

Zoning Map Snapshot™

Prepared Date: May 19, 2026



PROPERTY OVERVIEW




Property Address	1234 S. Main, Orlando, FL. Orange County
Parcel ID	29-23-24-7332-00-050
Parcel Size	0.30 Acres
Current Zoning	A-2 Agricultural
Road Frontage	Observable paved road frontage present
Apparent Access	Property appears to maintain observable roadway access
Landlocked Conditions	No obvious landlocked conditions observable from mapping review
Easement Influence	No major observable access easements identified from preliminary mapping review
Current Property Taxes	\$2,845/year
Last Recorded Sale	\$185,000 – 2021
Assessed Value	\$129,000

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Observable Zoning & Use Considerations

Observable Condition	Preliminary Observation
Residential Compatibility	Property zoning appears generally consistent with residential-type uses common within the surrounding area.
Agricultural Flexibility	Observable zoning classification may support certain agricultural or rural property uses depending on jurisdictional requirements.
Commercial Use Considerations	Certain commercial or higher-intensity uses may require additional zoning or permitting review.
Development Density Considerations	Future development intensity may be limited by zoning classification, setbacks, environmental factors, or infrastructure availability.
Access & Infrastructure Considerations	Future usability may depend on utility access, driveway permitting, drainage review, and jurisdictional approvals.

Zoning Constraint Outlook

Constraint Level	Interpretation
 Lower Observable Zoning Constraints	Observable zoning classification, roadway access, and surrounding development patterns appear generally supportive of flexible future property use consistent with the surrounding area.
 Moderate Observable Zoning Constraints	Certain observable zoning limitations, permitting considerations, setback requirements, access conditions, or infrastructure factors may require additional jurisdictional review depending on intended property use.
 Elevated Observable Zoning Constraints	Observable zoning restrictions, access limitations, surrounding land-use conflicts, environmental factors, or permitting complexity may significantly impact future development flexibility or intended property use.

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Zoning & Property Influence Factors

Observable Factor

Relative Influence

Current Zoning Flexibility	Moderate
Observable Property Access	Favorable
Potential Permitting Complexity	Moderate
Infrastructure & Utility Considerations	Moderate

Preliminary Interpretation Summary

Based on publicly available zoning, land use, and property mapping information, the property appears generally consistent with surrounding observable development patterns within the area. While certain property uses may appear more compatible than others under the current zoning classification, future development flexibility may still depend on setbacks, access, utilities, environmental conditions, permitting requirements, and jurisdictional approvals. This report is intended to help simplify some of the bigger zoning and land-use considerations before spending additional time and money moving deeper into the due diligence process.

Important Notice

This report is intended solely as a preliminary observational zoning and land-use snapshot based on publicly available mapping and jurisdictional information. Observable conditions, zoning classifications, permitted uses, setbacks, access conditions, utility availability, environmental factors, and development requirements should be independently verified directly with the governing jurisdiction and appropriate professionals prior to purchase or development decisions.