

Winter Springs  
City Hall

For Sale - Only 1 Lot Left!

# Winter Springs Development Site

0.8 Acres | \$1,300,000

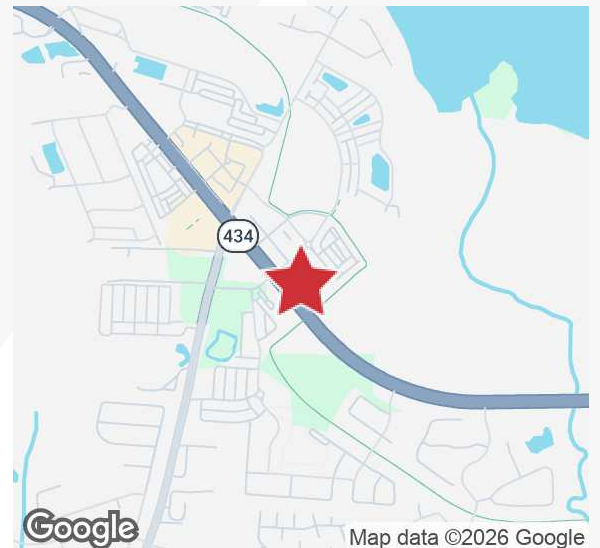


## East SR 434 & Michael Blake Blvd

Winter Springs, Florida 32708

### Property Highlights

- Only 1 lot available!
- High visibility site with 34,500 AADT on SR 434
- Frontage on SR 434 with master retention in place
- Phase I (434 frontage) - retail use for the 1 available lot; coming soon: The Learning Experience and 7-Brew | Phase II (back) - townhouses
- Zoning: T-C - Town Center (Winter Springs)
- 1,000 feet from intersection of SR 434 and Tuskawilla Rd
- Part of the Winter Springs Town Center
- Close to Keeth Elementary, Indian Trails Middle and Winter Springs High School
- Great location close to major roads: 2 miles to SR 434 & SR 417 (GreeneWay) interchange & 5 miles to SR 434 & US Hwy 17-92 interchange
- Construction starting 1st quarter 2026



**Sale Price: \$1,300,000**

For more information

**Paul P. Partyka, CCIM, MiCP, CIPS**

C: 407 341 0805  
ppartyka@realvest.com

Winter Springs High School

Winter Springs City Hall



Winter Springs Town Center



Winter Springs Marketplace



Seminole Crossing Townhomes

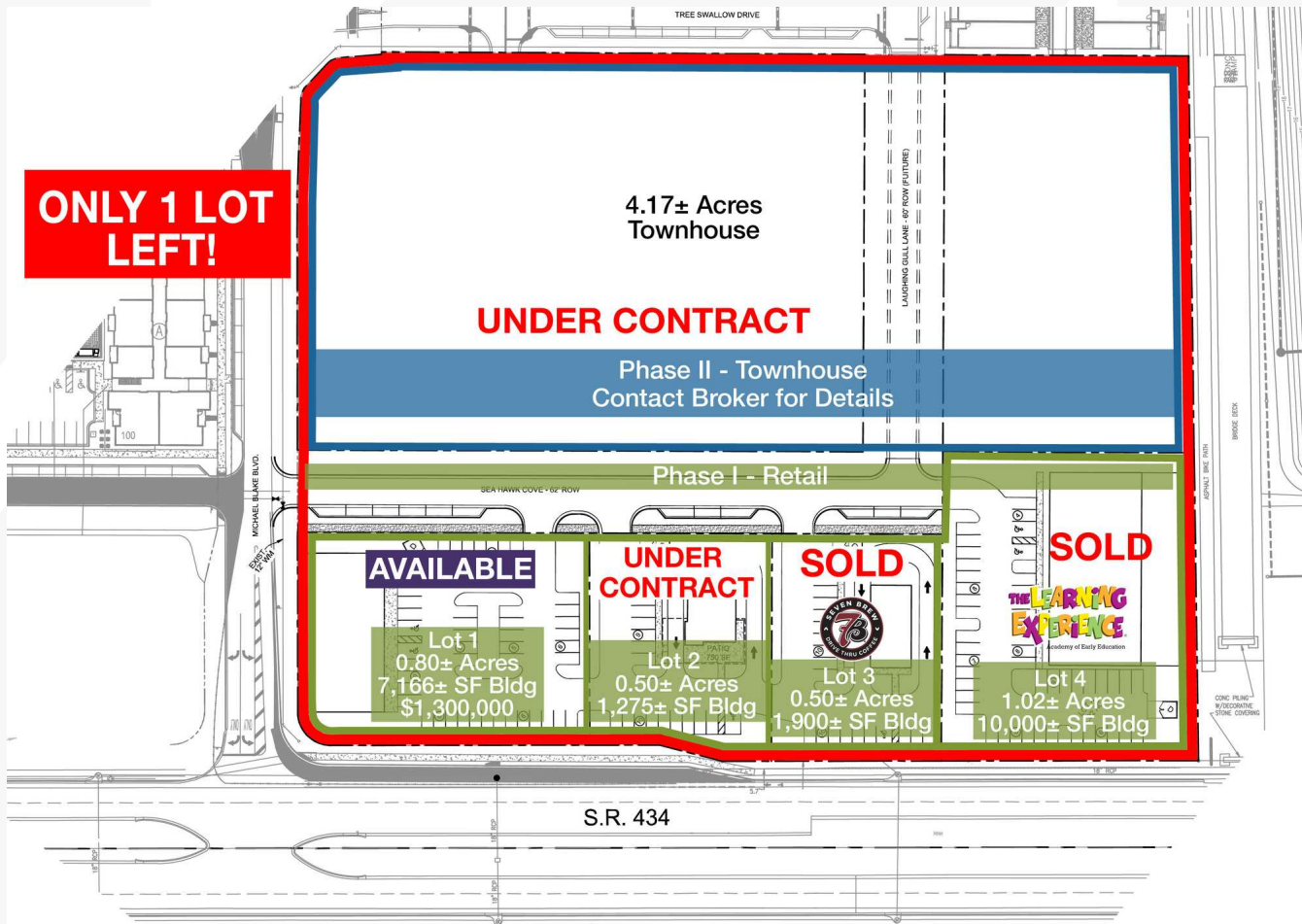
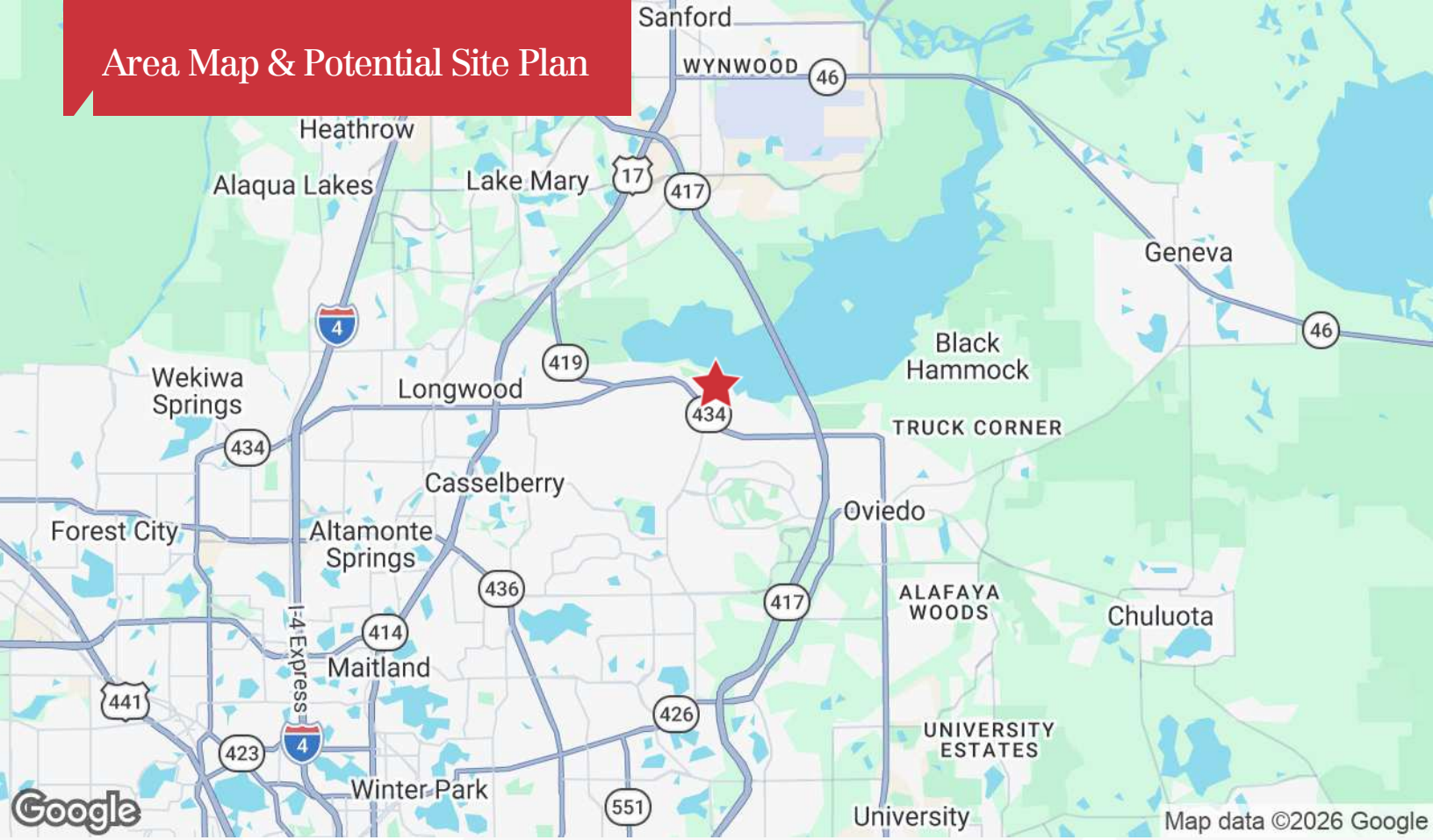
Tuskawilla Road

Michael Blake Blvd

Gross Seminole Trail



# Area Map & Potential Site Plan



**ONLY 1 LOT LEFT!**

**4.17± Acres  
Townhouse**

**UNDER CONTRACT**

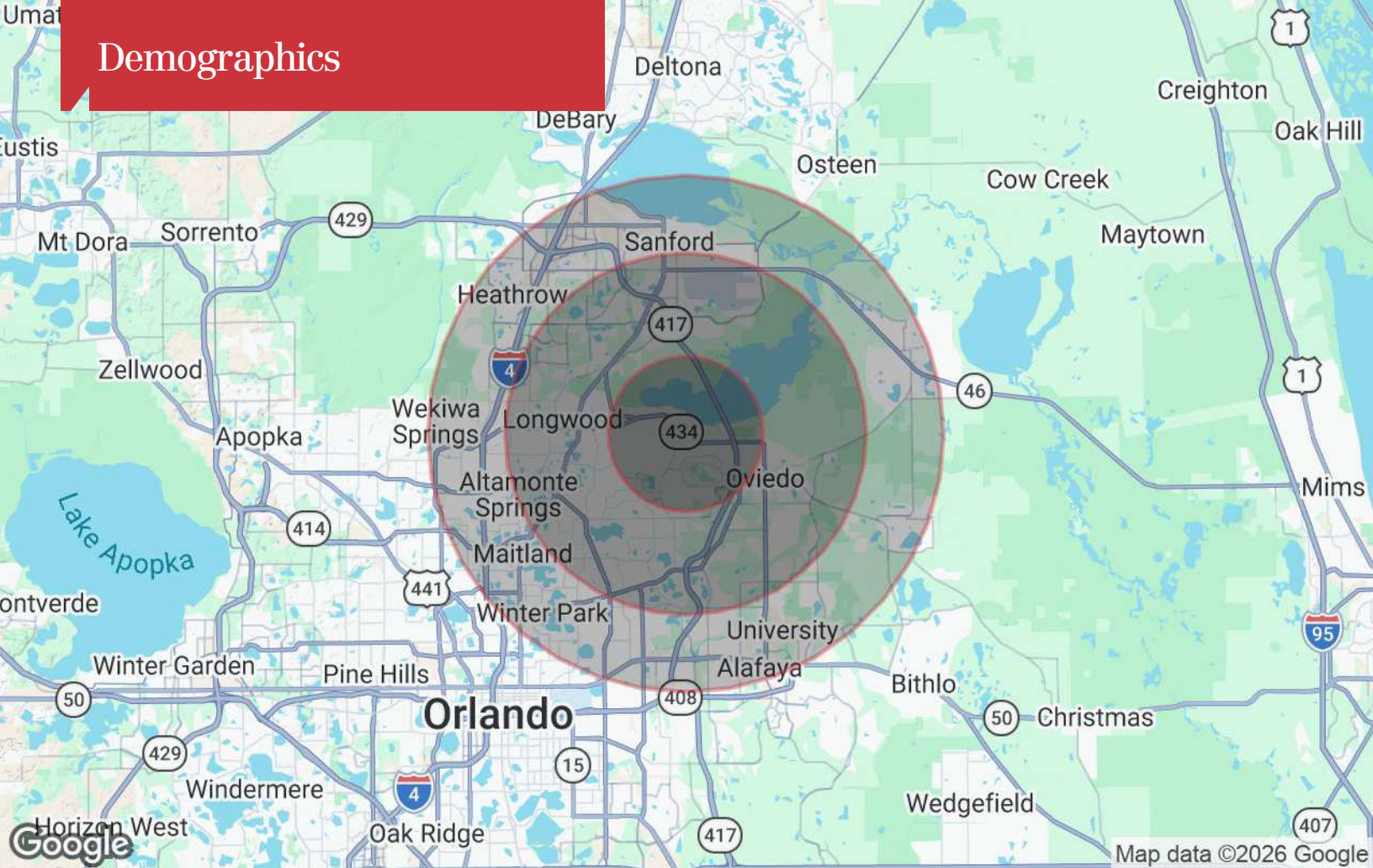
Phase II - Townhouse  
Contact Broker for Details

Phase I - Retail

|   |  |  |   |
|---|--|--|---|
| <b>AVAILABLE</b>                                      | <b>UNDER CONTRACT</b>                  | <b>SOLD</b>                            | <b>SOLD</b>                             |
| Lot 1<br>0.80± Acres<br>7,166± SF Bldg<br>\$1,300,000 | Lot 2<br>0.50± Acres<br>1,275± SF Bldg | Lot 3<br>0.50± Acres<br>1,900± SF Bldg | Lot 4<br>1.02± Acres<br>10,000± SF Bldg |

S.R. 434

# Demographics



## Population

|                     | 3 Miles | 7 Miles | 10 Miles |
|---------------------|---------|---------|----------|
| TOTAL POPULATION    | 45,712  | 316,775 | 605,155  |
| MEDIAN AGE          | 43      | 40      | 40       |
| MEDIAN AGE (MALE)   | 42      | 39      | 39       |
| MEDIAN AGE (FEMALE) | 44      | 42      | 41       |

## Households & Income

|                     | 3 Miles   | 7 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 17,481    | 121,684   | 231,126   |
| # OF PERSONS PER HH | 2.6       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$127,725 | \$105,995 | \$107,216 |
| AVERAGE HOUSE VALUE | \$453,979 | \$407,865 | \$421,297 |

\* Demographic data derived from 2020 ACS - US Census