

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.

2023 TRAFFIC COUNTS: AADT per Orange County Traffic Engineering

State Road 520 16,977

(1.5 miles south of Colonial Dr.)

Maxim Parkway 9,748

(350 ft W of SR 520)

2024 ESTIMATED

DEMOGRAPHICS: 1 Mile 3 Miles 5 Miles

Population 3,288 7,378 21,427 Median HH Income \$88,536 \$107,634 \$102,204 Average HH Income \$107,971 \$122,794 \$125,679

COMMENTS: Outstanding location for grocery store, fast food restaurants, retail,

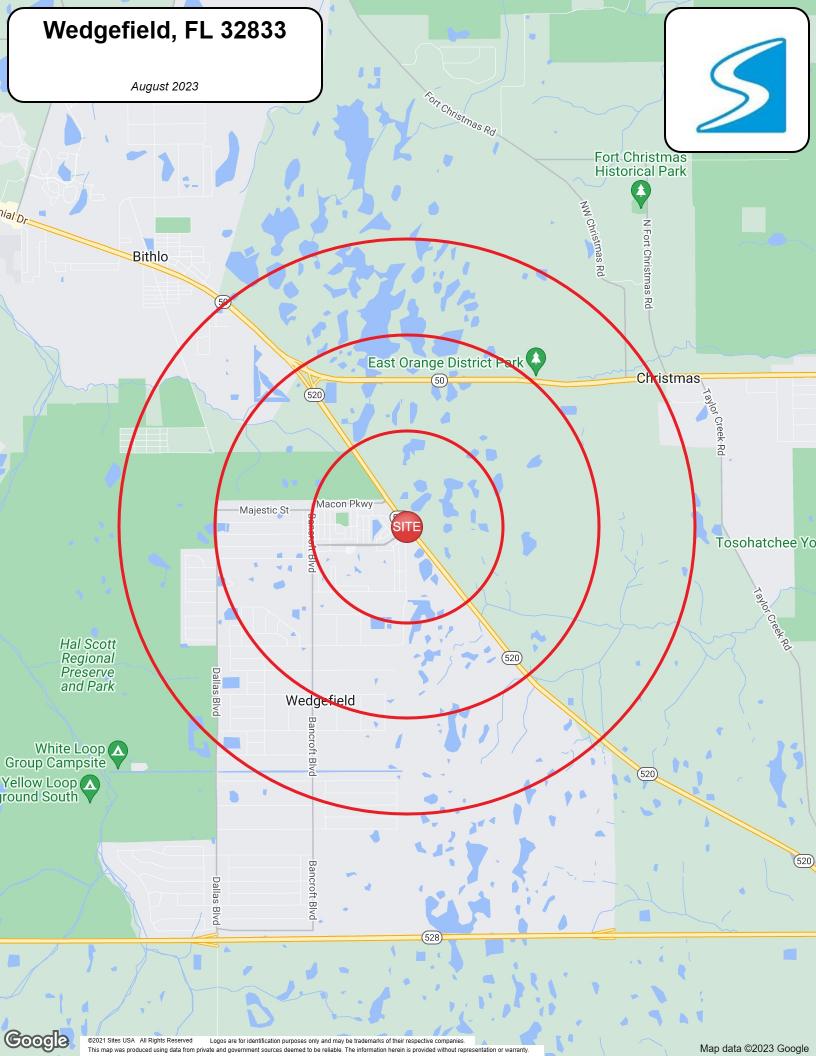
auto parts stores, tire store, oil lube, bank, preschool, office or

church.





Parcel Report for 01-23-32-7597-22-060 0 Courtesy Rick Singh, CFA, Orange County Property Appraiser Citgo Gas Station Macon PKWY AVE Grey Wedgefield-520 LLC Shadow Albion LLC Wedgefield-520 LLC Grey Mallard Pkwy Abalone Blud Shadow G139 51 LLC ELEVEN Abnet Mallard Lk FAMILY DOLLAR 520 Yam Maxim Py Canal 75 m 6 ē Melville St Created: 6/9/2014 This map is for reference only and is not a survey. Commercial/ Institutional OCPA Web Map Hydro Golf Course Major Roads ---- Proposed Roa Block Line Governmental/ Institutional/ Florida turnpike Lakes and Rivers Public Roads Brick Road Lot Line Waste Land Misc Commercial/ County Boundary Interstate 4 Gated Roads ---- Rall Road Residential Building Industrial Vacant Land Road Under Construction Proposed SunRall Agricultural Curtilage Toll Road Agriculture Parke Hospital



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5139/-81.0624

State Road 520 & Maxim Parkway	4		
Wedgefielf, FL	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,288	7,378	21,427
2029 Projected Population	3,617	8,275	23,470
2020 Census Population	3,122	7,009	20,658
2010 Census Population	2,792	6,078	16,290
Projected Annual Growth 2024 to 2029	2.0%	2.4%	1.9%
Historical Annual Growth 2010 to 2024	1.3%	1.5%	2.3%
Households			
2024 Estimated Households	1,228	2,674	7,646
2029 Projected Households	1,342	2,973	8,300
2020 Census Households	1,140	2,471	7,130
2010 Census Households	958	2,086	5,516
Projected Annual Growth 2024 to 2029	1.9%	2.2%	1.7%
Historical Annual Growth 2010 to 2024	2.0%	2.0%	2.8%
Age			
2024 Est. Population Under 10 Years	10.2%	10.7%	11.1%
2024 Est. Population 10 to 19 Years	11.4%	11.1%	12.5%
2024 Est. Population 20 to 29 Years	9.5%	9.7%	10.7%
2024 Est. Population 30 to 44 Years	20.0%	19.4%	20.3%
2024 Est. Population 45 to 59 Years	21.9%	23.7%	23.7%
2024 Est. Population 60 to 74 Years	19.1%	18.3%	16.0%
2024 Est. Population 75 Years or Over	7.8%	7.1%	5.7%
2024 Est. Median Age	43.1	43.2	41.2
Marital Status & Gender			
2024 Est. Male Population	48.9%	49.6%	49.9%
2024 Est. Female Population	51.1%	50.4%	50.1%
2024 Est. Never Married	26.0%	27.1%	31.1%
2024 Est. Now Married	51.2%	54.8%	52.5%
2024 Est. Separated or Divorced	15.9%	12.2%	11.9%
2024 Est. Widowed	6.8%	5.9%	4.6%
Income			
2024 Est. HH Income \$200,000 or More	5.1%	8.6%	11.6%
2024 Est. HH Income \$150,000 to \$199,999	15.5%	19.7%	15.5%
2024 Est. HH Income \$100,000 to \$149,999	16.4%	22.2%	24.2%
2024 Est. HH Income \$75,000 to \$99,999	21.5%	16.9%	15.3%
2024 Est. HH Income \$50,000 to \$74,999	26.4%	18.8%	14.2%
2024 Est. HH Income \$35,000 to \$49,999	6.6%	5.4%	4.7%
2024 Est. HH Income \$25,000 to \$34,999	3.3%	2.2%	3.0%
2024 Est. HH Income \$15,000 to \$24,999	1.2%	2.1%	6.4%
2024 Est. HH Income Under \$15,000	4.1%	4.2%	5.2%
2024 Est. Average Household Income	\$107,971	\$122,794	\$125,679
2024 Est. Median Household Income	\$88,536	\$107,634	\$102,204
2024 Est. Per Capita Income	\$40,324	\$44,507	\$44,849
2024 Est. Total Businesses	103	298	907
2024 Est. Total Employees	350	969	3,315

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections Calculated using Weighted Block Centroid from Block Groups



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State Road 520 & Maxim Parkway			
State Noau 520 & Maxiiii Faikway	1 mi radius	3 mi radius	5 mi radius
Wedgefielf, FL			
Race			
2024 Est. White	58.2%	58.7%	59.8%
2024 Est. Black	13.8%	13.9%	12.3%
2024 Est. Asian or Pacific Islander	6.5%	5.7%	5.3%
2024 Est. American Indian or Alaska Native	0.6%	0.4%	0.3%
2024 Est. Other Races	20.9%	21.3%	22.3%
Hispanic			
2024 Est. Hispanic Population	951	2,160	6,398
2024 Est. Hispanic Population	28.9%	29.3%	29.9%
2029 Proj. Hispanic Population	30.7%	31.2%	32.0%
2020 Hispanic Population	31.3%	34.6%	37.3%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	2,443	5,429	15,214
2024 Est. Elementary (Grade Level 0 to 8)	3.6%	3.4%	2.9%
2024 Est. Some High School (Grade Level 9 to 11)	3.7%	3.9%	4.8%
2024 Est. High School Graduate	26.7%	25.6%	23.0%
2024 Est. Some College	15.6%	16.3%	16.7%
2024 Est. Associate Degree Only	6.8%	9.0%	9.8%
2024 Est. Bachelor Degree Only	31.9%	30.3%	27.7%
2024 Est. Graduate Degree	11.8%	11.5%	15.1%
Housing			
2024 Est. Total Housing Units	1,317	2,859	8,271
2024 Est. Owner-Occupied	79.6%	81.6%	74.2%
2024 Est. Renter-Occupied	13.7%	11.9%	18.2%
2024 Est. Vacant Housing	6.7%	6.5%	7.5%
Homes Built by Year			
2024 Homes Built 2010 or later	5.9%	8.9%	10.9%
2024 Homes Built 2000 to 2009	32.1%	40.5%	45.0%
2024 Homes Built 1990 to 1999	29.0%	20.4%	13.1%
2024 Homes Built 1980 to 1989	20.5%	17.9%	13.6%
2024 Homes Built 1970 to 1979	2.5%	2.0%	4.1%
2024 Homes Built 1960 to 1969	0.9%	1.7%	2.1%
2024 Homes Built 1950 to 1959	2.0%	1.6%	2.8%
2024 Homes Built Before 1949	0.4%	0.6%	0.9%
Home Values			
2024 Home Value \$1,000,000 or More	1.6%	2.2%	2.2%
2024 Home Value \$500,000 to \$999,999	9.9%	22.4%	25.9%
2024 Home Value \$400,000 to \$499,999	15.2%	18.2%	18.8%
2024 Home Value \$300,000 to \$399,999	41.6%	30.9%	27.5%
2024 Home Value \$200,000 to \$299,999	25.0%	19.9%	14.1%
2024 Home Value \$150,000 to \$199,999	2.7%	2.6%	3.3%
2024 Home Value \$100,000 to \$149,999	0.8%	1.2%	2.9%
2024 Home Value \$50,000 to \$99,999	0.4%	0.6%	2.2%
2024 Home Value \$25,000 to \$49,999	1.3%	1.0%	1.5%
2024 Home Value Under \$25,000	1.6%	0.9%	1.6%
2024 Median Home Value	\$345,085	\$396,636	\$398,021
2024 Median Rent	\$1,573	\$1,639	\$1,545

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Full Profile

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Lat/Lon: 28.5139/-81.0624

State Road 520 & Maxim Parkway	1 mi radius	3 mi radius	5 mi radius
Wedgefielf, FL			
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	2,712	6,082	17,389
2024 Est. Civilian Employed	58.6%	62.1%	69.4%
2024 Est. Civilian Unemployed	0.4%	0.7%	1.1%
2024 Est. in Armed Forces	-	-	
2024 Est. not in Labor Force	41.0%	37.2%	29.5%
2024 Labor Force Males	48.5%	49.4%	49.8%
2024 Labor Force Females	51.5%	50.6%	50.29
Occupation			
2024 Occupation: Population Age 16 Years or Over	1,590	3,778	12,074
2024 Mgmt, Business, & Financial Operations	18.2%	22.9%	20.0%
2024 Professional, Related	32.3%	26.8%	27.69
2024 Service	11.0%	14.8%	14.69
2024 Sales, Office	23.1%	20.7%	22.09
2024 Farming, Fishing, Forestry	-	-	0.29
2024 Construction, Extraction, Maintenance	5.4%	5.7%	8.09
2024 Production, Transport, Material Moving	9.9%	9.2%	7.59
2024 White Collar Workers	73.6%	70.4%	69.79
2024 Blue Collar Workers	26.4%	29.6%	30.39
Transportation to Work	20.170	23.070	
2024 Drive to Work Alone	68.2%	63.5%	62.89
2024 Drive to Work in Carpool	6.9%	8.2%	8.29
2024 Travel to Work by Public Transportation	0.4%	0.6%	1.29
2024 Drive to Work on Motorcycle	0.470	0.070	1.2
2024 Walk or Bicycle to Work	0.1%	0.6%	1.99
2024 Other Means	2.3%	1.1%	1.09
2024 Work at Home	22.1%	25.9%	24.9
Travel Time	22.170	25.5 %	24.3
2024 Travel to Work in 14 Minutes or Less	6.4%	7.8%	11.29
2024 Travel to Work in 15 to 29 Minutes	26.9%	26.0%	31.59
2024 Travel to Work in 30 to 59 Minutes			
	49.8% 16.9%	49.6% 16.5%	44.19 13.29
2024 Travel to Work in 60 Minutes or More	32.5	32.0	29.
2024 Average Travel Time to Work	32.5	32.0	
Consumer Expenditure	Ć120.0E.M	¢210.2 M	¢000 30 I
2024 Est. Total Household Expenditure	\$128.85 M	\$310.2 M	\$888.29
2024 Est. Apparel	\$2.43 M	\$5.82 M	\$16.68
2024 Est. Contributions, Tax and Retirement	\$32.86 M	\$85.92 M	\$248
2024 Est. Education	\$2.95 M	\$7.24 M	\$20.67
2024 Est. Entertainment	\$7.53 M	\$18.02 M	\$51.63
2024 Est. Food, Beverages, Tobacco	\$16.08 M	\$37.39 M	\$107.72
2024 Est. Health Care	\$8.38 M	\$18.26 M	\$51.35
2024 Est. Household Furnishings and Equipment	\$3.49 M	\$8.4 M	\$24.04
2024 Est. Household Operations, Shelter, Utilities	\$28.64 M	\$66.97 M	\$195.59
2024 Est. Miscellaneous Expenses	\$2.25 M	\$5.42 M	\$15.45
2024 Est. Personal Care	\$1.72 M	\$3.98 M	\$11.48
2024 Est. Transportation	\$22.53 M	\$52.78 M	\$145.69

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