



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER

672± ac Seminole County Riverfront Development Land

MINUTES FROM THE UNIVERSITY OF CENTRAL FLORIDA



*Once in a Lifetime
"Hole in the Donut"
Land Opportunity*

DARYL M. CARTER
PRESIDENT

JONATHAN CLAYTON
VICE PRESIDENT

PROPERTY DETAILS

Size: 672± acres

Location: S County Road 419
Chuluota, FL 32766

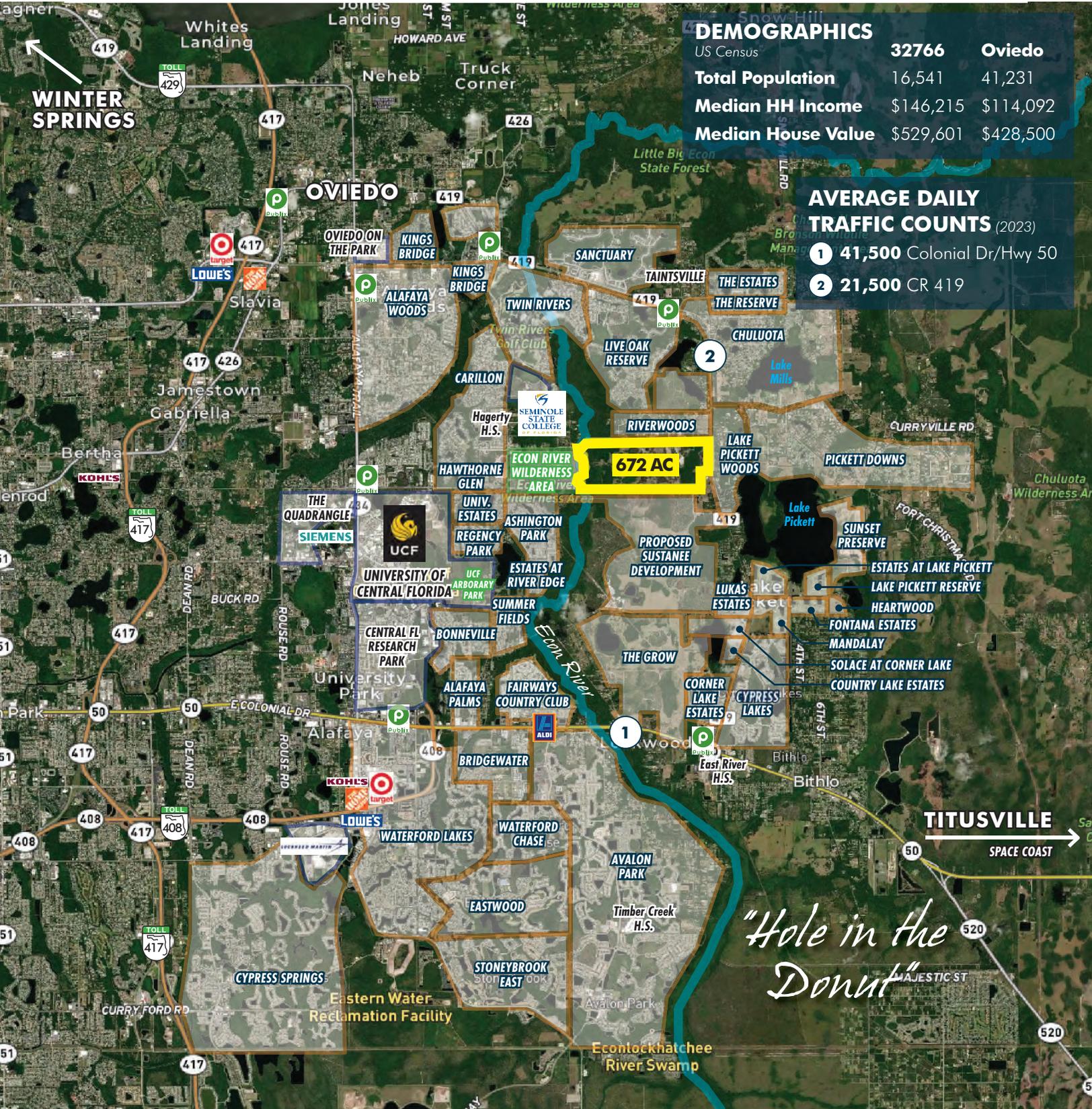
Price: Please call for pricing guidance

Zoning: A-5

FLU: Rural-5 (R5)

Utilities: Available

Frontage: 2,100'± on 4-lane CR 419 (Chuluota Rd)

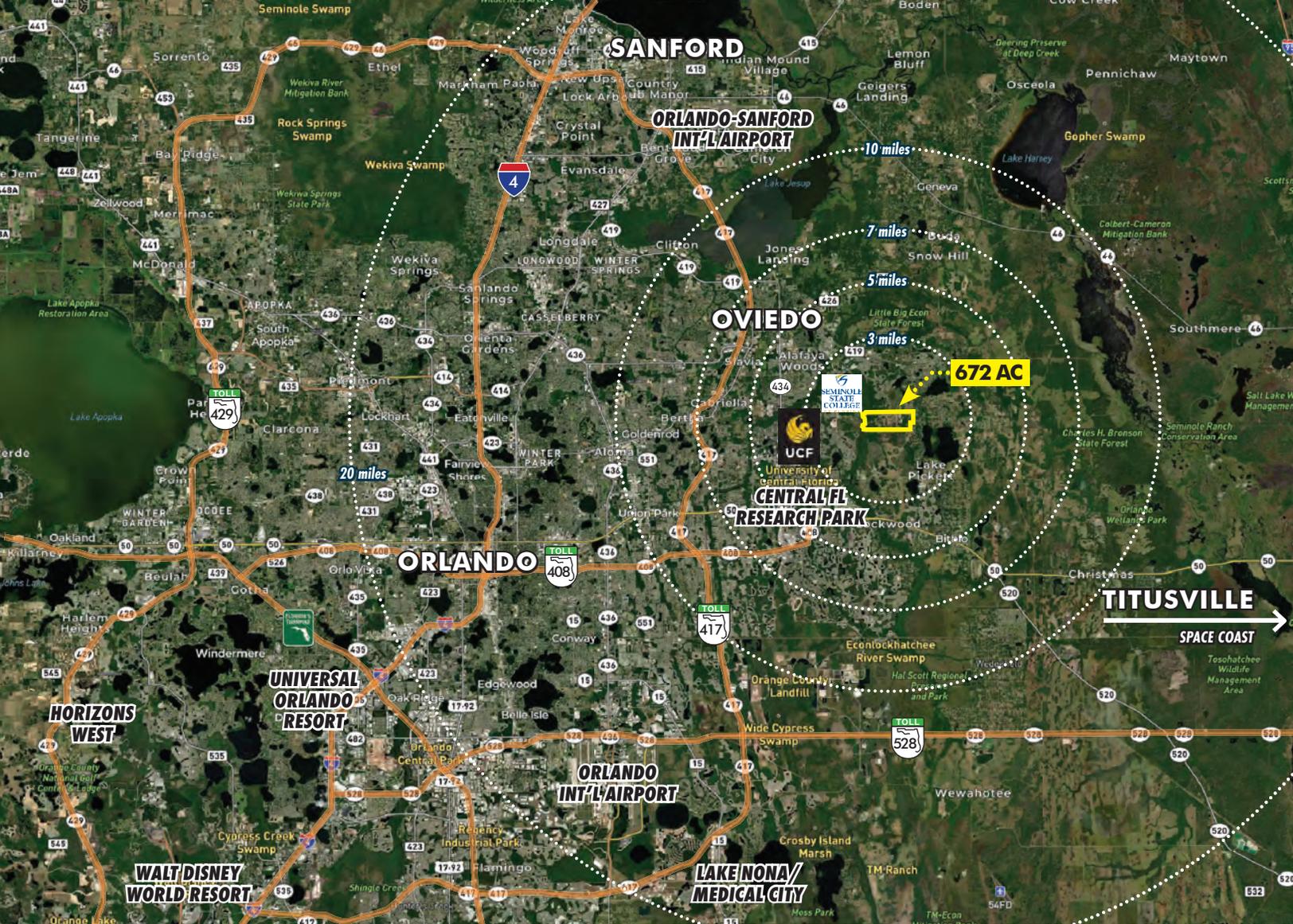


DEMOCRAPHICS		
US Census		
	32766	Oviedo
Total Population	16,541	41,231
Median HH Income	\$146,215	\$114,092
Median House Value	\$529,601	\$428,500

AVERAGE DAILY TRAFFIC COUNTS (2023)	
1	41,500 Colonial Dr/Hwy 50
2	21,500 CR 419

672 AC

"Hole in the Donut"



PROPERTY HIGHLIGHTS

- 1 mile (5,280 ft) of river frontage on the Econlockhatchee (“Econ”) River, the second largest tributary to the St. Johns River
- Excellent Seminole County public school systems; recognized as an “A” rated school by the Florida Department of Education year after year
- Truly Central Florida’s “*Hole in the Donut*” land development opportunity
- Third generation legacy ranch
- Irreplaceable
- Once in a generation - when it’s gone, it’s gone for good

CLOSE TO TO MAJOR CENTRAL FLORIDA AREAS & AMENITIES

Seminole State College

.52 miles “as the crow flies” / 15 min drive

University of Central Florida

1.8 miles “as the crow flies” / 15 min drive

Central Florida Research Park

2.5 miles “as the crow flies” / 15 min drive

Orlando-Sanford International Airport

13 miles “as the crow flies” / 30 min drive

Downtown Orlando

15 miles “as the crow flies” / 30 min drive

Orlando International Airport

14 miles “as the crow flies” / 30 min drive

Walt Disney World

27 miles “as the crow flies” / 45 min drive

DOWNTOWN ORLANDO

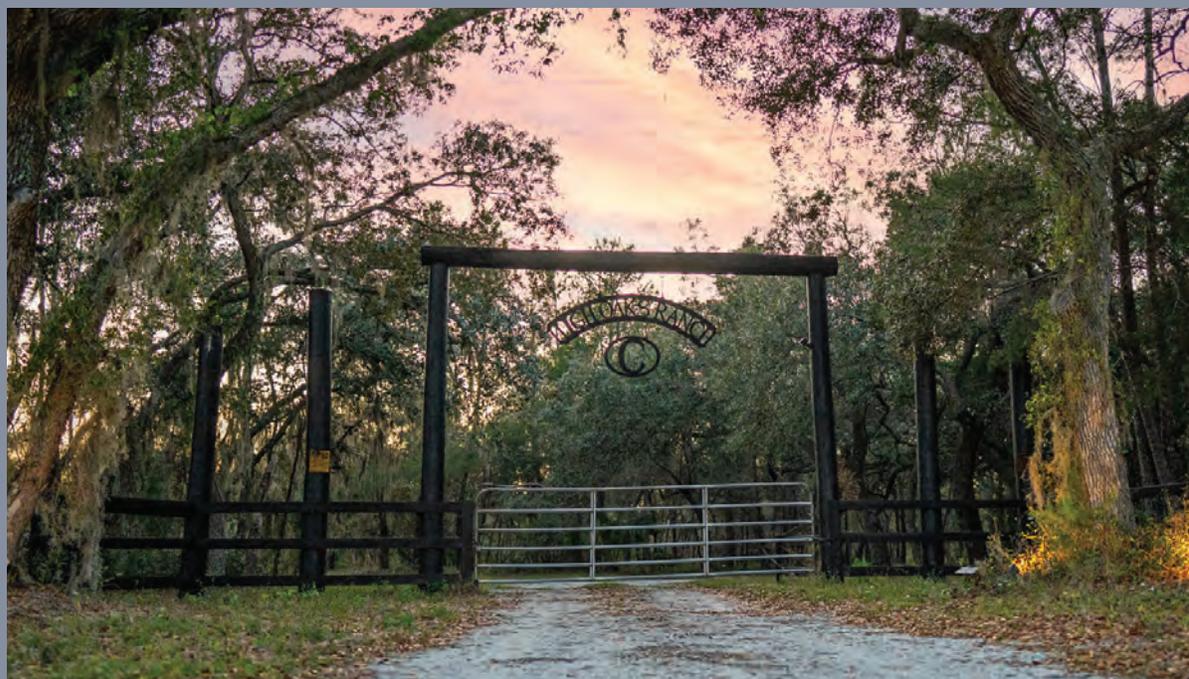
UNIVERSITY OF
CENTRAL FLORIDA

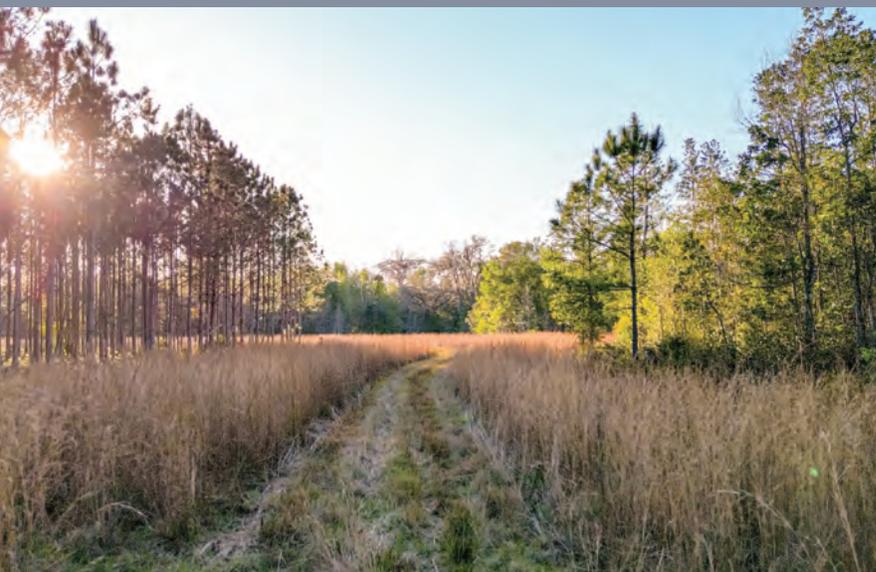
672+/- ACRES





*Hi Oaks
Legacy
Ranch*





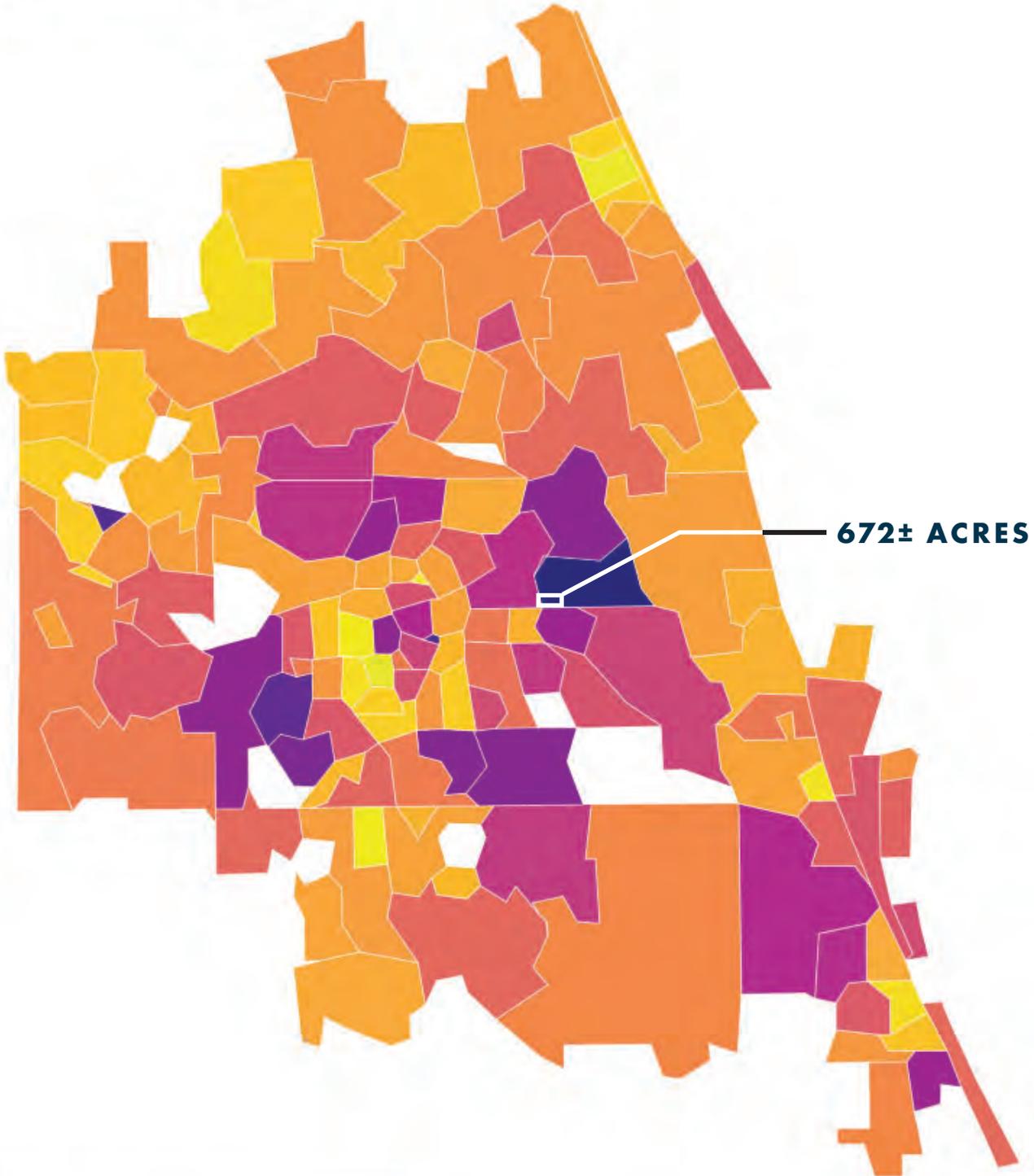




Econ River

WEALTHIEST ZIP CODES IN CENTRAL FLORIDA BY MEDIAN HOUSEHOLD INCOME (32766)

\$38,885 \$134,831



Median income represents numbers from 2022

Map: Logan Dragone, Orlando Business Journal • Source: [American Community Survey](#) • Created with [Datawrapper](#)

ECONOMICALLY STABLE AREA

The most economically stable areas are those with the highest levels of wealth and most likely where businesses want to locate outposts or see them as where their workforce can live.

The most economically stable ZIP code in Central Florida is 32766, which represents **Chuluota/Oviedo**. With a poverty rate about half of the average 12.3%, low high school drop out rate and low 0.4% vacancy rate, the Seminole County area has a distress rate of 12%. It also has a median household income of **\$134,831**.

Orlando Business Journal | February 9, 2025 | <https://www.bizjournals.com/orlando/news/2025/02/09/most-economically-stable-zip-codes.html>

CENTRAL FLORIDA HIGH INCOMES

The wealthiest people in metro Orlando live in Oviedo/Chuluota and the Baldwin Park area, according to the most recent data from the U.S. Census Bureau.

The five with the highest median household income are:

- 1. 32766 Oviedo/Chuluota: \$134,831**
2. 32814 Orlando/Baldwin Park: \$123,635
3. 34786 Windermere: \$120,117
4. 32836 Orlando/Bay Lake/Dr. Phillips: \$112,822
5. 32827 Orlando/Lake Nona: \$111,725

Orlando Business Journal | February 9, 2024 | <https://www.bizjournals.com/orlando/news/2024/02/09/wealthiest-zip-codes-central-florida.html>

UNIVERSITY OF CENTRAL FLORIDA

With nearly 70,000 students, UCF is the largest university by enrollment in Florida and one of the largest universities in the nation. It has more than 13,000 employees and an operating budget of \$2 billion. UCF researchers received \$229 million in fiscal year 2024 for funded research. In Fall 2024, the freshman class had an average SAT combined score of 1342, the Burnett Honors College enrolled 506 new students, and the number of incoming National Merit Scholars ranked UCF among the **top 25 colleges and universities**.

University of Central Florida | 2024-2025 Facts
<https://www.ucf.edu/about-ucffacts/#:~:text=With%20nearly%2070%2C000%20students%2C%20UCF,largest%20universities%20in%20the%20nation>



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