

FOR SALE OVIEDO AREA

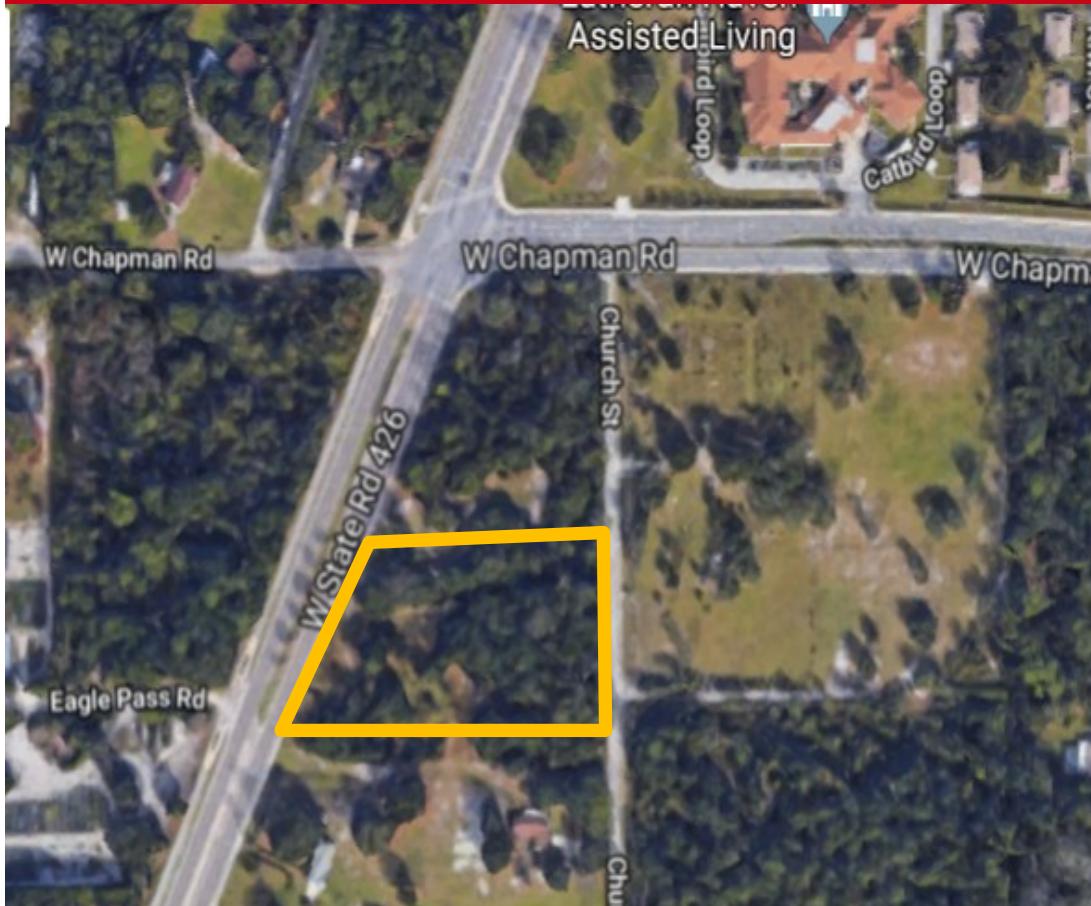
COMMERCIAL (C-1*) PARCELS

2.86 +/- ACRES

SR 426 (ALOMA AVE) & CHAPMAN ROAD

~31,500 AADT

\$1,750,000



Site Facts

Governing
Jurisdiction:
Seminole County

Seminole Co
Water & Sewer lines
at Property
Boundaries
See Map Attached

Electric: Duke Energy

~260'+/- Frontage on
SR 426 with
potential curb cut on
northbound SR 426.

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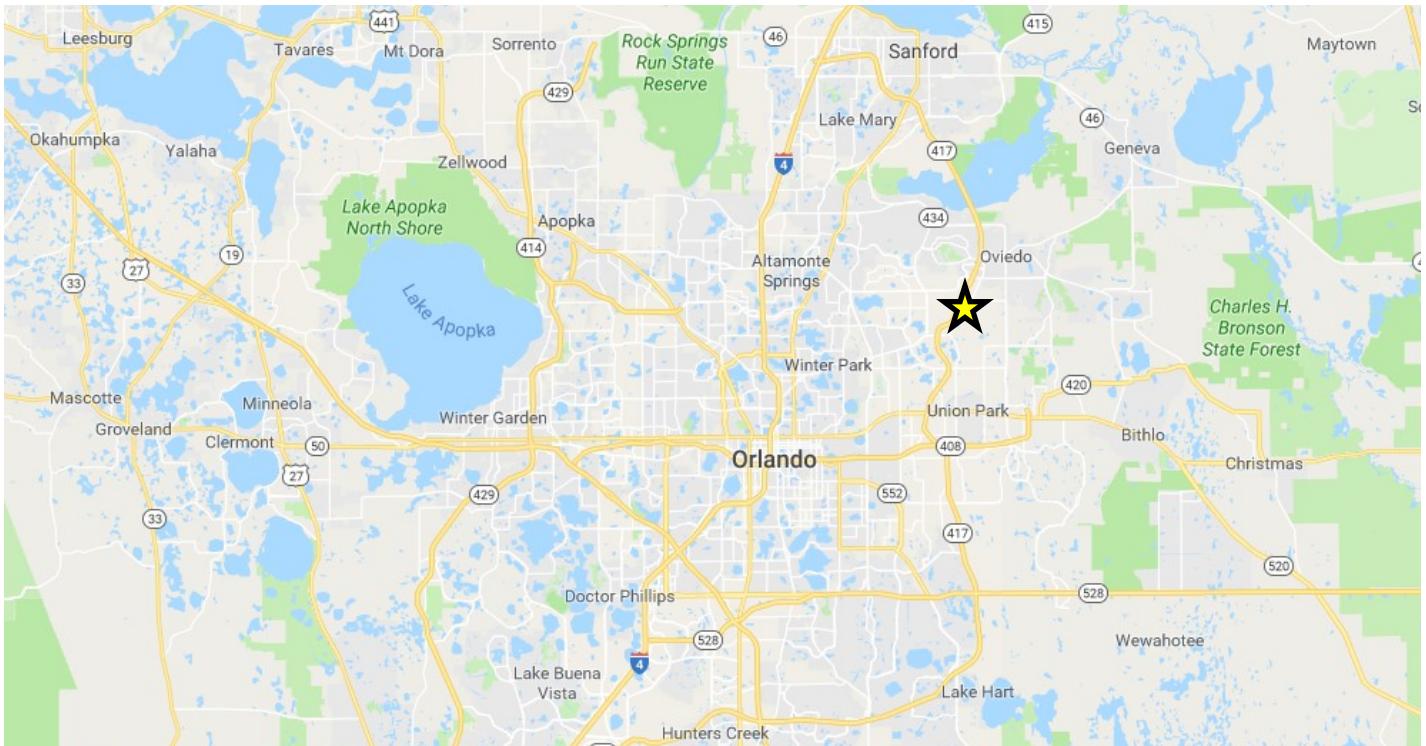
COMMERCIAL REAL ESTATE

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Commercial Sales & Leasing | Tenant Representation | Real Estate Consulting | Development Management | Asset Management
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REGIONAL LOCATION



DISTANCE TO MAJOR POINTS OF INTEREST

- University Of Central Florida - 4.7 Miles
- Orlando Int'l Airport - 22 Miles
- Oviedo Medical Center - 1.6 Miles
- Oviedo Marketplace - 2.5 Miles
- Downtown Orlando CBD - 16 Miles
- Kennedy Space Center - 53 Miles



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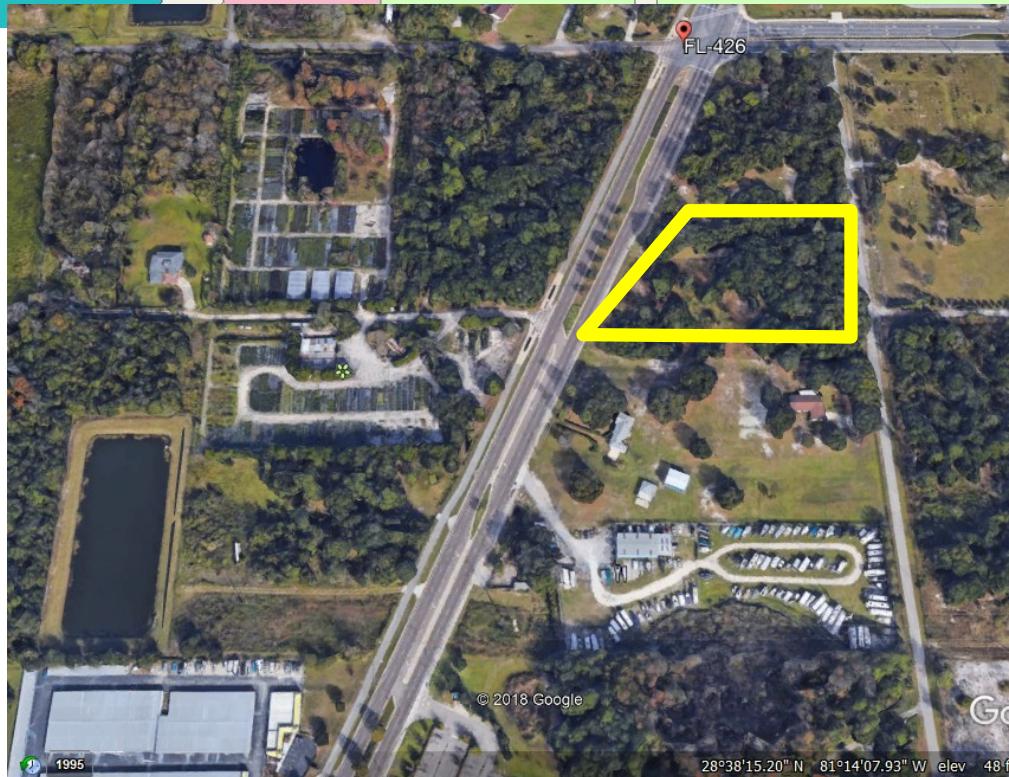
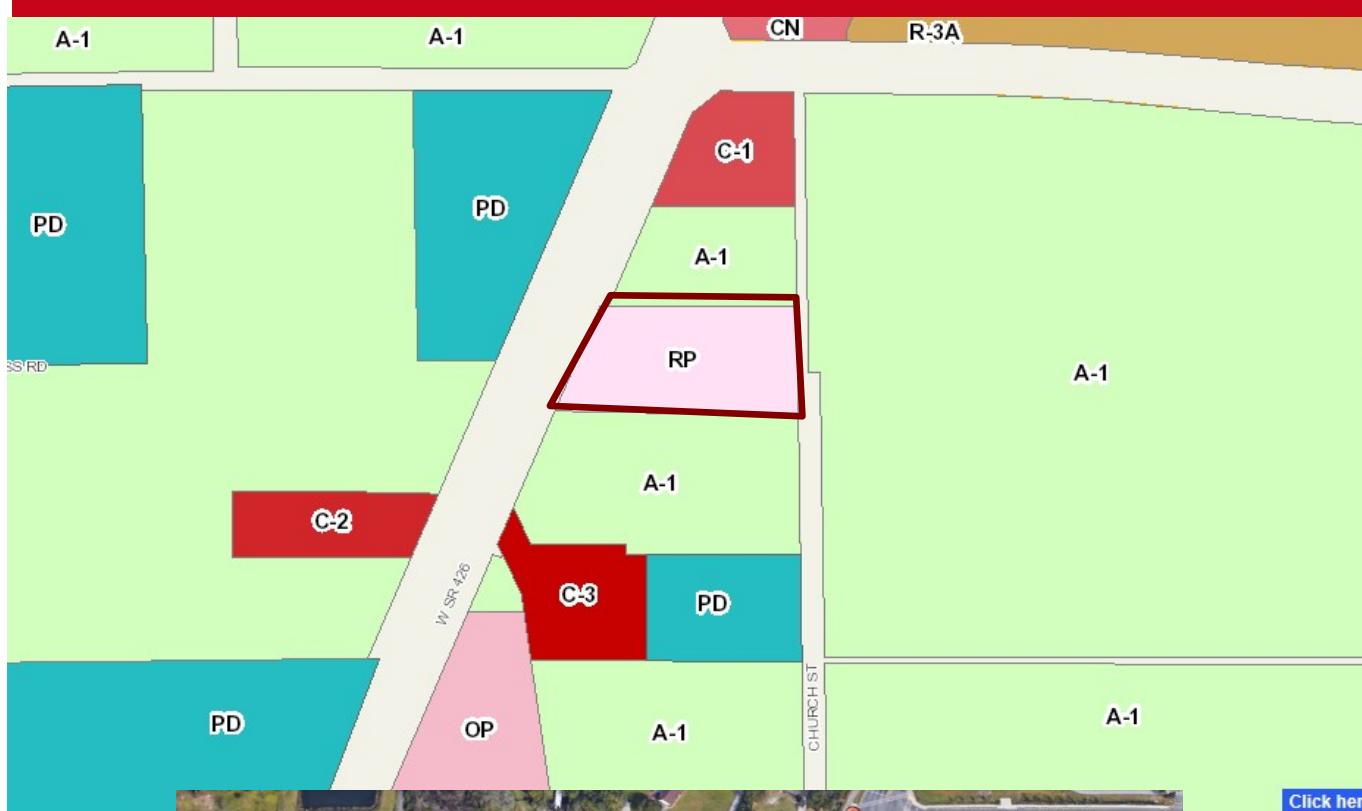


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CURRENT ZONING



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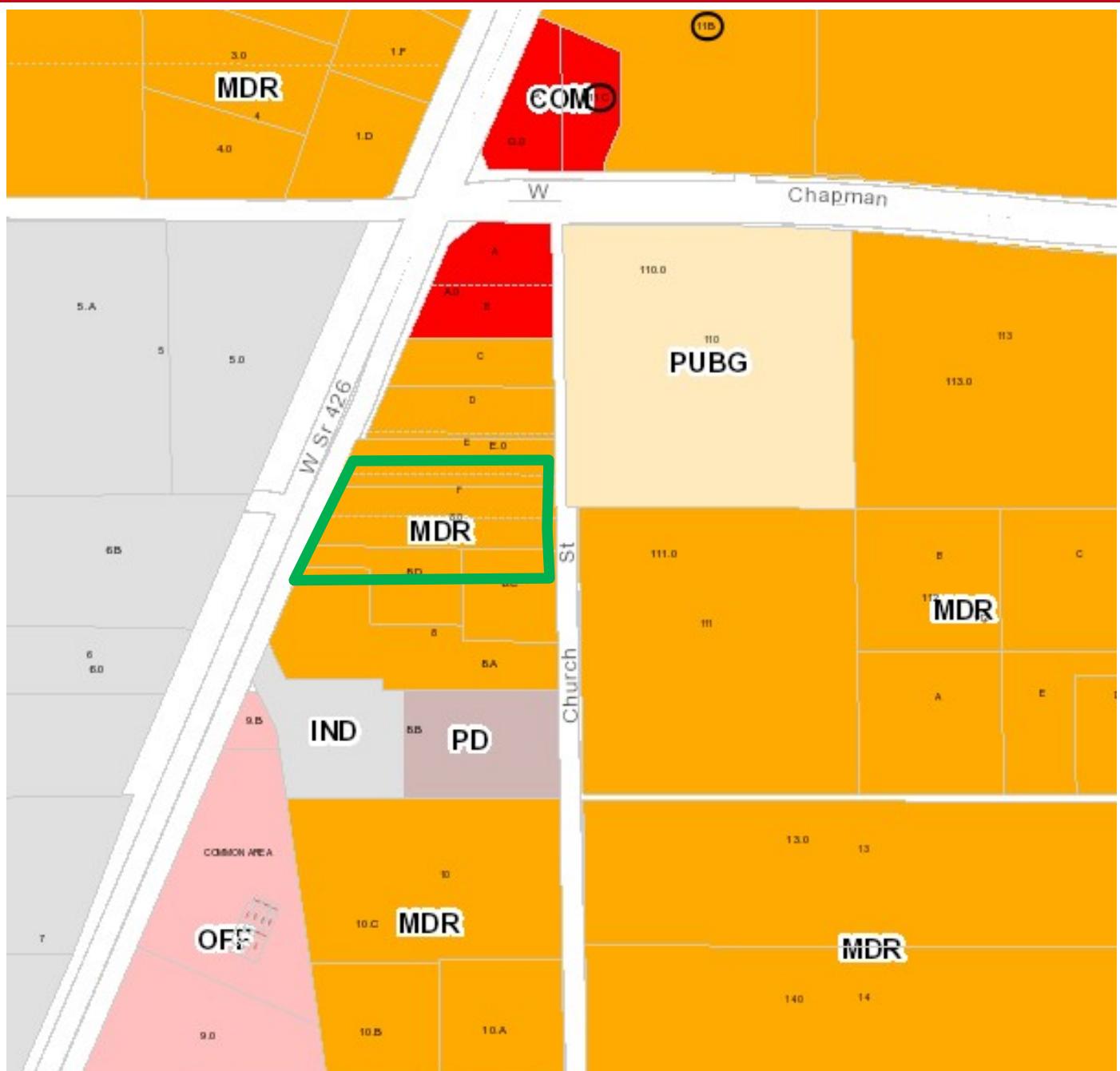


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FUTURE LAND USE



Future Land Use is currently Medium Density Residential

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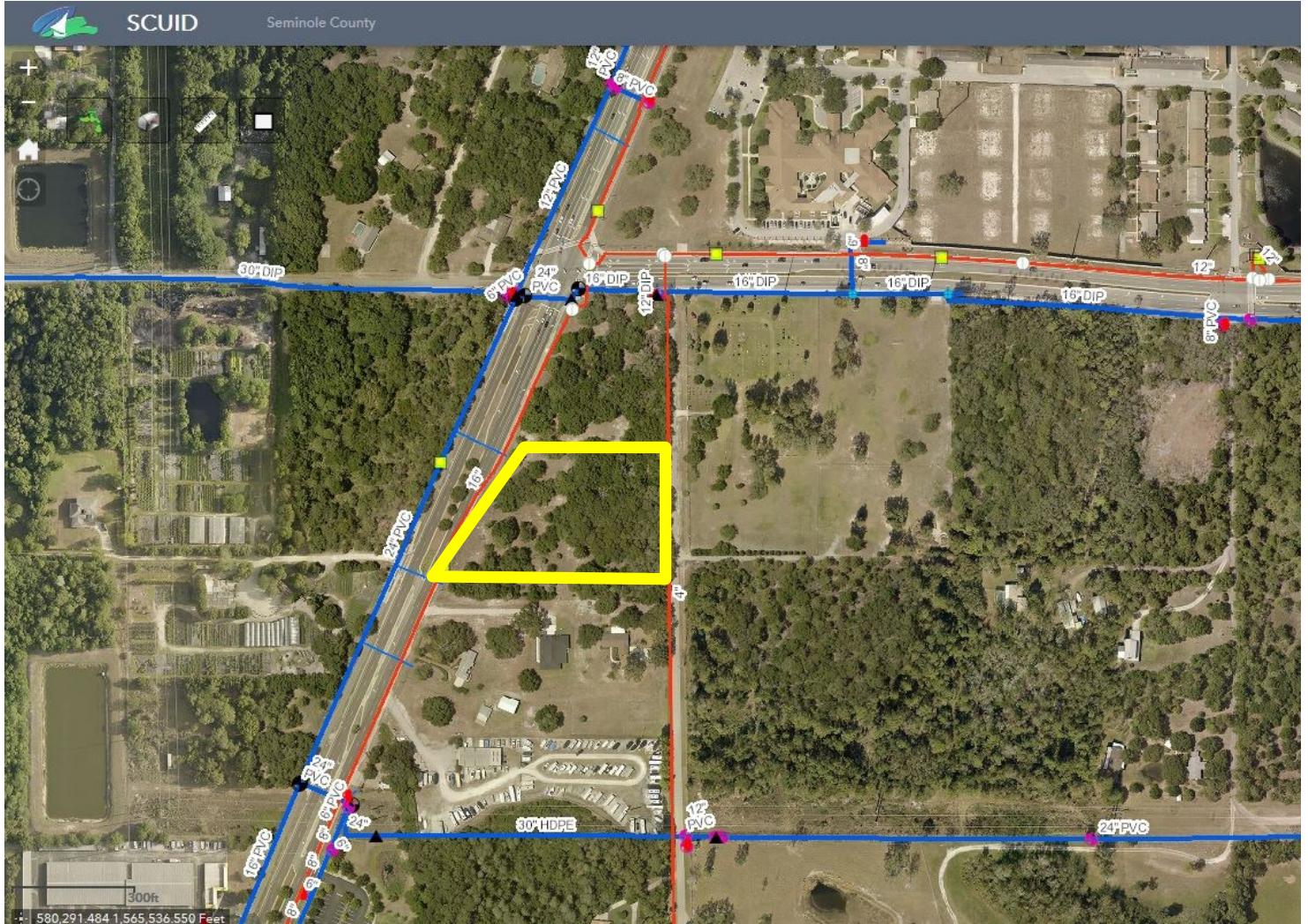


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WATER & SEWER SERVICE LINES LOCATIONS



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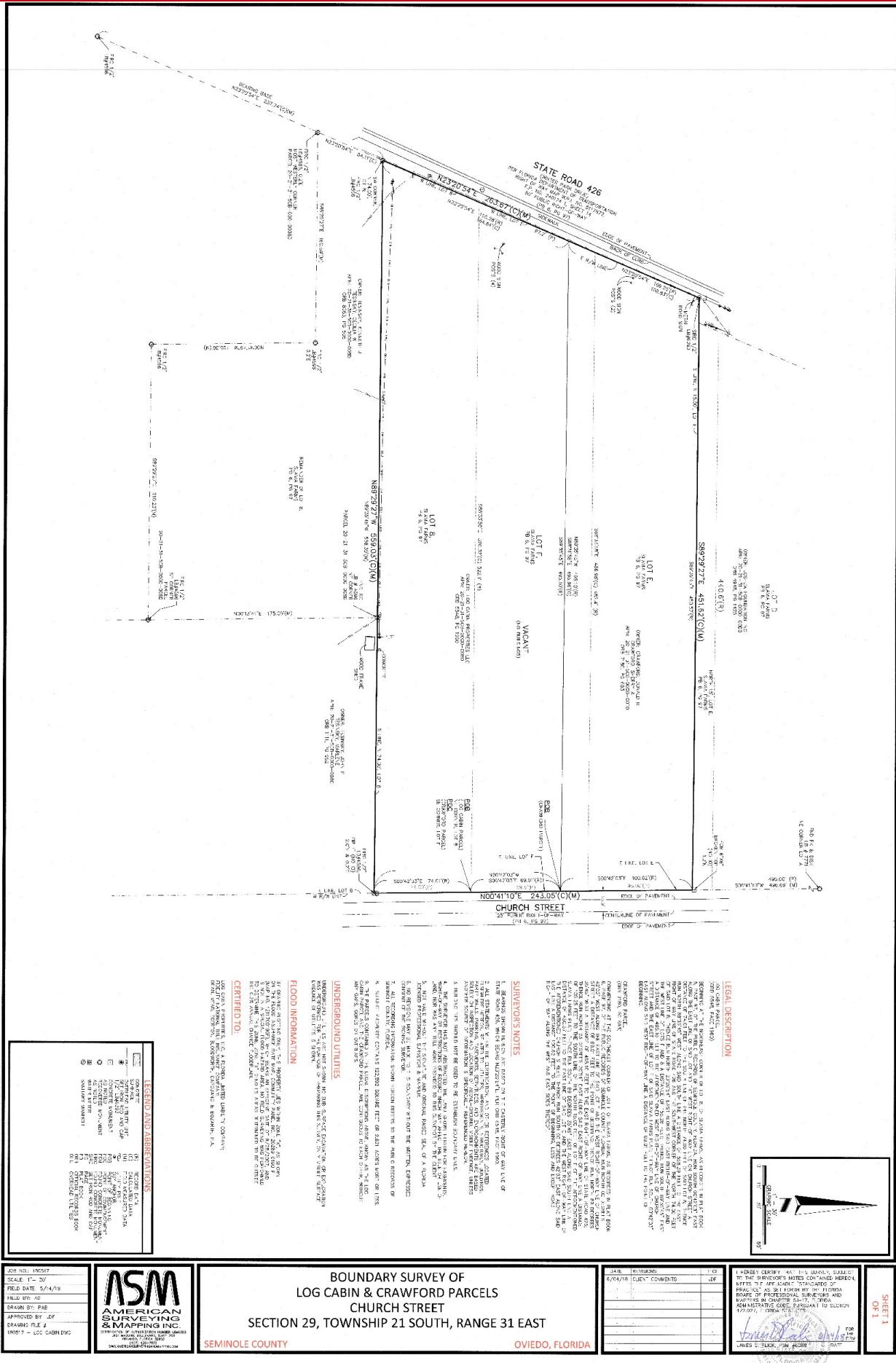


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BOUNDARY SURVEY



Metric	Oviedo / Local Area*	Notes / Trends
Population	~ 39,990 (2020) (Census Reporter)	The city is moderately sized, growing in the suburban orbit of Orlando
Households	~ 13,275 households (Census Reporter)	Avg. household size ~3.0 persons (Census Reporter)
Median Age	~ 37.2 years (Census Reporter)	Relatively young / working population
Racial / Ethnic Composition	~ White non-Hispanic ~ 60–66 %; Hispanic ~ 20–22 %; Black ~ 6–9 %; Asian ~ 5–8 % (Data USA)	Diversity increasing, in line with metro trends
Educational Attainment	~ 55–65 % associate's degree or higher in community data (ZoomProspector)	Indicates a relatively well-educated local workforce
Median Household Income	~ \$111,424 (city figure) (City of Oviedo)	Strong purchasing power in many segments
Home Values / Ownership	Median home value ~ \$426,943 (City of Oviedo); ~ 77 % owner-occupied (Data USA)	Stable residential base
Commuting / Car Use	Most drive alone; average commute ~ 26.9 min (Data USA)	Indicates car orientation, consistent with suburban form
Traffic / Mobility Trends	Seminole County publishes traffic counts & classification for local roads. (Seminole County) Also, FDOT's Florida Traffic Online offers AADT data per road segment. (Florida Department of Transportation)	
Travel Time / Delay	Seminole County's 2023 Travel Time & Delay report tracks congestion, speeds, corridor performance. (Seminole County)	Useful for favorability of access and signal timing feasibility