

FOR SALE

11± ACRES – OUTPARCELS AVAILABLE

**SWC STATE ROAD 520
&
MAXIM PARKWAY**

WEDGEFIELD, ORLANDO
ORANGE COUNTY, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION:	SWC of State Road 520 and Maxim Parkway Orlando, Orange County, Florida			
DESCRIPTION:	11± acres located at the entrance to the Wedgefield Subdivision, one of the fastest growing communities in Orange County with a population of over 6700+. The Wedgefield subdivision spans an approximate 15 square mile area and is also host to a championship 18 hole golf course.			
PRICE:	\$2,400,000			
OUTPARCELS:	Available – Pricing to be determined based on size of parcel and location			
ZONING:	C-1, per Orange County Property Appraiser			
UTILITIES/ RETENTION:	There is a 10-inch water main along SR 520 (front) and gravity sewer along the rear. Utility provider is Pluris Utilities Wedgefield.			
2022 TRAFFIC COUNTS:	AADT per Orange County Traffic Engineering			
	State Road 520 (1.5 miles south of Colonial Dr.)	18,304		
	Maxim Parkway (350 ft W of SR 520)	10,176		
2023 ESTIMATED DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	
	Population	3,405	7,670	22,162
	Median HH Income	\$80,812	\$100,304	\$96,672
	Average HH Income	\$102,494	\$103,759	\$106,751
COMMENTS:	Outstanding location for grocery store, fast food restaurants, retail, auto parts stores, tire store, oil lube, bank, preschool, office or church.			

MACON PARKWAY

**ALL OR PART
OUTPARCELS
AVAILABLE**

STATE ROAD 520

**OUTPARCELS
AVAILABLE**

MAXIM PARKWAY



E COLONIAL DRIVE



STATE ROAD 520

Parcel Report for 01-23-32-7597-22-060

Courtesy Rick Singh, CFA, Orange County Property Appraiser

St Johns River
Water Mgt
District 80
111.5 acres +



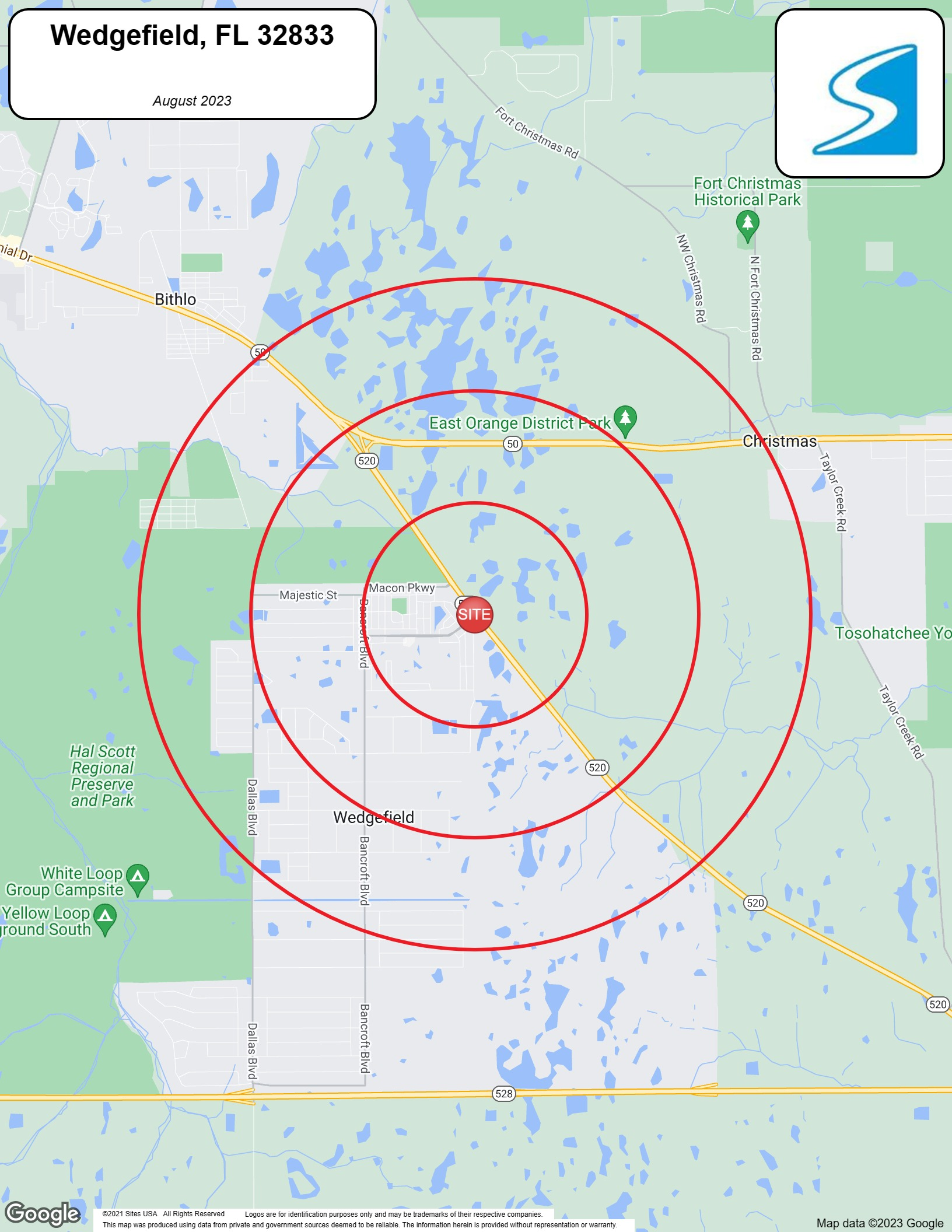
Created: 6/9/2014

This map is for reference only and is not a survey.

OCPA Web Map		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course	
	Major Roads		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course
	Public Roads		Brick Road		Lot Line		Governmental/Institutional/Misc		Waste Land		Lakes and Rivers
	Gated Roads		Rail Road		Residential		Commercial/Industrial/Vacant Land		County Boundary		Building
	Road Under Construction		Proposed SunRail		Agriculture		Agricultural Curtilage		Parks		Hospital

Wedgefield, FL 32833

August 2023



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5139/-81.0623

State Road 520 & Maxim Parkway Wedgefield, FL		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		3,405	7,670	22,162
2028 Projected Population		4,221	10,154	27,821
2020 Census Population		3,122	7,033	20,658
2010 Census Population		2,792	6,096	16,290
Projected Annual Growth 2023 to 2028		4.8%	6.5%	5.1%
Historical Annual Growth 2010 to 2023		1.7%	2.0%	2.8%
Households				
2023 Estimated Households		1,257	2,728	7,718
2028 Projected Households		1,654	3,808	10,219
2020 Census Households		1,140	2,479	7,130
2010 Census Households		958	2,092	5,516
Projected Annual Growth 2023 to 2028		6.3%	7.9%	6.5%
Historical Annual Growth 2010 to 2023		2.4%	2.3%	3.1%
Age				
2023 Est. Population Under 10 Years		9.4%	10.0%	11.3%
2023 Est. Population 10 to 19 Years		10.2%	11.1%	12.3%
2023 Est. Population 20 to 29 Years		9.2%	9.0%	10.9%
2023 Est. Population 30 to 44 Years		23.8%	24.0%	24.8%
2023 Est. Population 45 to 59 Years		23.7%	23.8%	21.6%
2023 Est. Population 60 to 74 Years		18.6%	17.4%	15.0%
2023 Est. Population 75 Years or Over		5.1%	4.7%	4.1%
2023 Est. Median Age		42.5	41.7	38.7
Marital Status & Gender				
2023 Est. Male Population		49.3%	50.0%	50.8%
2023 Est. Female Population		50.7%	50.0%	49.2%
2023 Est. Never Married		26.0%	27.1%	31.1%
2023 Est. Now Married		51.3%	54.8%	52.5%
2023 Est. Separated or Divorced		15.9%	12.2%	11.7%
2023 Est. Widowed		6.8%	6.0%	4.6%
Income				
2023 Est. HH Income \$200,000 or More		5.8%	10.2%	12.1%
2023 Est. HH Income \$150,000 to \$199,999		9.9%	14.4%	13.4%
2023 Est. HH Income \$100,000 to \$149,999		19.3%	22.6%	20.7%
2023 Est. HH Income \$75,000 to \$99,999		17.2%	14.8%	15.6%
2023 Est. HH Income \$50,000 to \$74,999		27.7%	20.4%	16.0%
2023 Est. HH Income \$35,000 to \$49,999		7.0%	4.7%	5.9%
2023 Est. HH Income \$25,000 to \$34,999		7.1%	4.6%	4.5%
2023 Est. HH Income \$15,000 to \$24,999		1.4%	2.3%	6.1%
2023 Est. HH Income Under \$15,000		4.5%	6.0%	5.7%
2023 Est. Average Household Income		\$102,494	\$103,759	\$106,751
2023 Est. Median Household Income		\$80,812	\$100,304	\$96,672
2023 Est. Per Capita Income		\$37,834	\$36,903	\$37,176
2023 Est. Total Businesses		103	297	899
2023 Est. Total Employees		351	965	3,290

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State Road 520 & Maxim Parkway Wedgefield, FL		1 mi radius	3 mi radius	5 mi radius
Race				
2023 Est. White		58.1%	58.8%	59.6%
2023 Est. Black		13.8%	13.4%	11.9%
2023 Est. Asian or Pacific Islander		6.1%	5.3%	5.2%
2023 Est. American Indian or Alaska Native		0.6%	0.4%	0.4%
2023 Est. Other Races		21.4%	22.0%	22.9%
Hispanic				
2023 Est. Hispanic Population		960	2,195	6,484
2023 Est. Hispanic Population		28.2%	28.6%	29.3%
2028 Proj. Hispanic Population		28.3%	28.5%	29.1%
2020 Hispanic Population		32.0%	33.0%	36.7%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		2,602	5,759	15,887
2023 Est. Elementary (Grade Level 0 to 8)		3.1%	3.2%	2.8%
2023 Est. Some High School (Grade Level 9 to 11)		5.3%	6.2%	4.6%
2023 Est. High School Graduate		25.4%	23.8%	23.5%
2023 Est. Some College		20.2%	19.4%	18.7%
2023 Est. Associate Degree Only		10.3%	12.8%	13.0%
2023 Est. Bachelor Degree Only		22.5%	21.7%	22.1%
2023 Est. Graduate Degree		13.2%	12.9%	15.4%
Housing				
2023 Est. Total Housing Units		1,370	3,057	8,731
2023 Est. Owner-Occupied		78.9%	75.9%	67.3%
2023 Est. Renter-Occupied		12.8%	13.4%	21.1%
2023 Est. Vacant Housing		8.3%	10.8%	11.6%
Homes Built by Year				
2023 Homes Built 2010 or later		4.8%	6.8%	10.6%
2023 Homes Built 2000 to 2009		31.4%	38.6%	41.4%
2023 Homes Built 1990 to 1999		20.4%	14.4%	10.5%
2023 Homes Built 1980 to 1989		28.4%	22.9%	15.8%
2023 Homes Built 1970 to 1979		4.4%	3.6%	4.7%
2023 Homes Built 1960 to 1969		0.6%	1.0%	1.5%
2023 Homes Built 1950 to 1959		1.1%	0.9%	2.0%
2023 Homes Built Before 1949		0.6%	0.9%	1.8%
Home Values				
2023 Home Value \$1,000,000 or More		1.1%	1.0%	1.3%
2023 Home Value \$500,000 to \$999,999		6.4%	12.6%	16.0%
2023 Home Value \$400,000 to \$499,999		12.9%	14.9%	15.4%
2023 Home Value \$300,000 to \$399,999		21.6%	23.2%	27.0%
2023 Home Value \$200,000 to \$299,999		44.3%	36.1%	26.1%
2023 Home Value \$150,000 to \$199,999		3.4%	3.5%	4.6%
2023 Home Value \$100,000 to \$149,999		3.2%	2.7%	3.8%
2023 Home Value \$50,000 to \$99,999		1.1%	1.2%	2.3%
2023 Home Value \$25,000 to \$49,999		2.9%	2.4%	1.5%
2023 Home Value Under \$25,000		3.0%	2.4%	2.0%
2023 Median Home Value		\$285,831	\$316,074	\$335,009
2023 Median Rent		\$1,476	\$1,781	\$1,533

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	2,868	6,374	17,970
2023 Est. Civilian Employed	60.3%	62.1%	71.2%
2023 Est. Civilian Unemployed	0.5%	0.7%	0.9%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	39.2%	37.2%	27.9%
2023 Labor Force Males	49.0%	49.6%	50.0%
2023 Labor Force Females	51.0%	50.4%	50.0%
Occupation			
2023 Occupation: Population Age 16 Years or Over	1,730	3,957	12,794
2023 Mgmt, Business, & Financial Operations	21.1%	25.1%	23.4%
2023 Professional, Related	20.9%	21.0%	25.2%
2023 Service	11.2%	12.8%	14.1%
2023 Sales, Office	31.8%	25.9%	23.5%
2023 Farming, Fishing, Forestry	-	0.1%	0.2%
2023 Construction, Extraction, Maintenance	7.8%	8.1%	7.4%
2023 Production, Transport, Material Moving	7.1%	6.9%	6.3%
2023 White Collar Workers	73.8%	72.1%	72.0%
2023 Blue Collar Workers	26.2%	27.9%	28.0%
Transportation to Work			
2023 Drive to Work Alone	64.6%	67.0%	63.3%
2023 Drive to Work in Carpool	7.1%	7.2%	6.5%
2023 Travel to Work by Public Transportation	-	0.3%	0.8%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	-	0.4%	1.0%
2023 Other Means	1.9%	1.0%	0.9%
2023 Work at Home	26.4%	24.1%	27.5%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	3.3%	3.8%	7.8%
2023 Travel to Work in 15 to 29 Minutes	29.8%	27.8%	32.8%
2023 Travel to Work in 30 to 59 Minutes	52.2%	54.9%	50.0%
2023 Travel to Work in 60 Minutes or More	14.7%	13.6%	9.5%
2023 Average Travel Time to Work	31.9	32.1	30.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$91.24 M	\$199.56 M	\$571.17 M
2023 Est. Apparel	\$3.21 M	\$7.11 M	\$20.49 M
2023 Est. Contributions, Gifts	\$5.16 M	\$11.66 M	\$33.64 M
2023 Est. Education, Reading	\$2.85 M	\$6.76 M	\$19.76 M
2023 Est. Entertainment	\$5.22 M	\$11.56 M	\$33.05 M
2023 Est. Food, Beverages, Tobacco	\$13.97 M	\$30.28 M	\$86.58 M
2023 Est. Furnishings, Equipment	\$3.25 M	\$7.18 M	\$20.49 M
2023 Est. Health Care, Insurance	\$8.43 M	\$18.11 M	\$51.31 M
2023 Est. Household Operations, Shelter, Utilities	\$29.26 M	\$63.72 M	\$182.86 M
2023 Est. Miscellaneous Expenses	\$1.73 M	\$3.79 M	\$10.82 M
2023 Est. Personal Care	\$1.22 M	\$2.68 M	\$7.67 M
2023 Est. Transportation	\$16.93 M	\$36.71 M	\$104.49 M

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