

FOR LEASE

EIGHT (8) COMMERCIAL OUTPARCELS

**LEE VISTA BOULEVARD
&
ECONLOCKHATCHEE TRAIL**

ORANGE COUNTY
ORLANDO, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: Intersection of Lee Vista Boulevard & Econlockhatchee Trail
Orlando, Orange County, Florida

DESCRIPTION: Eight (8) outparcels located at the signalized intersection of Lee Vista Blvd & Econlockhatchee Trail. The sites are located at all four corners of the intersection.

OUTPARCELS:

	SIZE	Sales Price	Lease Price
LOT 1	1.52±	SOLD!	Amazing Explorers!
LOT 2	.98±	Not For Sale	\$60,000 YEAR (NNN)
LOT 3	1.0±	Not For Sale	\$110,000 YEAR (NNN)
LOT 4	.86±	Not For Sale	\$90,000 YEAR (NNN)
LOT 5	1.0±	LEASE PENDING	LEASE PENDING
LOT 7	1.45±	LEASED!!	McDonald's Coming Soon!
LOT 8	1.42±	Not For Sale	\$100,000 YEAR (NNN)
LOT 9	1.42±	Not For Sale	\$115,000 YEAR (NNN)
LOT 10	.62±	Not For Sale	\$50,000 YEAR (NNN)

** Please see Aerials and Conceptual Site Plan for outparcel layout **

ZONING: PD – Commercial, City of Orlando

RETENTION: Master stormwater retention is available for all outparcels

2022 TRAFFIC COUNTS: AADT per Orange County Traffic Engineering

Lee Vista Boulevard **25,464**
(Narcoossee Road to SR 417)

Econlockhatchee Trail **11,674**
(.75 miles north of Lee Vista Blvd.)

**2023 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	6,805	24,817	58,002
Median HH Income	\$96,305	\$85,581	\$83,617
Average HH Income	\$124,844	\$97,436	\$93,337

COMMENTS: Outstanding locations for drug stores, banks, strip centers, restaurants, auto parts stores, mini-storage, charter schools or offices.

**CrownTree Lakes
Apartments**



LOT 2

LOT 3

LOT 4

**LEASE
PENDING**

Wawa



**COMING
SOON!**

**300
Apartment
Units**

LOT 8

LOT 9

Econlockhatchee Trail



LOT 10

Lee Vista Blvd

**Lee Vista Square
Townhomes**





CrownTree Lakes
Apartments

300 Apt
Units

Available
Outparcels

Beltway
Commerce
Center

Lee Vista Blvd

Odyssey
Middle
School

Tivoli
Garden
Townhomes

Lee Vista
Square
Townhomes

SR 417 - Toll Rd

Planned
4,300 Units

CVS

7-Eleven

Walgreens

ALDI

FAIRWINDS

STAPLES

McDonald's

DOLLAR TREE

Party City

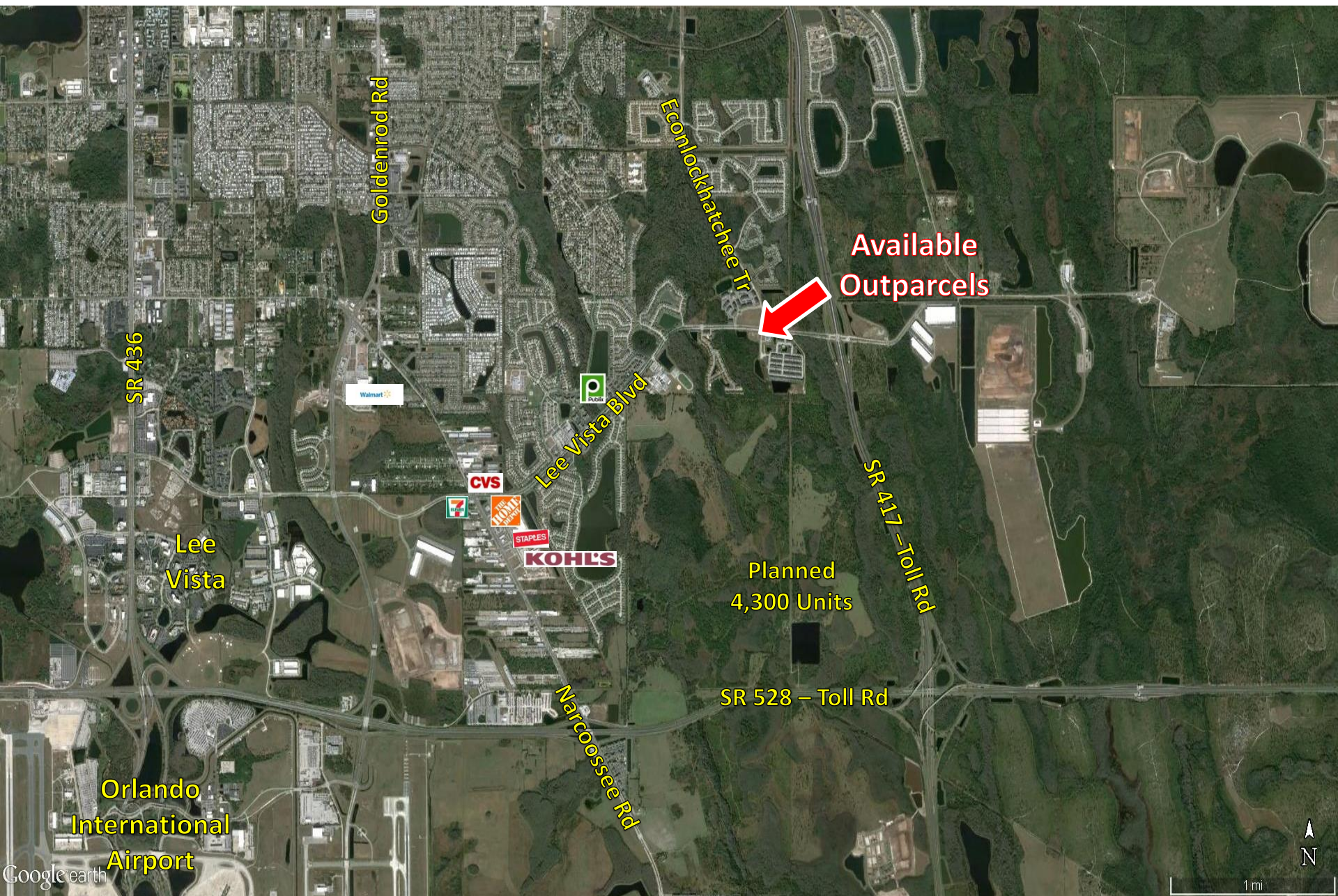
KOHL'S

PNC

PNC

WELLS FARGO

HESS





SITES

Lee Vista Blvd

Narcoossee Rd

Vista Park

Entitled for up to:
4300 Houses & Apts.
20,000 SF - Office
80,000 SF - Retail

Seller
Retained

Seller
Retained



National builder takes over Vista Park development in Southeast Orlando



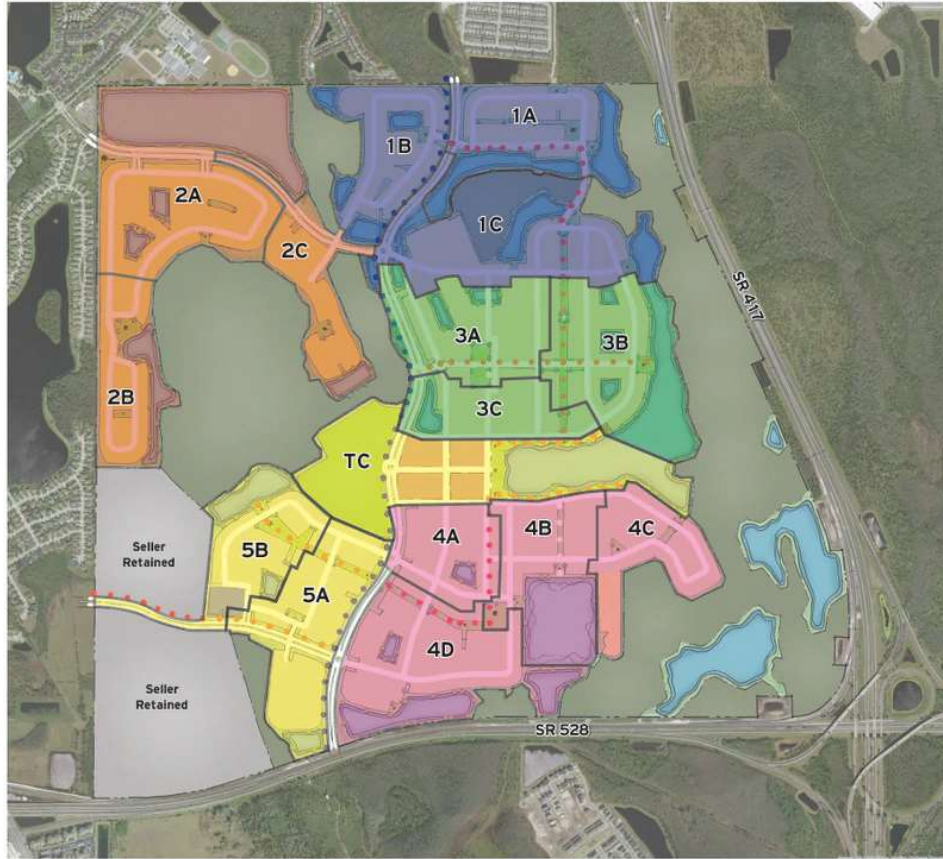
Pulte Homes submitted this master plan for the future Vista Park mixed-use district. Pulte would be buying all of the single family homesites, a gated residential section (yellow) and the 21-acre town center (red.) The future S. Ecnlackhatchee Trail extension bisects the community, and eventually would cross over the Beachline Expressway (S.R. 528) into Torrey Preserve. (Canin Associates)

Atlanta-based **Pulte Homes** is under contract to buy all of the residential sections and the town center in Southeast Orlando's long awaited Vista Park planned development.

Brunetti Organization, the owner, and Pulte jointly filed a framework master plan for the 1,572-acre development just off Lee Vista Boulevard at the Beachline Expressway. Pulte also filed a Specific Parcel Master Plan for the first of what will be its five development phases.

Vista Park is entitled for up to 4,300 houses and apartments, 20,000 square feet of office space and 80,000 square feet of retail space. Pulte's deal includes a total of 3,486 dwelling units, including a gated section for a potential active adult section.

The framework plan designates 21 acres for a town center, 4 acres for a police/fire station and 64 acres for neighborhood and community parks.



Pulte has broken the project into five phases, starting in the northeast quadrant with Phase 1 (purple) with access from the Econlockhatchee Trail extension. (Canin Associates)

Hialeah-based Brunetti will retain 150 acres on the southwest corner of the property. Those are designated for multifamily, retail and office uses.

Last year the Orlando City Council [approved a developers agreement](#) with Brunetti that includes \$31 million city funding to expand road networks, including the S. Econlockhatchee Trail extension from the north down to S.R. 528. A future overpass would link the community to Torrey Preserve, another mixed-use district owned by Brunetti. In May the company [submitted a framework master plan](#) for that property, also known as Brunetti South, that would entitle it for 1,000 residential units, 208,600 square feet of office uses, 300 hotel rooms and nearly 1.4 million square feet of commercial space in the district.

Pulte would start construction in Vista Park on the northeast quadrant, accessing it by the Econ Trail. A second access point would be from the west, through the neighboring Vista Lakes community, by an extension of Passaic Parkway. Phase one is divided into three subphases and has a total of 565 homes. The development program calls for 158 townhomes, 139 rear-alley bungalow units on 34x107 foot lots. The rest are divided between 50- and 60-foot lots that are 125 feet deep.

Phase 1 of Vista Park contains three amenity sites, including this one with a pool and cabana, outdoor kitchen and playground. (Canin Associates)

The phase one plan also identifies three amenity sites, including a pool and clubhouse with cabanas, play equipment and an outdoor kitchen in Phase 1A and a playground with event lawn in Phase 1B. The third amenity is a linear park, or a meadow, with a shade pavilion and 5-foot sidewalk along the entire length of the site and linking to the district-wide trail network.

The master plan sign package includes two 45-foot towers, described as icons, that would be visible from S.R. 528 and S.R. 417.

Canin Associates is the planning and landscaping consultant, while **Donald W. McIntosh Associates** is the civil engineer for Phase 1.

Meanwhile, Brunetti's contractors are continuing the voluntary cleanup of the Vista Park site. Buffalo Restoration issued a notice last week that it would be conducting controlled detonations under the approved "blow in place" guidelines established by the Florida Department of Environmental Protection. A survey of the property revealed a total of 3,333 pieces of unexploded ordnance on the site.

Earlier this year Brunetti [sold 243 acres](#) with prime frontage along State Road 417 to Dalfen Industrial for \$15.5 million. Dalfen broke ground earlier this summer on the renamed Vista Commerce Park, which is entitled for over 3 million square feet of industrial space.

Officials with Pulte declined to be interviewed. The publicly-traded company reported a 3% increase to \$3.5 billion in sales revenue YOY in its most recent earnings report, prompting President and CEO Ryan Marshall predict to strong finish to 2020 despite the Coronavirus pandemic. In June alone, new home orders rose by 50% over the same month in 2019.

The company has already begun closing land transactions that had been delayed at the onset of the economic shutdown — that was evidenced locally by [Pulte's \\$22.5 million in land closings](#) this month in Central Florida. The builder is also increasing its ratio of spec homes to meet growing demands.

The company has an active presence in the Southeast Orlando market, most recently with the [launches of Pinewood Reserve and Isles of Lake Nona](#). Just south of the county line, the company opened its Del Webb at Sunbridge active adult community in Osceola County in the spring.

Have a tip about Central Florida development? Contact me at lkinsler@GrowthSpotter.com or (407) 420-6261, or tweet me at [@byLauraKinsler](#). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).

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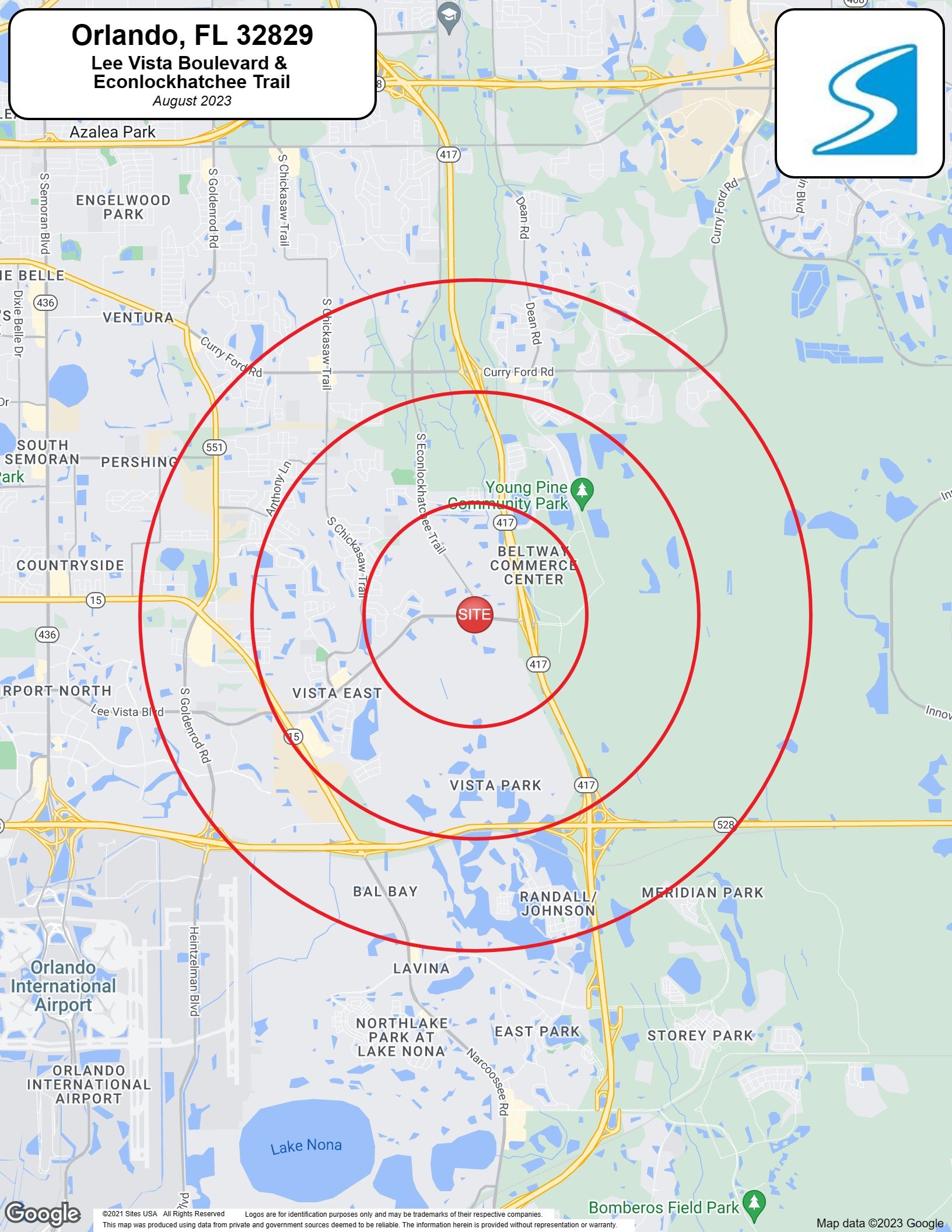


KELLY, COLLINS & GENTRY, INC.	
1700 NORTH ORANGE AVENUE, SUITE 400 ORLANDO, FLORIDA 32804 (407) 898-7658 FAX (407) 898-1488	
KCG	
PREPARED FOR: CROWN LAKES TRACT 7A, LLC	
PROJECT: CROWN TREE LAKES TRACT 7 PD	
CONCEPTUAL SIDEWALK CONNECTION PLAN	
DRAWN: JAB	DESIGN: JAB
CHECKED: SCF	JOB NO.: 879.000
DATE: 03/15/12	SHEET C-1

Orlando, FL 32829

Lee Vista Boulevard &
Econlockhatchee Trail

August 2023



Full Profile

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



Lat/Lon: 28.4784/-81.2471

Orlando, FL 32829				
Lee Vista Blvd. & Econlockhatchee Trail				
	1 mi radius	2 mi radius	3 mi radius	
Population				
2023 Estimated Population	6,805	24,817	58,002	
2028 Projected Population	7,267	25,940	60,853	
2020 Census Population	6,846	24,746	58,115	
2010 Census Population	5,241	21,346	45,397	
Projected Annual Growth 2023 to 2028	1.4%	0.9%	1.0%	
Historical Annual Growth 2010 to 2023	2.3%	1.3%	2.1%	
Households				
2023 Estimated Households	2,344	8,806	20,238	
2028 Projected Households	2,652	9,743	22,470	
2020 Census Households	2,330	8,664	20,014	
2010 Census Households	1,767	7,425	15,728	
Projected Annual Growth 2023 to 2028	2.6%	2.1%	2.2%	
Historical Annual Growth 2010 to 2023	2.5%	1.4%	2.2%	
Age				
2023 Est. Population Under 10 Years	13.9%	12.3%	11.9%	
2023 Est. Population 10 to 19 Years	12.5%	12.2%	12.5%	
2023 Est. Population 20 to 29 Years	15.6%	14.3%	13.7%	
2023 Est. Population 30 to 44 Years	28.9%	26.0%	25.4%	
2023 Est. Population 45 to 59 Years	17.0%	17.9%	19.0%	
2023 Est. Population 60 to 74 Years	9.7%	13.4%	13.5%	
2023 Est. Population 75 Years or Over	2.3%	3.9%	3.9%	
2023 Est. Median Age	32.8	36.4	36.6	
Marital Status & Gender				
2023 Est. Male Population	49.0%	48.8%	49.4%	
2023 Est. Female Population	51.0%	51.2%	50.6%	
2023 Est. Never Married	25.1%	31.1%	34.5%	
2023 Est. Now Married	62.9%	54.3%	48.3%	
2023 Est. Separated or Divorced	10.2%	11.7%	14.1%	
2023 Est. Widowed	1.8%	2.9%	3.2%	
Income				
2023 Est. HH Income \$200,000 or More	12.6%	8.9%	8.7%	
2023 Est. HH Income \$150,000 to \$199,999	5.1%	8.3%	9.1%	
2023 Est. HH Income \$100,000 to \$149,999	23.5%	18.2%	16.3%	
2023 Est. HH Income \$75,000 to \$99,999	26.7%	19.1%	15.4%	
2023 Est. HH Income \$50,000 to \$74,999	14.3%	16.1%	19.0%	
2023 Est. HH Income \$35,000 to \$49,999	8.8%	12.7%	12.8%	
2023 Est. HH Income \$25,000 to \$34,999	2.8%	7.0%	5.9%	
2023 Est. HH Income \$15,000 to \$24,999	2.3%	4.7%	6.1%	
2023 Est. HH Income Under \$15,000	3.9%	5.1%	6.6%	
2023 Est. Average Household Income	\$124,844	\$97,436	\$93,337	
2023 Est. Median Household Income	\$96,305	\$85,581	\$83,617	
2023 Est. Per Capita Income	\$42,994	\$34,616	\$32,591	
2023 Est. Total Businesses	214	1,169	2,822	
2023 Est. Total Employees	1,064	5,187	11,987	

Full Profile

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



Lat/Lon: 28.4784/-81.2471

Orlando, FL 32829		1 mi radius	2 mi radius	3 mi radius
Lee Vista Blvd. & Econlockhatchee Trail				
Race				
2023 Est. White		36.5%	40.6%	40.9%
2023 Est. Black		16.1%	14.9%	14.1%
2023 Est. Asian or Pacific Islander		9.9%	8.4%	7.1%
2023 Est. American Indian or Alaska Native		0.3%	0.4%	0.5%
2023 Est. Other Races		37.2%	35.7%	37.5%
Hispanic				
2023 Est. Hispanic Population		3,117	11,336	28,366
2023 Est. Hispanic Population		45.8%	45.7%	48.9%
2028 Proj. Hispanic Population		45.7%	45.7%	49.0%
2020 Hispanic Population		66.3%	58.4%	69.4%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		4,587	17,285	40,505
2023 Est. Elementary (Grade Level 0 to 8)		1.6%	3.5%	5.1%
2023 Est. Some High School (Grade Level 9 to 11)		4.0%	5.6%	5.3%
2023 Est. High School Graduate		19.2%	24.1%	23.2%
2023 Est. Some College		21.8%	18.7%	17.4%
2023 Est. Associate Degree Only		12.7%	13.3%	13.4%
2023 Est. Bachelor Degree Only		29.6%	22.9%	23.7%
2023 Est. Graduate Degree		11.2%	11.9%	11.9%
Housing				
2023 Est. Total Housing Units		2,518	9,182	21,083
2023 Est. Owner-Occupied		52.0%	65.1%	64.5%
2023 Est. Renter-Occupied		41.1%	30.8%	31.5%
2023 Est. Vacant Housing		6.9%	4.1%	4.0%
Homes Built by Year				
2023 Homes Built 2010 or later		13.6%	8.9%	15.5%
2023 Homes Built 2000 to 2009		57.8%	47.4%	34.1%
2023 Homes Built 1990 to 1999		4.4%	18.0%	18.0%
2023 Homes Built 1980 to 1989		7.6%	12.0%	15.0%
2023 Homes Built 1970 to 1979		4.0%	5.1%	8.8%
2023 Homes Built 1960 to 1969		4.3%	2.3%	2.6%
2023 Homes Built 1950 to 1959		0.7%	0.9%	1.0%
2023 Homes Built Before 1949		0.8%	1.3%	1.1%
Home Values				
2023 Home Value \$1,000,000 or More		0.9%	1.2%	1.3%
2023 Home Value \$500,000 to \$999,999		6.6%	5.6%	6.9%
2023 Home Value \$400,000 to \$499,999		12.9%	9.3%	8.7%
2023 Home Value \$300,000 to \$399,999		39.4%	29.1%	27.0%
2023 Home Value \$200,000 to \$299,999		27.5%	35.6%	35.0%
2023 Home Value \$150,000 to \$199,999		9.7%	9.5%	9.5%
2023 Home Value \$100,000 to \$149,999		0.9%	2.4%	3.7%
2023 Home Value \$50,000 to \$99,999		0.7%	1.7%	1.6%
2023 Home Value \$25,000 to \$49,999		0.6%	3.7%	3.2%
2023 Home Value Under \$25,000		0.7%	1.8%	3.1%
2023 Median Home Value		\$325,525	\$283,336	\$278,586
2023 Median Rent		\$1,434	\$1,433	\$1,425

Full Profile

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Orlando, FL 32829		1 mi radius	2 mi radius	3 mi radius
Lee Vista Blvd. & Econlockhatchee Trail				
Labor Force				
2023 Est. Labor Population Age 16 Years or Over	5,275	19,802	46,392	
2023 Est. Civilian Employed	78.4%	70.9%	70.1%	
2023 Est. Civilian Unemployed	1.4%	1.3%	1.4%	
2023 Est. in Armed Forces	-	-	0.1%	
2023 Est. not in Labor Force	20.1%	27.8%	28.4%	
2023 Labor Force Males	48.0%	48.0%	48.7%	
2023 Labor Force Females	52.0%	52.0%	51.3%	
Occupation				
2023 Occupation: Population Age 16 Years or Over	4,137	14,032	32,526	
2023 Mgmt, Business, & Financial Operations	21.8%	18.3%	18.1%	
2023 Professional, Related	19.5%	22.0%	21.8%	
2023 Service	13.9%	14.5%	15.4%	
2023 Sales, Office	25.3%	21.5%	19.5%	
2023 Farming, Fishing, Forestry	-	-	0.1%	
2023 Construction, Extraction, Maintenance	5.2%	7.7%	8.0%	
2023 Production, Transport, Material Moving	14.4%	15.9%	17.1%	
2023 White Collar Workers	66.5%	61.8%	59.4%	
2023 Blue Collar Workers	33.5%	38.2%	40.6%	
Transportation to Work				
2023 Drive to Work Alone	59.0%	71.2%	70.5%	
2023 Drive to Work in Carpool	6.5%	7.1%	8.5%	
2023 Travel to Work by Public Transportation	1.0%	0.5%	0.8%	
2023 Drive to Work on Motorcycle	-	-	-	
2023 Walk or Bicycle to Work	0.1%	0.5%	0.7%	
2023 Other Means	0.1%	0.2%	0.3%	
2023 Work at Home	33.2%	20.3%	19.1%	
Travel Time				
2023 Travel to Work in 14 Minutes or Less	23.8%	14.0%	12.1%	
2023 Travel to Work in 15 to 29 Minutes	30.2%	40.5%	41.8%	
2023 Travel to Work in 30 to 59 Minutes	37.8%	38.8%	40.9%	
2023 Travel to Work in 60 Minutes or More	8.2%	6.7%	5.3%	
2023 Average Travel Time to Work	26.5	26.2	26.4	
Consumer Expenditure				
2023 Est. Total Household Expenditure	\$195.23 M	\$605.02 M	\$1.35 B	
2023 Est. Apparel	\$7.01 M	\$21.61 M	\$48.17 M	
2023 Est. Contributions, Gifts	\$11.3 M	\$34.69 M	\$77.43 M	
2023 Est. Education, Reading	\$6.43 M	\$19.84 M	\$44.56 M	
2023 Est. Entertainment	\$11.15 M	\$34.54 M	\$76.96 M	
2023 Est. Food, Beverages, Tobacco	\$29.94 M	\$92.7 M	\$206.62 M	
2023 Est. Furnishings, Equipment	\$6.93 M	\$21.44 M	\$47.76 M	
2023 Est. Health Care, Insurance	\$17.47 M	\$54.76 M	\$122.02 M	
2023 Est. Household Operations, Shelter, Utilities	\$62.68 M	\$194.74 M	\$435.09 M	
2023 Est. Miscellaneous Expenses	\$3.66 M	\$11.41 M	\$25.47 M	
2023 Est. Personal Care	\$2.63 M	\$8.13 M	\$18.1 M	
2023 Est. Transportation	\$36.02 M	\$111.16 M	\$247.43 M	

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