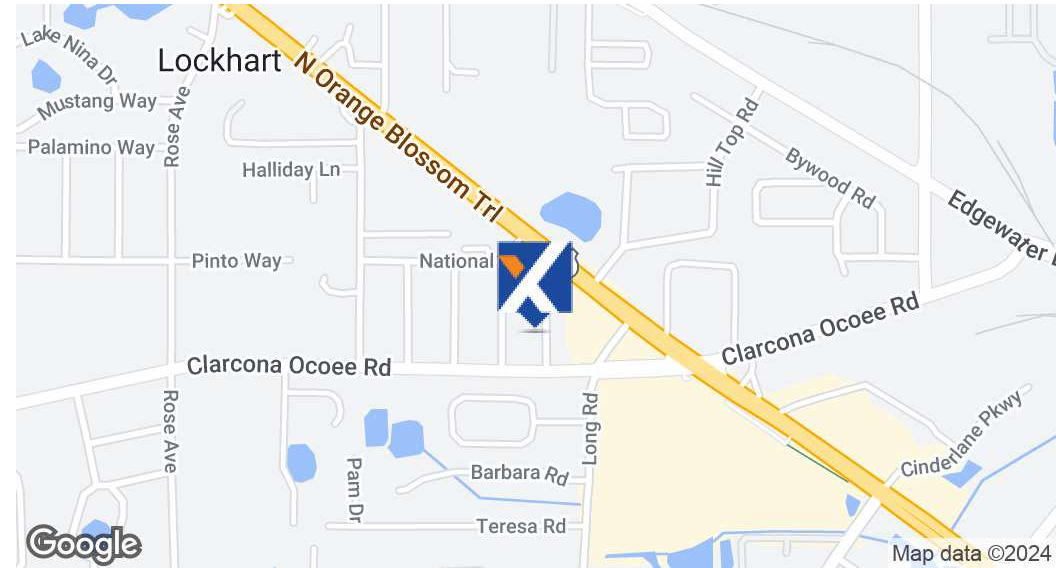
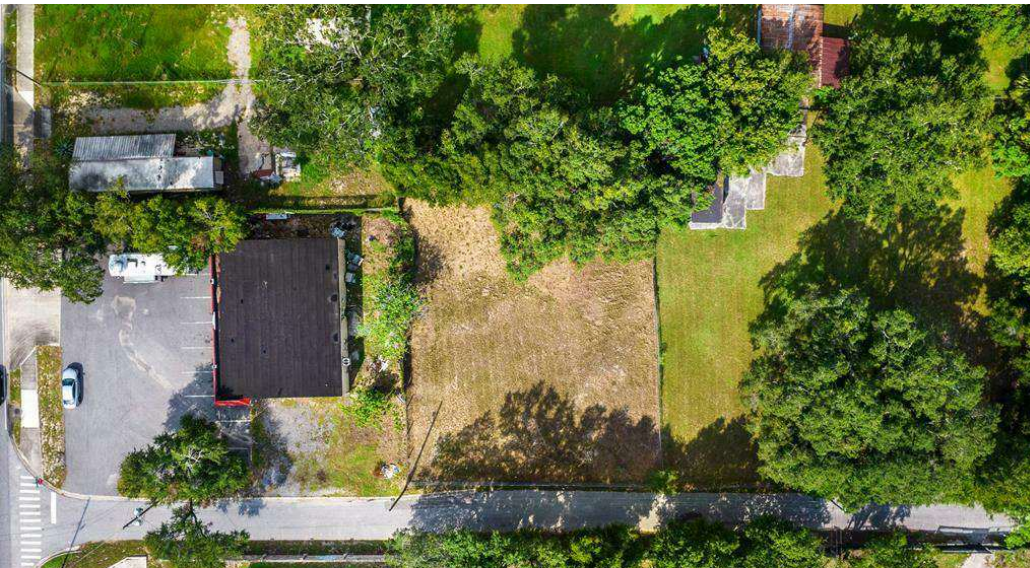
855.452.0263 x254

glenn.booker@expcommercial.com



FOR SALE | Executive Summary

Orlando, FL 32810



Sale Price

\$275,000

OFFERING SUMMARY

Lot Size:	13,748 SF
Zoning:	C-3
Market:	Orlando

PROPERTY OVERVIEW

This thriving business district provides ample opportunity for your business to progress to new heights. This vacant land's high visibility and easy access grants you access to numerous residential and commercial clients and customers. Acquire this piece of land and enjoy the cashflow of extending your business' footprint. Give us a call at 470-363-9936 and we can discuss your future use!

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,841	39,122	108,699
Total Population	15,881	104,267	278,810
Average HH Income	\$54,430	\$62,373	\$67,607

Glenn Booker

855.452.0263 x254

glenn.booker@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Property Description

Orlando, FL 32810



PROPERTY DESCRIPTION

This thriving business district provides ample opportunity for your business to progress to new heights. This vacant land's high visibility and easy access grants you access to numerous residential and commercial clients and customers. Acquire this piece of land and enjoy the cashflow of extending your business' footprint. Give us a call at 470-363-9936 and we can discuss your future use!

LOCATION DESCRIPTION

Located between the major roads Clarcona- Ocoee Road (26,000 AADT) and Orange Blossom Trail (27,000 AADT).

SITE DESCRIPTION

This 1/3 acre is zoned C-3.

Cleared and gated vacant land.

Ideal for parking and storage of transportation vehicles, furniture, machinery and equipment.

This is the perfect location to build a warehouse or small self-storage facility.

This is a fantastic location to add a cellular or radio tower.

This site is also permitted for alternative energy devices like wind turbines and solar panels.

Glenn Booker

855.452.0263 x254

glenn.booker@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Additional Photos

Orlando, FL 32810



Glenn Booker

855.452.0263 x254

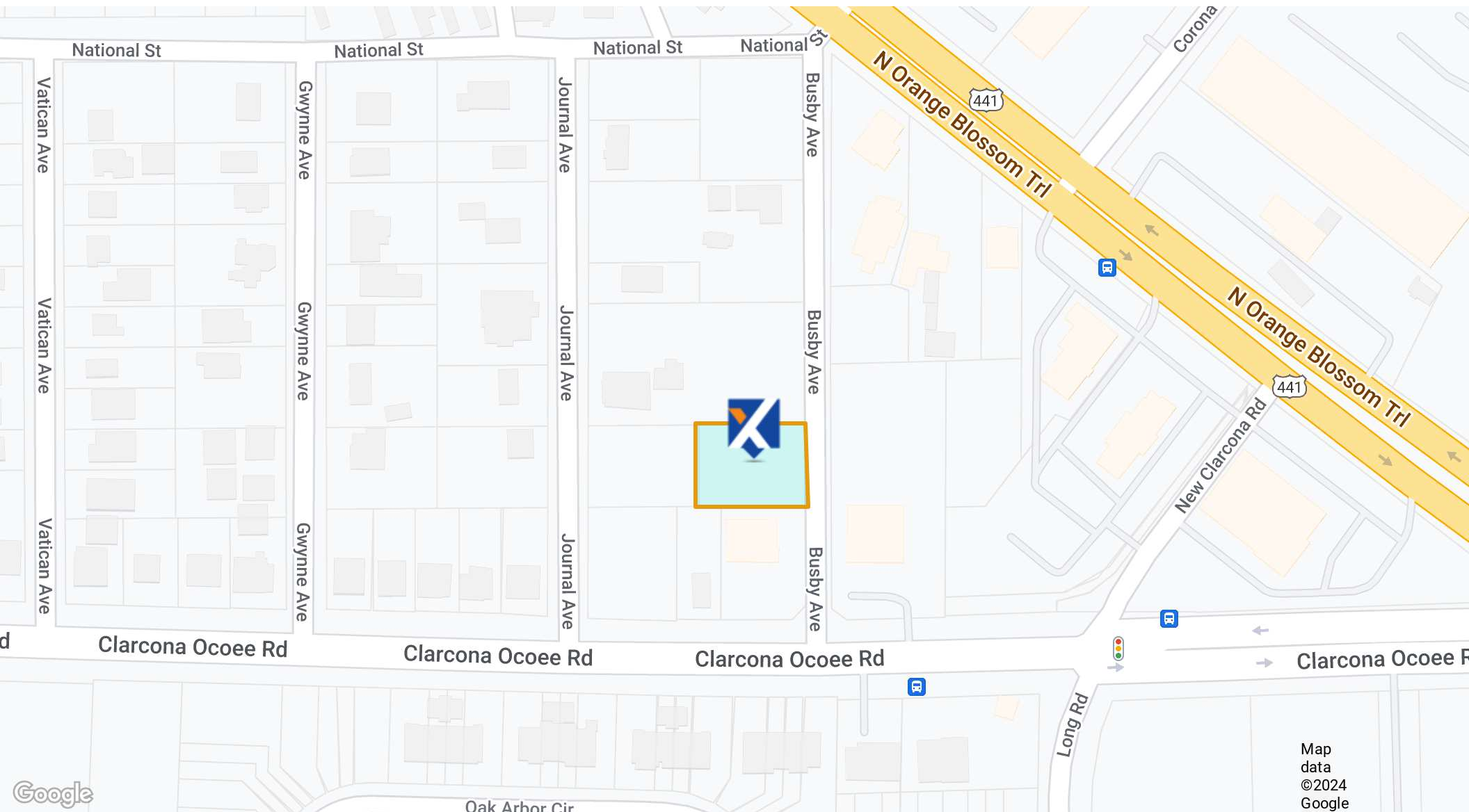
glenn.booker@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Location Map

Orlando, FL 32810



Map
data
©2024
Google

Glenn Booker

855.452.0263 x254

glenn.booker@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

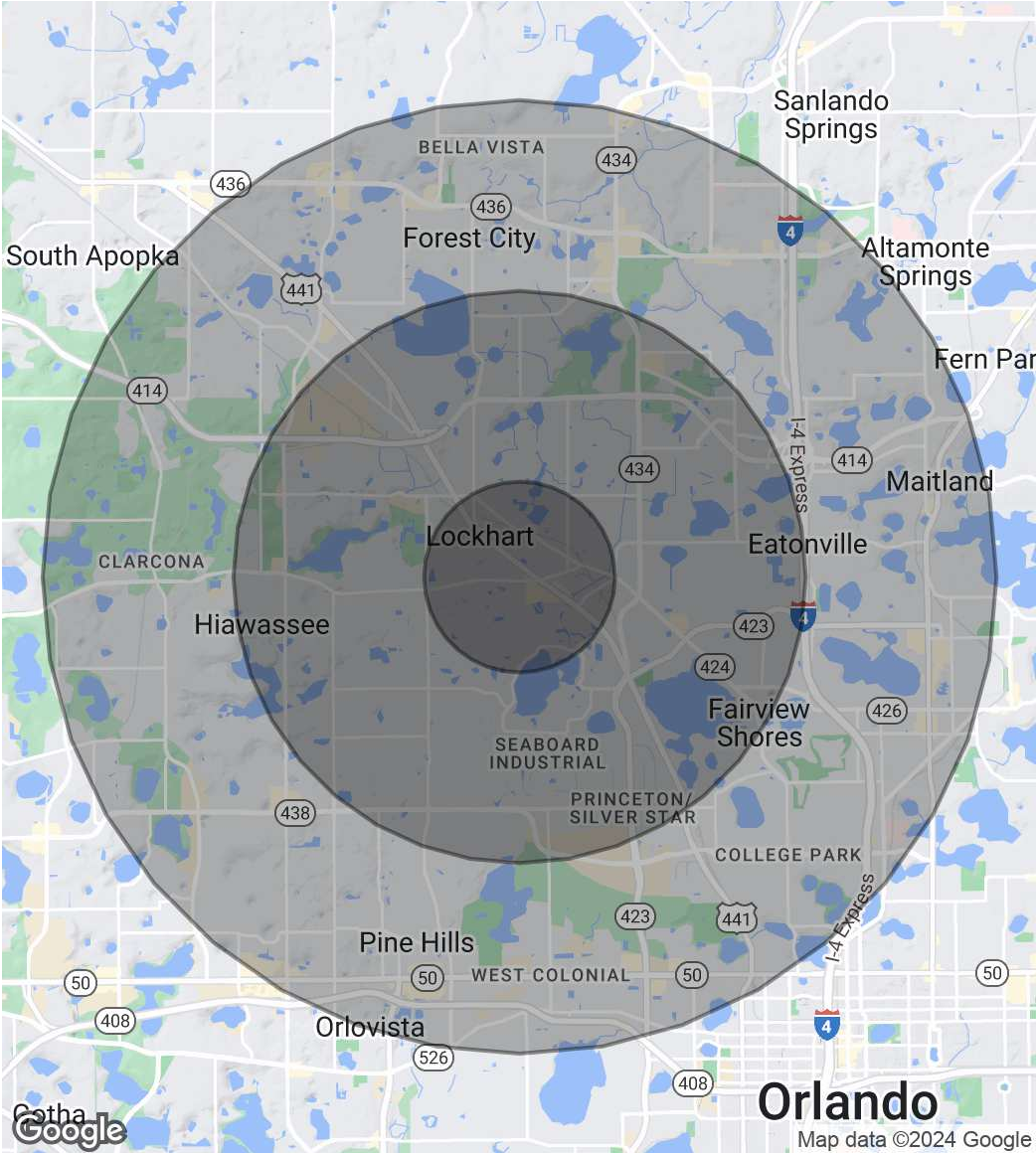
FOR SALE | Demographics Map & Report

Orlando, FL 32810

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,881	104,267	278,810
Average Age	32.9	34.3	36.4
Average Age (Male)	33.2	33.8	35.2
Average Age (Female)	34.2	35.1	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,841	39,122	108,699
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$54,430	\$62,373	\$67,607
Average House Value	\$124,361	\$172,392	\$209,860

2020 American Community Survey (ACS)



Glenn Booker

855.452.0263 x254

glenn.booker@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Thank You

Orlando, FL 32810



GLENN BOOKER

Commercial Real Estate

glenn.booker@expcommercial.com

Direct: **855.452.0263 x254** | Cell: **470.363.9936**

Florida #3510187

PROFESSIONAL BACKGROUND

Meet Glenn, the real estate maven with a journey as vibrant as the Florida sun! Hailing from the Garden State, he danced his way through 20 years in the peachy charm of Georgia, to basking in the Floridian dream state. With over 6 years of property management and leasing expertise, Glenn is on a mission to unveil the secret path to investors' utopian properties and turbocharge their ROI.

Now at the helm of the EXP Commercial juggernaut, Glenn captains over 100 commercial real estate virtuosos, all set to sprinkle the magic of impeccable service across the sunshine-soaked landscape of Florida! We don't just deal in real estate; we craft experiences that feel like a vacation for your investment needs.

Specializing in multi-family and hospitality assets, we're your go-to guides for the Orlando and surrounding markets. Recently, we've expanded our repertoire to include retail lease negotiations, playing matchmaker for tenants and landlords, and conducting property/business evaluations from Jacksonville to Miami.

Thanks to our global network of over 85,000 agents and brokers, we're not just a team; we're a real estate symphony, harmonizing results that sing profitability for all our clients. At EXP Commercial, LLC, we speak the language of motivation, fluently. From site selection to market analysis, backed by state-of-the-art technology and marketing, we're not here to just make deals; we're here to make your profits dance.

Now, if you're looking to part ways with a multifamily community or hotel, or if you know someone who is, give us a shout!

eXp Commercial
10752 DEERWOOD PARK BOULEVARD SUITE 100
Jacksonville, FL 32256
855.452.0263

Glenn Booker

855.452.0263 x254

glenn.booker@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.