

# VACANT OUTPARCELS FOR SALE

**SE/C & SW/C LANDSTAR BOULEVARD  
&  
WETHERBEE ROAD**

ORANGE COUNTY  
ORLANDO, FLORIDA

**For additional information contact:**

**Steve DeWitt or Tanya Solomon**

**(407) 380-8633**

**[sdewitt@shorecrestretail.com](mailto:sdewitt@shorecrestretail.com) / [tsolomon@shorecrestretail.com](mailto:tsolomon@shorecrestretail.com)**

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## EXECUTIVE SUMMARY

**LOCATION:** SE/C and SW/C of Landstar Boulevard and Wetherbee Road  
Orlando, Orange County, Florida

**DESCRIPTION:** Vacant outparcels located on Wetherbee Road, just east of Orange Avenue, at the northern entrance of Meadowoods, a Landstar Development.

This property is located in a strong residential growth area that includes single family, condo, townhomes and apartment projects. The trade area north of the Property has a high daytime population due to several large industrial parks in the nearby area.

**LAND SIZE:**

	APPROX. SIZE	Sales Price
Parcel 2.1 (SE/C)	1.44± (Buildable)	\$750,000*
Parcel 3.2 (SW/C)	2.07± (Buildable)	\$500,000*

\*Minus reasonable fill costs

**ZONING:** P-D Commercial (C-1 uses), per Orange County Zoning

**PERMITTED USES:** Office, retail, restaurant (including drive-thru) bank, preschool and convenience store (including gas).

**UTILITIES:** 16" PVC Force Main runs along Landstar Boulevard and along the south side of Wetherbee Road on the SE/C.

**TRAFFIC COUNTS:** **2022 AADT** per Orange County Traffic Engineering.

**Landstar Boulevard** **27,651**  
0.25 Miles north of SR 417

**Wetherbee Road** **25,382**  
0.2 Miles east of Orange Avenue

**Wetherbee Road** **26,478**  
¼ east of Landstar Boulevard

**2023 ESTIMATED  
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	9,558	31,030	70,905
Median HH Income	\$89,682	\$79,367	\$75,246
Average HH Income	\$97,082	\$85,065	\$83,532
Total Employees	2,099	10,312	31,048

**COMMENTS:**

These outparcels provide an excellent development opportunity for commercial uses that require easy access to SR 417 and the surrounding neighborhoods, as well as the entire South Orlando Metropolitan Area.



200,000 SF  
INDUSTRIAL

CHURCH

WETHERBEE RD

3.2

2.1

LANDSTAR BLVD

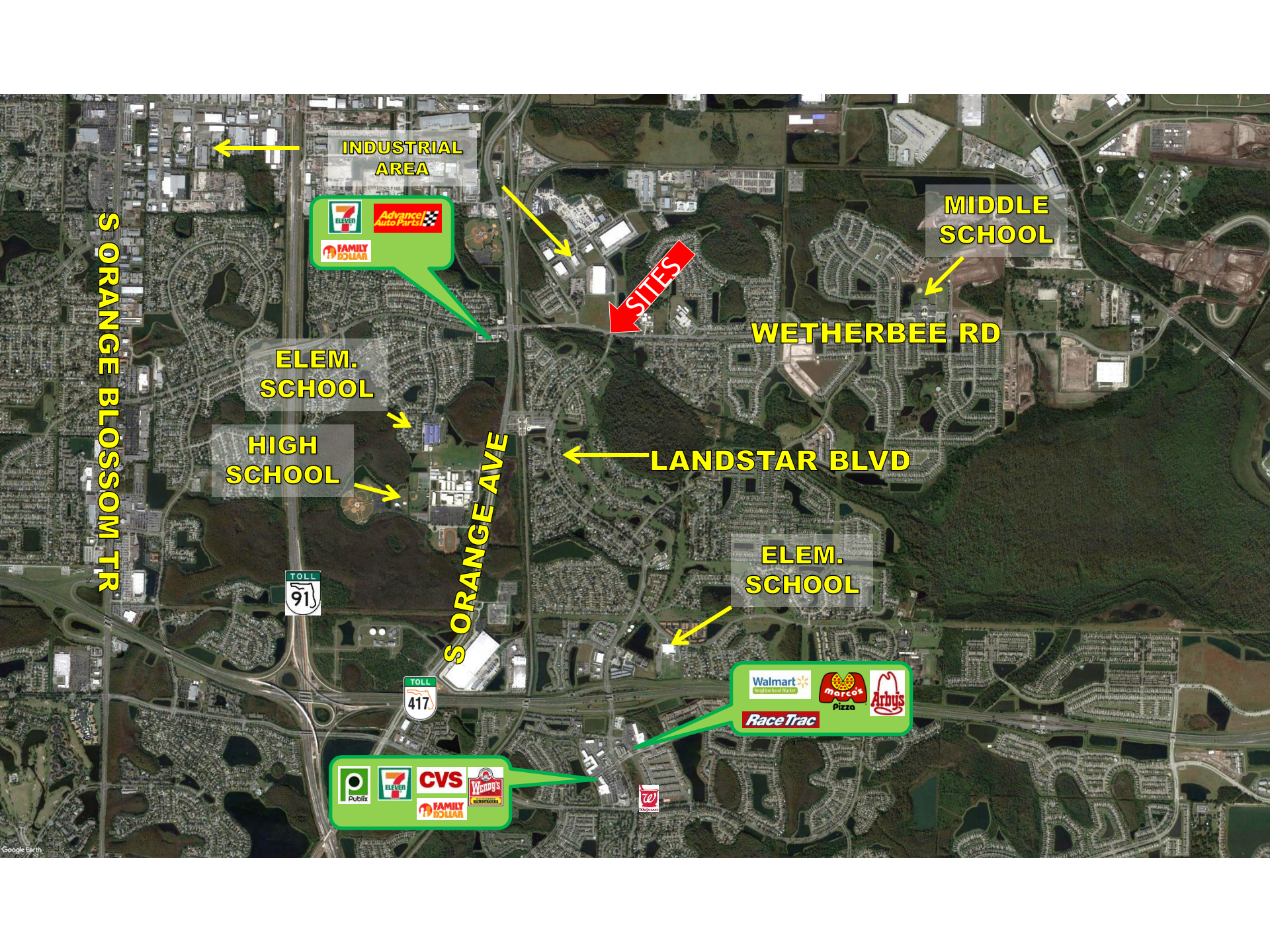
ORANGE AVE.

Advance  
Auto Parts

7  
ELEVEN

SUNOCO





S ORANGE BLOSSOM TR

INDUSTRIAL AREA

7-Eleven  
Advance Auto Parts  
FAMILY DOLLAR

MIDDLE SCHOOL

SITES

WETHERBEE RD

ELEM. SCHOOL

HIGH SCHOOL

LANDSTAR BLVD

ELEM. SCHOOL

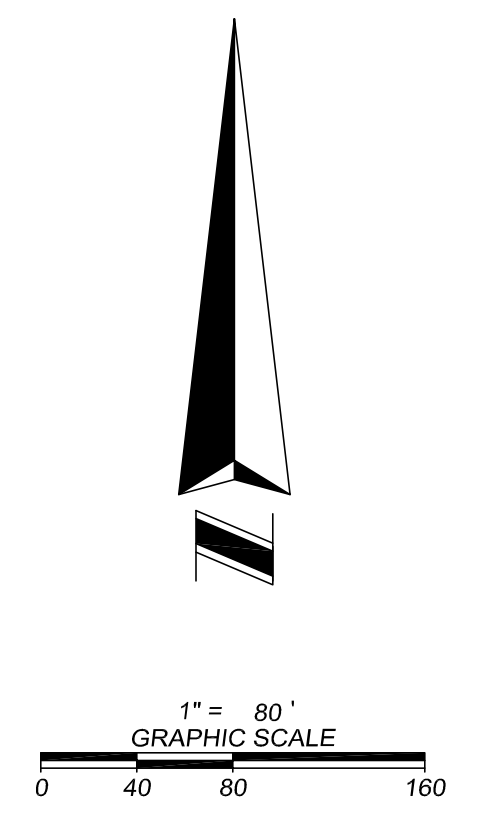


Walmart Neighborhood Market  
RaceTrac  
Marcos Pizza  
Arby's

Publix  
7-Eleven  
CVS  
Wendy's  
FAMILY DOLLAR



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355



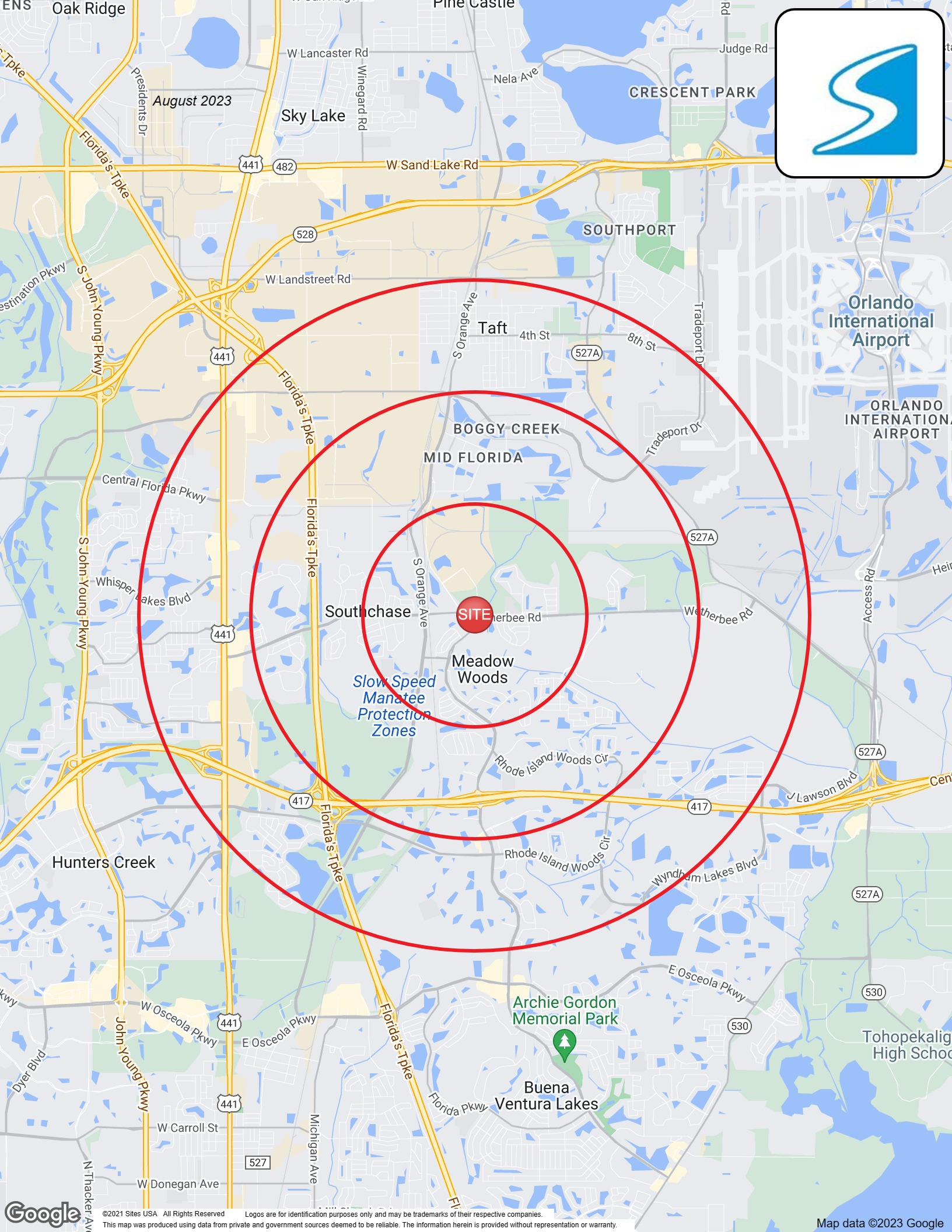
**TOPOGRAPHIC SURVEY**  
**OF**  
**COMMUNITY DEVELOPMENT SITE**  
SECTION 24, TOWNSHIP 24 SOUTH, RANGE 29 EAST  
ORANGE COUNTY, FLORIDA

**FOR:**  
LANDSTAR DEVELOPMENT


DATE	REVISIONS

JOB #	20190222
DATE:	04/07/20
SCALE:	1" = 80'
CALC BY:	DY
FIELD BY:	SM
DRAWN BY:	CDK
CHECKED BY:	DY

Drawing name: L:\Data\20190222.dwg\20190222 SHEET-2-TOPD



# Full Profile

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



Lat/Lon: 28.3924/-81.3675

Meadow Woods, FL 32824 Landstar Boulevard & Wetherbee Road	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	9,558	31,030	70,905
2028 Projected Population	10,630	33,203	75,943
2020 Census Population	9,264	31,222	70,582
2010 Census Population	6,725	22,086	54,293
Projected Annual Growth 2023 to 2028	2.2%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	3.2%	3.1%	2.4%
<b>Households</b>			
2023 Estimated Households	3,095	9,820	22,323
2028 Projected Households	3,640	11,131	25,367
2020 Census Households	2,967	9,756	21,938
2010 Census Households	2,084	6,853	17,240
Projected Annual Growth 2023 to 2028	3.5%	2.7%	2.7%
Historical Annual Growth 2010 to 2023	3.7%	3.3%	2.3%
<b>Age</b>			
2023 Est. Population Under 10 Years	11.1%	11.8%	11.7%
2023 Est. Population 10 to 19 Years	13.2%	13.7%	14.0%
2023 Est. Population 20 to 29 Years	12.6%	13.1%	13.1%
2023 Est. Population 30 to 44 Years	23.6%	24.4%	24.3%
2023 Est. Population 45 to 59 Years	21.9%	20.5%	20.7%
2023 Est. Population 60 to 74 Years	13.4%	12.3%	12.2%
2023 Est. Population 75 Years or Over	4.4%	4.3%	4.1%
2023 Est. Median Age	37.6	36.1	36.2
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.3%	48.7%	48.8%
2023 Est. Female Population	50.7%	51.3%	51.2%
2023 Est. Never Married	31.1%	32.3%	31.9%
2023 Est. Now Married	43.7%	46.4%	47.1%
2023 Est. Separated or Divorced	20.6%	17.7%	17.2%
2023 Est. Widowed	4.5%	3.7%	3.9%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	12.7%	7.7%	6.7%
2023 Est. HH Income \$150,000 to \$199,999	6.4%	10.6%	9.1%
2023 Est. HH Income \$100,000 to \$149,999	18.3%	15.7%	16.4%
2023 Est. HH Income \$75,000 to \$99,999	22.8%	17.0%	14.8%
2023 Est. HH Income \$50,000 to \$74,999	20.1%	20.6%	19.2%
2023 Est. HH Income \$35,000 to \$49,999	8.2%	9.9%	12.9%
2023 Est. HH Income \$25,000 to \$34,999	5.4%	6.1%	8.3%
2023 Est. HH Income \$15,000 to \$24,999	5.4%	8.3%	7.0%
2023 Est. HH Income Under \$15,000	0.6%	4.1%	5.6%
2023 Est. Average Household Income	\$97,082	\$85,065	\$83,532
2023 Est. Median Household Income	\$89,682	\$79,367	\$75,246
2023 Est. Per Capita Income	\$31,440	\$26,941	\$26,316
2023 Est. Total Businesses	309	1,373	4,388
2023 Est. Total Employees	2,099	10,312	31,048



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Lat/Lon: 28.3924/-81.3675

Meadow Woods, FL 32824		1 mi radius	2 mi radius	3 mi radius
Landstar Boulevard & Wetherbee Road				
<b>Race</b>				
2023 Est. White		32.6%	31.4%	32.3%
2023 Est. Black		18.5%	17.5%	16.6%
2023 Est. Asian or Pacific Islander		7.8%	7.2%	7.5%
2023 Est. American Indian or Alaska Native		0.3%	0.3%	0.4%
2023 Est. Other Races		40.8%	43.5%	43.2%
<b>Hispanic</b>				
2023 Est. Hispanic Population		4,987	17,014	38,175
2023 Est. Hispanic Population		52.2%	54.8%	53.8%
2028 Proj. Hispanic Population		52.3%	54.7%	53.7%
2020 Hispanic Population		81.2%	88.0%	79.4%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		6,707	21,332	48,567
2023 Est. Elementary (Grade Level 0 to 8)		9.8%	6.1%	5.1%
2023 Est. Some High School (Grade Level 9 to 11)		7.3%	6.5%	5.2%
2023 Est. High School Graduate		34.2%	30.3%	31.2%
2023 Est. Some College		15.4%	19.1%	18.7%
2023 Est. Associate Degree Only		13.1%	11.3%	10.9%
2023 Est. Bachelor Degree Only		14.0%	19.8%	20.2%
2023 Est. Graduate Degree		6.2%	6.9%	8.6%
<b>Housing</b>				
2023 Est. Total Housing Units		3,203	10,353	23,783
2023 Est. Owner-Occupied		82.6%	68.7%	64.3%
2023 Est. Renter-Occupied		14.0%	26.2%	29.6%
2023 Est. Vacant Housing		3.4%	5.2%	6.1%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		20.8%	18.2%	15.3%
2023 Homes Built 2000 to 2009		18.2%	21.0%	24.1%
2023 Homes Built 1990 to 1999		13.2%	24.1%	24.7%
2023 Homes Built 1980 to 1989		36.8%	19.4%	15.9%
2023 Homes Built 1970 to 1979		3.5%	4.4%	7.1%
2023 Homes Built 1960 to 1969		0.5%	1.0%	2.0%
2023 Homes Built 1950 to 1959		1.0%	1.3%	1.6%
2023 Homes Built Before 1949		2.6%	5.5%	3.2%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		1.3%	1.6%	2.7%
2023 Home Value \$500,000 to \$999,999		7.9%	6.1%	5.7%
2023 Home Value \$400,000 to \$499,999		10.7%	9.5%	8.7%
2023 Home Value \$300,000 to \$399,999		22.3%	29.4%	26.9%
2023 Home Value \$200,000 to \$299,999		34.5%	35.0%	37.5%
2023 Home Value \$150,000 to \$199,999		14.5%	10.1%	9.5%
2023 Home Value \$100,000 to \$149,999		3.7%	4.2%	3.9%
2023 Home Value \$50,000 to \$99,999		0.7%	0.9%	1.4%
2023 Home Value \$25,000 to \$49,999		0.8%	1.0%	1.2%
2023 Home Value Under \$25,000		3.5%	2.3%	2.4%
2023 Median Home Value		\$283,689	\$288,959	\$287,031
2023 Median Rent		\$1,193	\$1,244	\$1,342

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Meadow Woods, FL 32824 Landstar Boulevard & Wetherbee Road	1 mi radius	2 mi radius	3 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	7,716	24,690	56,385
2023 Est. Civilian Employed	72.8%	70.9%	69.1%
2023 Est. Civilian Unemployed	0.6%	2.0%	1.8%
2023 Est. in Armed Forces	0.3%	0.4%	0.2%
2023 Est. not in Labor Force	26.3%	26.7%	28.9%
2023 Labor Force Males	48.5%	47.8%	48.1%
2023 Labor Force Females	51.5%	52.2%	51.9%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	5,620	17,502	38,938
2023 Mgmt, Business, & Financial Operations	8.6%	13.2%	15.7%
2023 Professional, Related	22.0%	19.2%	17.2%
2023 Service	17.8%	18.1%	18.6%
2023 Sales, Office	26.8%	24.2%	23.3%
2023 Farming, Fishing, Forestry	-	-	0.3%
2023 Construction, Extraction, Maintenance	6.1%	4.5%	5.9%
2023 Production, Transport, Material Moving	18.6%	20.7%	19.0%
2023 White Collar Workers	57.3%	56.6%	56.2%
2023 Blue Collar Workers	42.7%	43.4%	43.8%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	59.1%	66.0%	67.6%
2023 Drive to Work in Carpool	11.1%	12.9%	11.5%
2023 Travel to Work by Public Transportation	0.4%	0.5%	1.0%
2023 Drive to Work on Motorcycle	0.4%	0.1%	0.1%
2023 Walk or Bicycle to Work	0.3%	0.3%	0.7%
2023 Other Means	0.3%	0.5%	1.1%
2023 Work at Home	28.4%	19.7%	18.0%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	8.9%	8.8%	11.0%
2023 Travel to Work in 15 to 29 Minutes	36.2%	44.8%	40.7%
2023 Travel to Work in 30 to 59 Minutes	48.2%	40.6%	39.9%
2023 Travel to Work in 60 Minutes or More	6.7%	5.8%	8.4%
2023 Average Travel Time to Work	29.0	28.1	28.4
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$215.32 M	\$617.55 M	\$1.38 B
2023 Est. Apparel	\$7.68 M	\$22.1 M	\$49.44 M
2023 Est. Contributions, Gifts	\$12.55 M	\$34.95 M	\$77.6 M
2023 Est. Education, Reading	\$7.06 M	\$20.2 M	\$44.62 M
2023 Est. Entertainment	\$12.38 M	\$35.3 M	\$78.69 M
2023 Est. Food, Beverages, Tobacco	\$32.85 M	\$94.73 M	\$213.21 M
2023 Est. Furnishings, Equipment	\$7.66 M	\$21.86 M	\$48.8 M
2023 Est. Health Care, Insurance	\$19.57 M	\$55.92 M	\$125.61 M
2023 Est. Household Operations, Shelter, Utilities	\$68.93 M	\$198.8 M	\$447.09 M
2023 Est. Miscellaneous Expenses	\$4.06 M	\$11.62 M	\$26.02 M
2023 Est. Personal Care	\$2.88 M	\$8.27 M	\$18.56 M
2023 Est. Transportation	\$39.7 M	\$113.8 M	\$255.35 M

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