



118,700 ±
Cars/Day

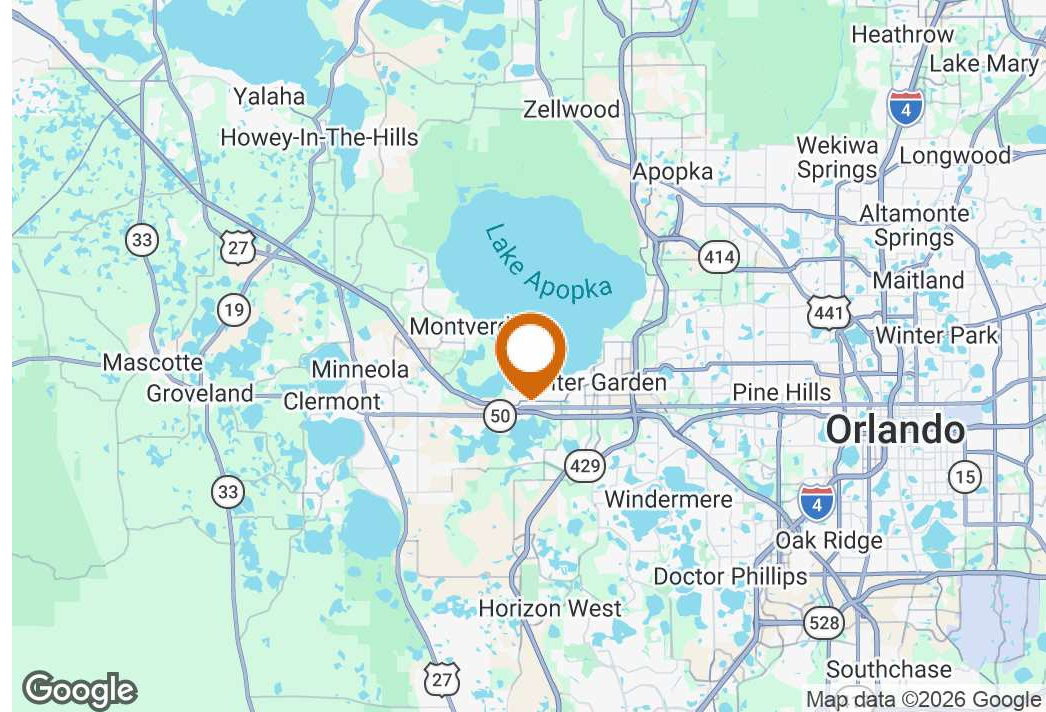
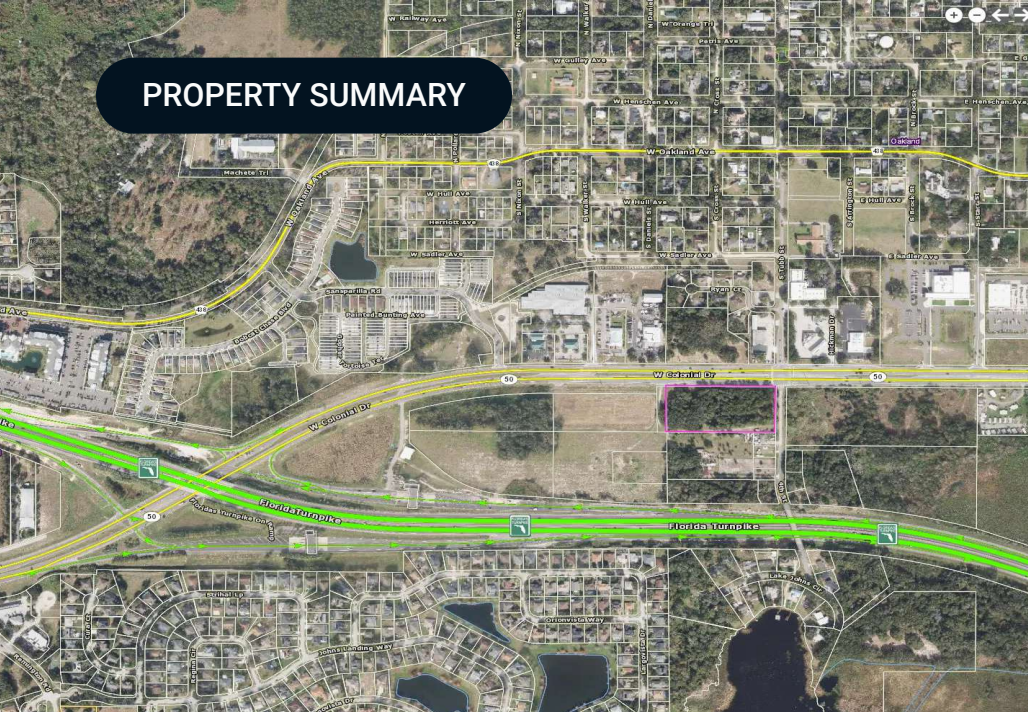
SR 50 4.41 Acre Retail/Development Parcel

16250 W Colonial Drive, Winter Garden, Florida 34787

37,500 ±
Cars/Day

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$3,500,000
Lot Size:	4.41 Acres
Price / Acre:	\$793,651
Zoning:	C-1 (Utilities available via annexation through City of Oakland)
Market:	Central Florida
Submarket:	Winter Garden/Oakland
Traffic Count:	37,500 ± Cars/Day

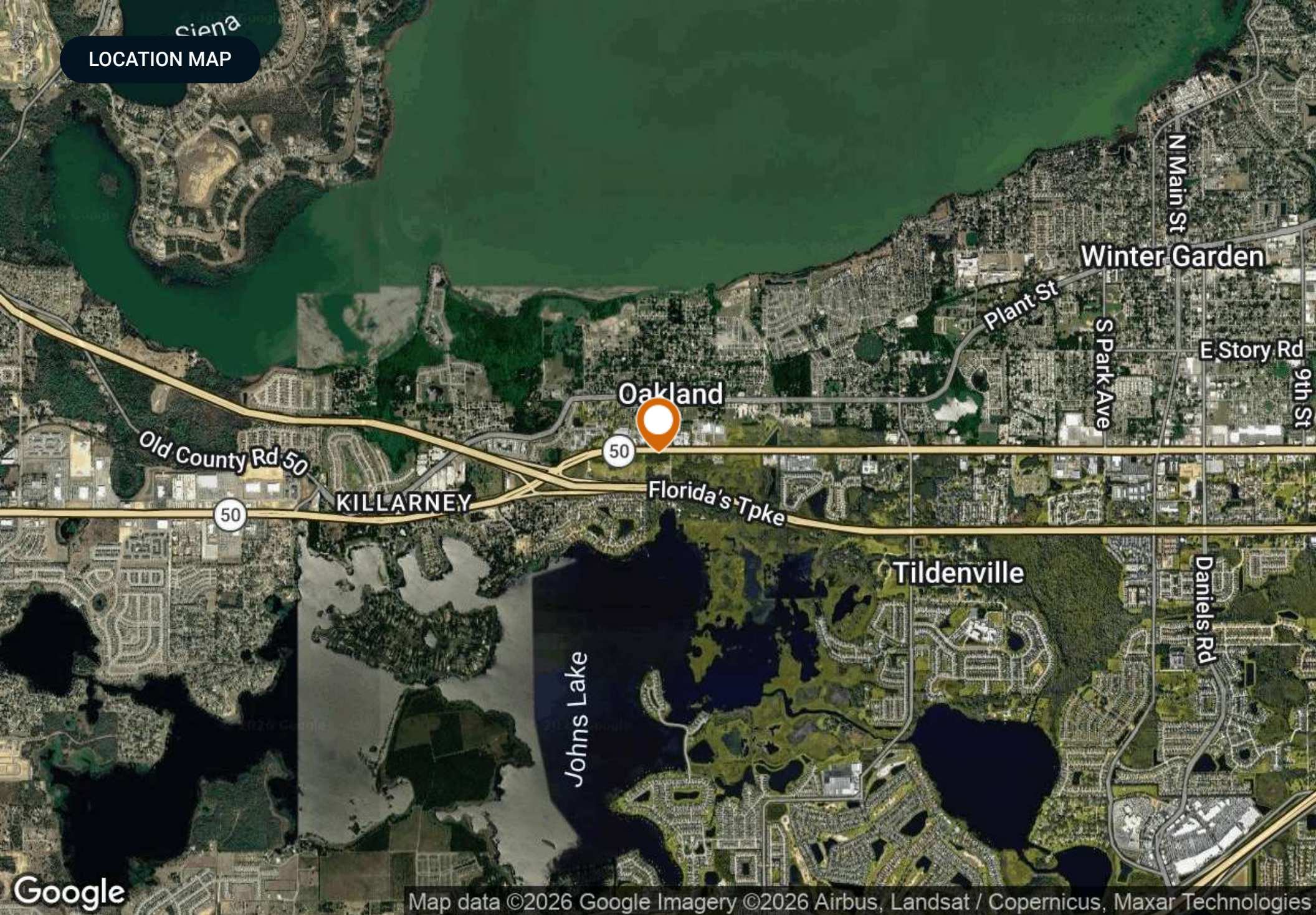
Property Overview

4.41 Acre Retail/Office/Hospitality Development Parcel located on SR50 / West Colonial Drive (4 lanes) Oakland, FL (Winter Garden) area, 1 mile east of the Florida Turnpike exit, 15 miles west of downtown Orlando in the Central Florida/Orlando metro, between Clermont and Winter Garden, FL., just off the Florida Turnpike. Lot is situated on the SW corner of a signalized intersection with an AADT of 37,500 trips, ideal for retail/office/hospitality development. Site topo is flat. All utilities are available; city water is being brought to the south end of this property line; sewer will be across 4th. Both require annexation into City of Oakland. All other utilities at site or across the SR50. Current jurisdiction is in unincorporated Orange County.

Property Highlights

- 4.41 Acres located on SR50 / West Colonial Drive (4-lanes) Winter Garden / Oakland
- At an existing signalized intersection
- AADT 37,500 on SR50
- Utilities via City of Oakland (annexation) at site
- Retail/Office/Hospitality Development Lot (no gas)

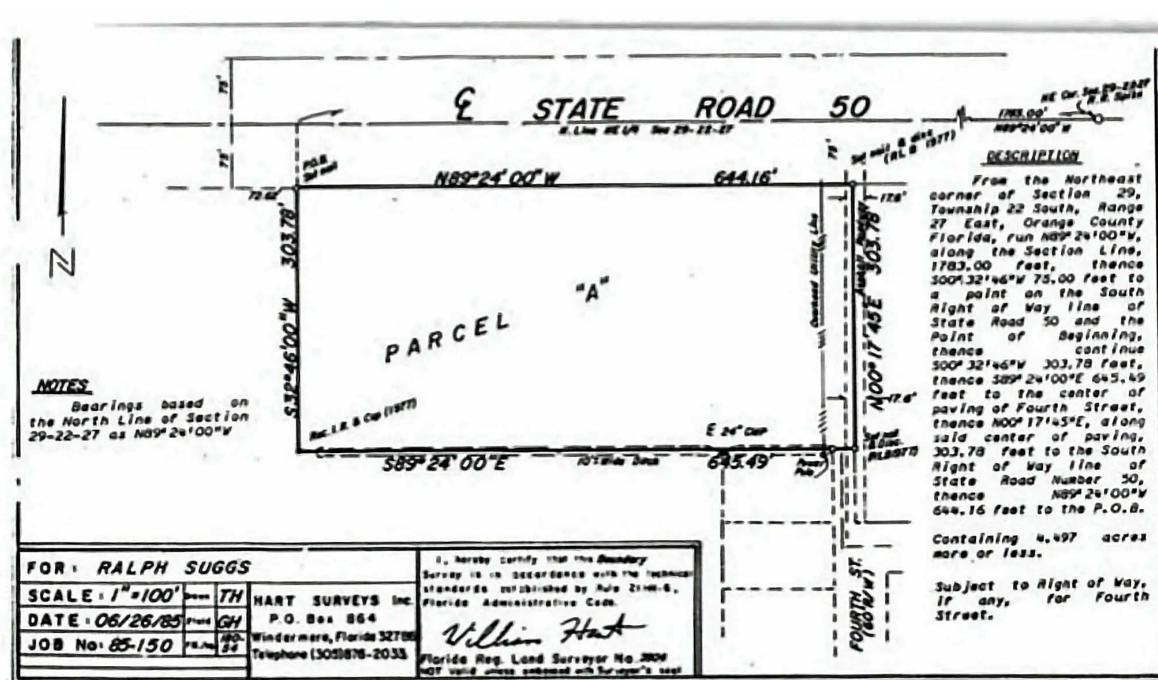
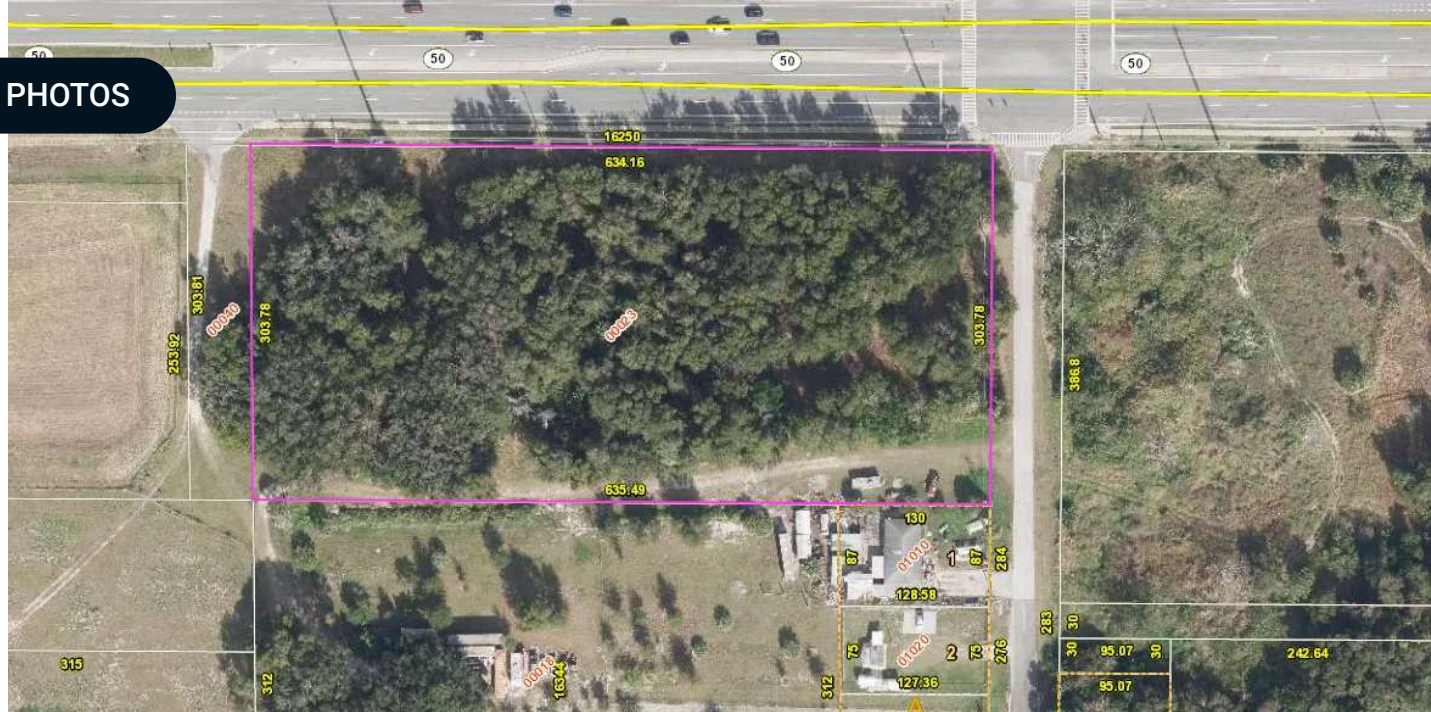
LOCATION MAP



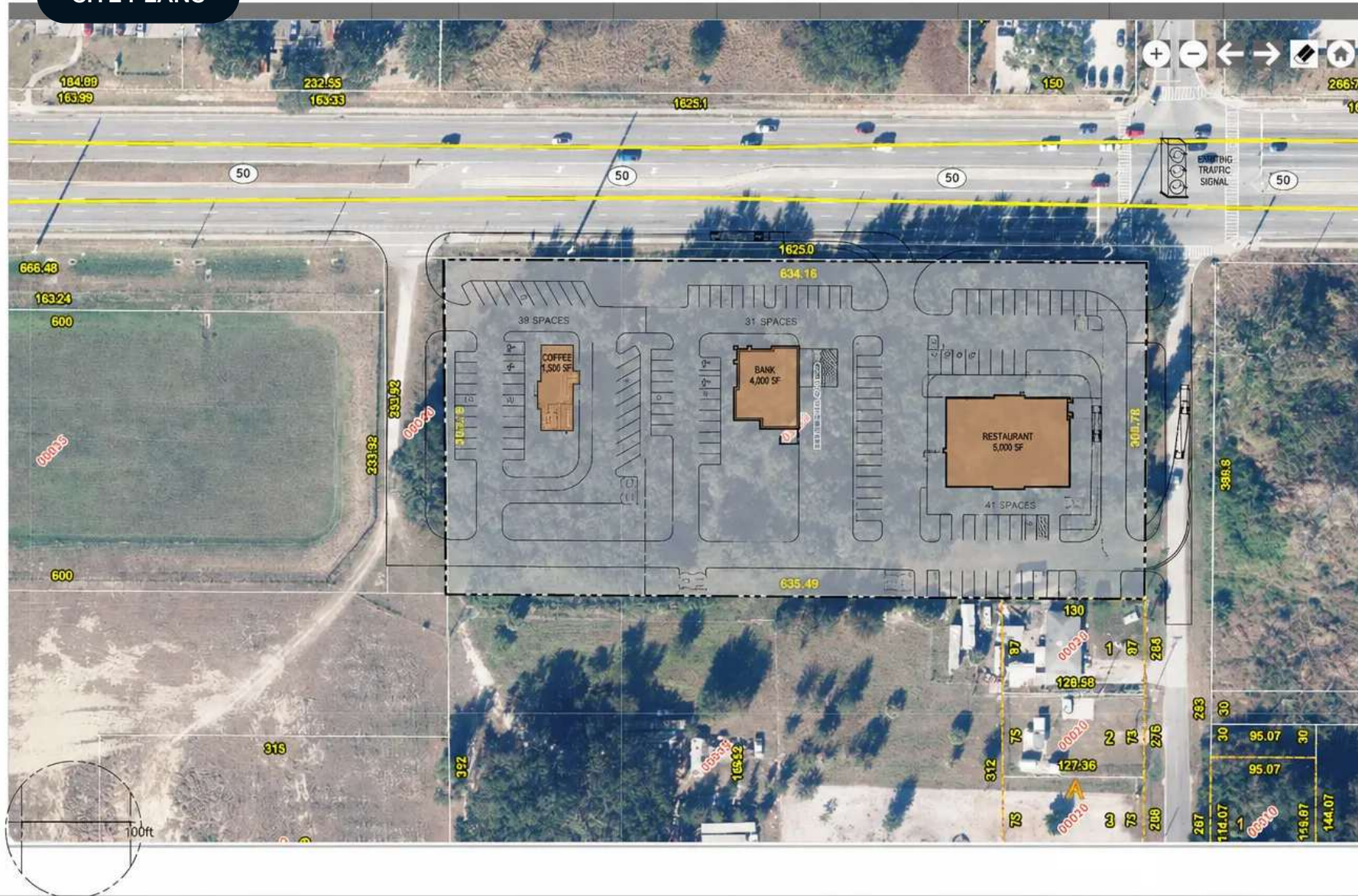
AERIAL PHOTOS



ADDITIONAL PHOTOS



SITE PLANS



CONCEPTUAL SITE PLAN
OAKLAND | ORANGE COUNTY | FLORIDA

SLT VENTURES

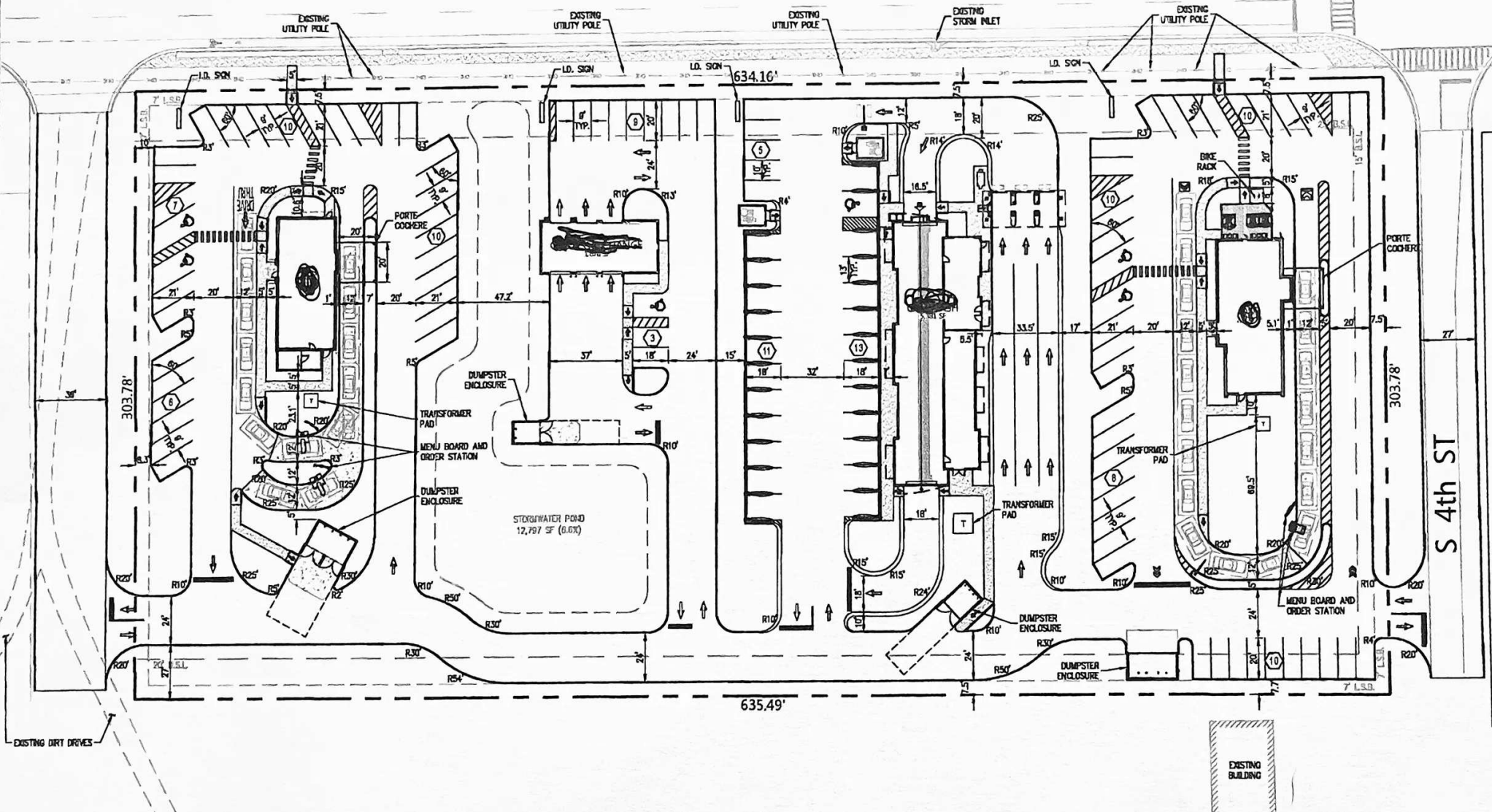
PROJECT NO.
PLAN SCALE: 1" = 40'
DATE: 5/28/25

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY.

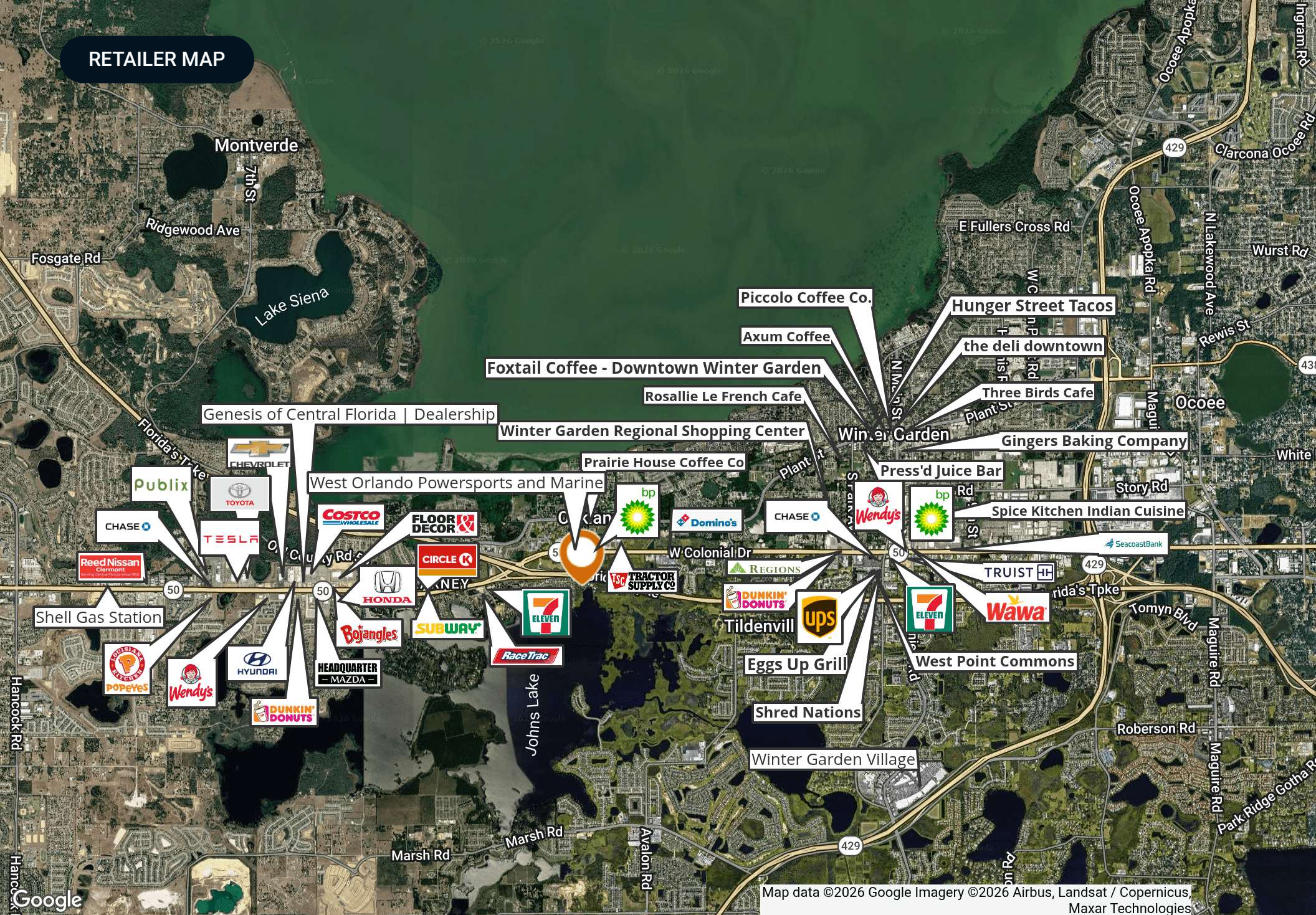
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SITE PLANS

W COLONIAL DR
(S.R. 50)

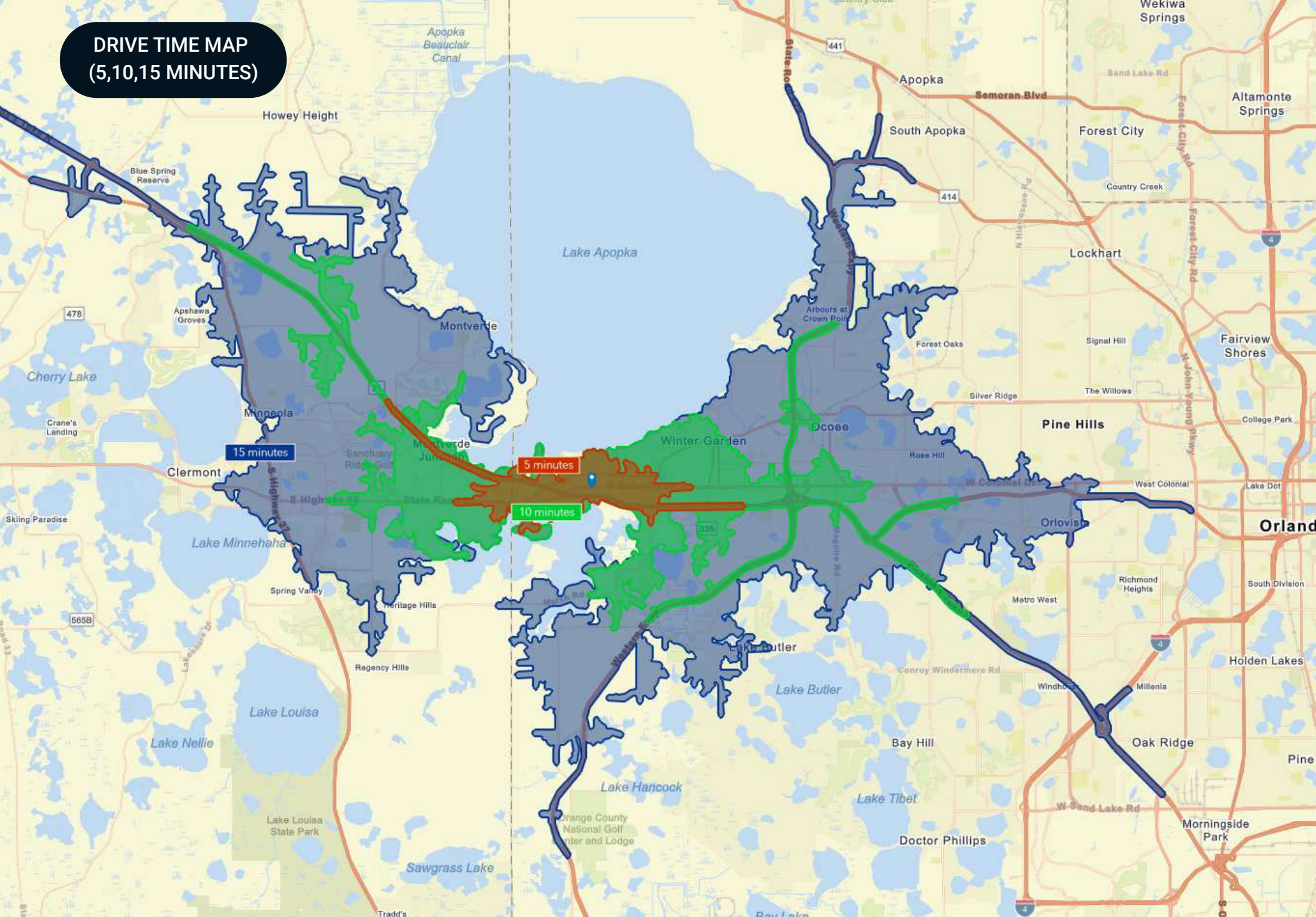


RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

DRIVE TIME MAP (5,10,15 MINUTES)



DEMOGRAPHICS MAP & REPORT

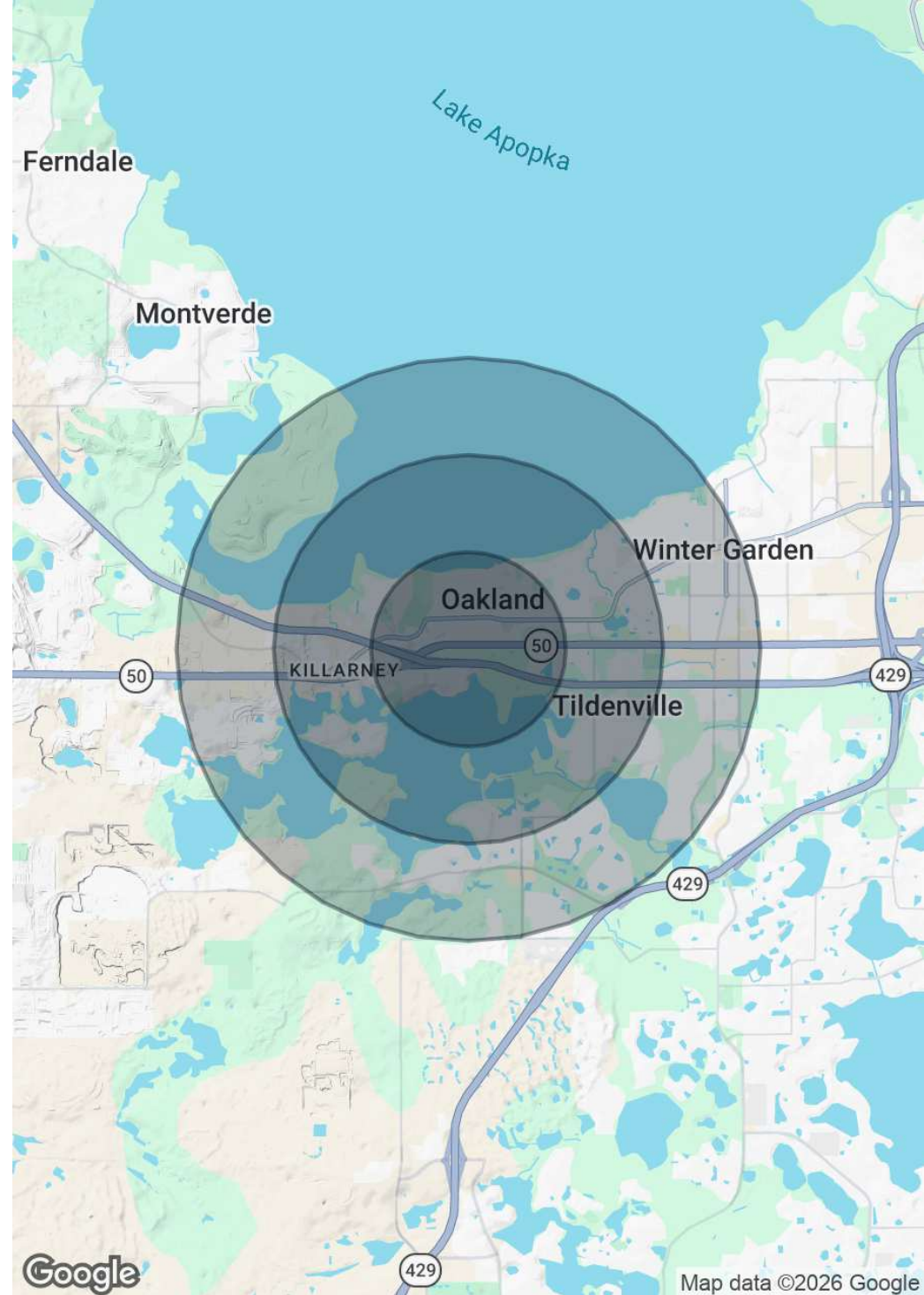
Population

	1 Mile	2 Miles	3 Miles
Total Population	4,279	15,362	39,140
Average Age	40	39	39
Average Age (Male)	40	38	38
Average Age (Female)	41	40	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,589	5,468	13,948
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$153,502	\$155,277	\$146,252
Average House Value	\$593,685	\$574,004	\$535,128

2020 American Community Survey (ACS)

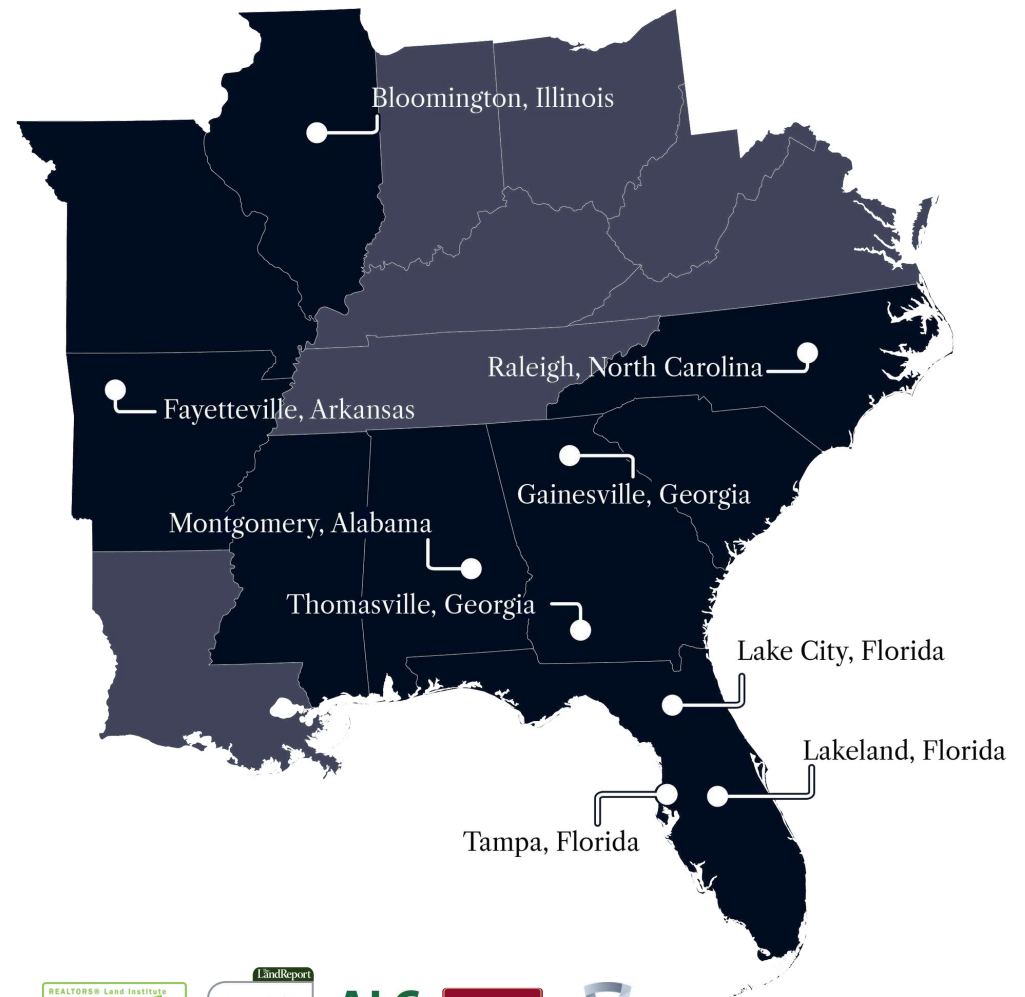




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