

2914 DEAN RIDGE RD, ORLANDO, FL 32825



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2914 DEAN RIDGE ROAD

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Available SF:	
Lot Size:	1.07 Acres
Price / Acre:	\$1,121,495
Year Built:	2007
Zoning:	P-D

PROPERTY OVERVIEW

1.07 acres on Dean Ridge Rd in path of new development. Approved for direct access from Dean Rd. P-D zoning with commercial future land use. Adjacent to brand new RaceTrac gas station. Approx. 160' of frontage on Dean Rd. Just off intersection of Curry Ford Rd and Dean Rd. PERFECT location for auto-related business or other retail. Two parcels sold together.

PROPERTY HIGHLIGHTS

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

BEG N 86 DEG W 489.42 FT & 455.49 FT N OF S1/4 COR OF SEC RUN N 86 DEG W 230.09 FT S 134.96 FT E 253 FT N 11 DEG W 120.06 FT TO POB AND FROM SE COR OF SW1/4 RUN N 455.49 FT N 86 DEG W 489.42 FT FOR A POB TH N 86 DEG W 230.09 FT S 134.96 FT W 228.32 FT NLY ALONG CURVE 203.69 FT S 86 DEG E 326.53 FT S 11 DEG E 15.57 FT TO POB (LESS PT TAKEN ON W FOR R/W PER OR 5197/83) SEC 05-23-31

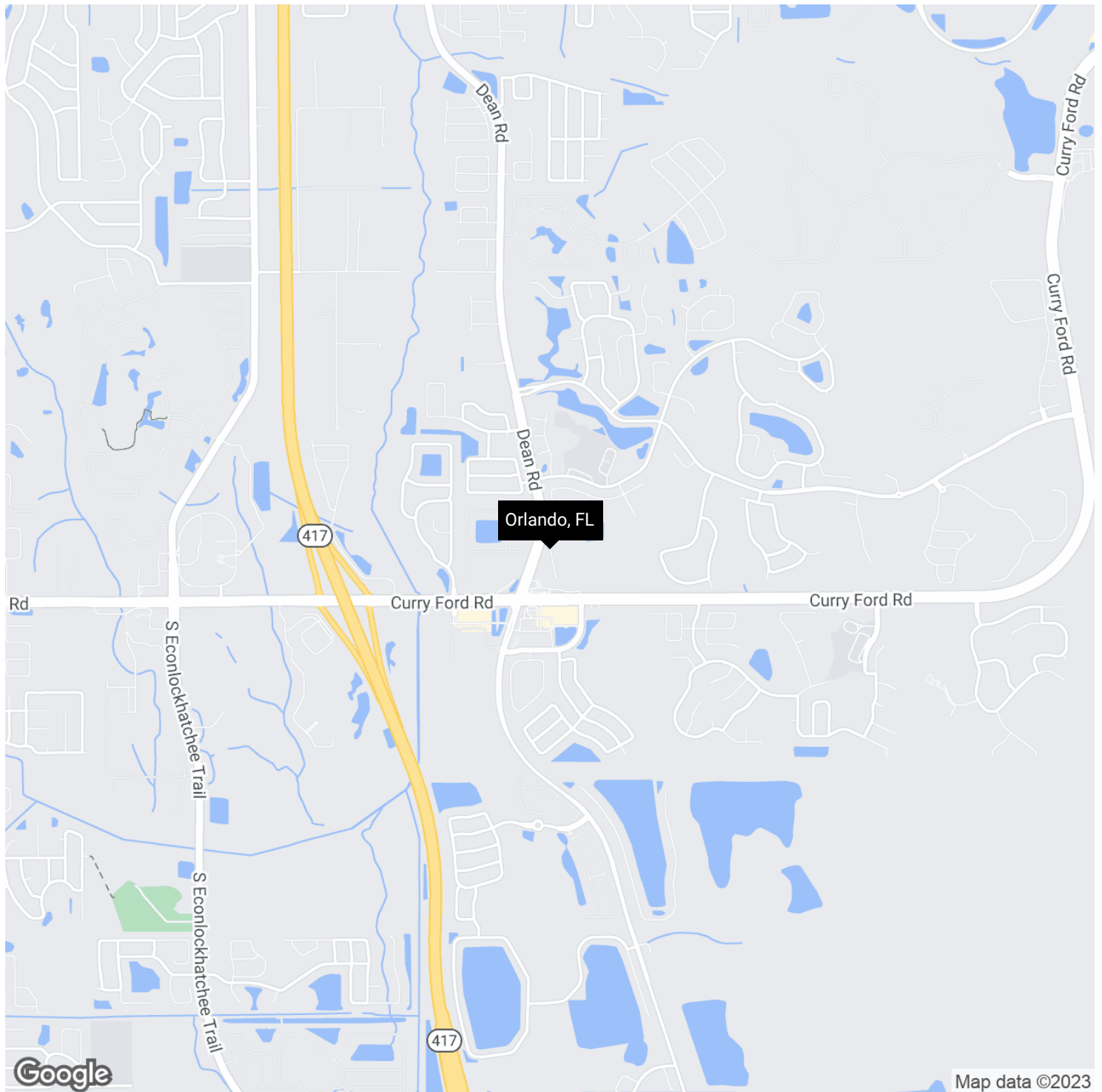


SECTION 1

LOCATION INFORMATION

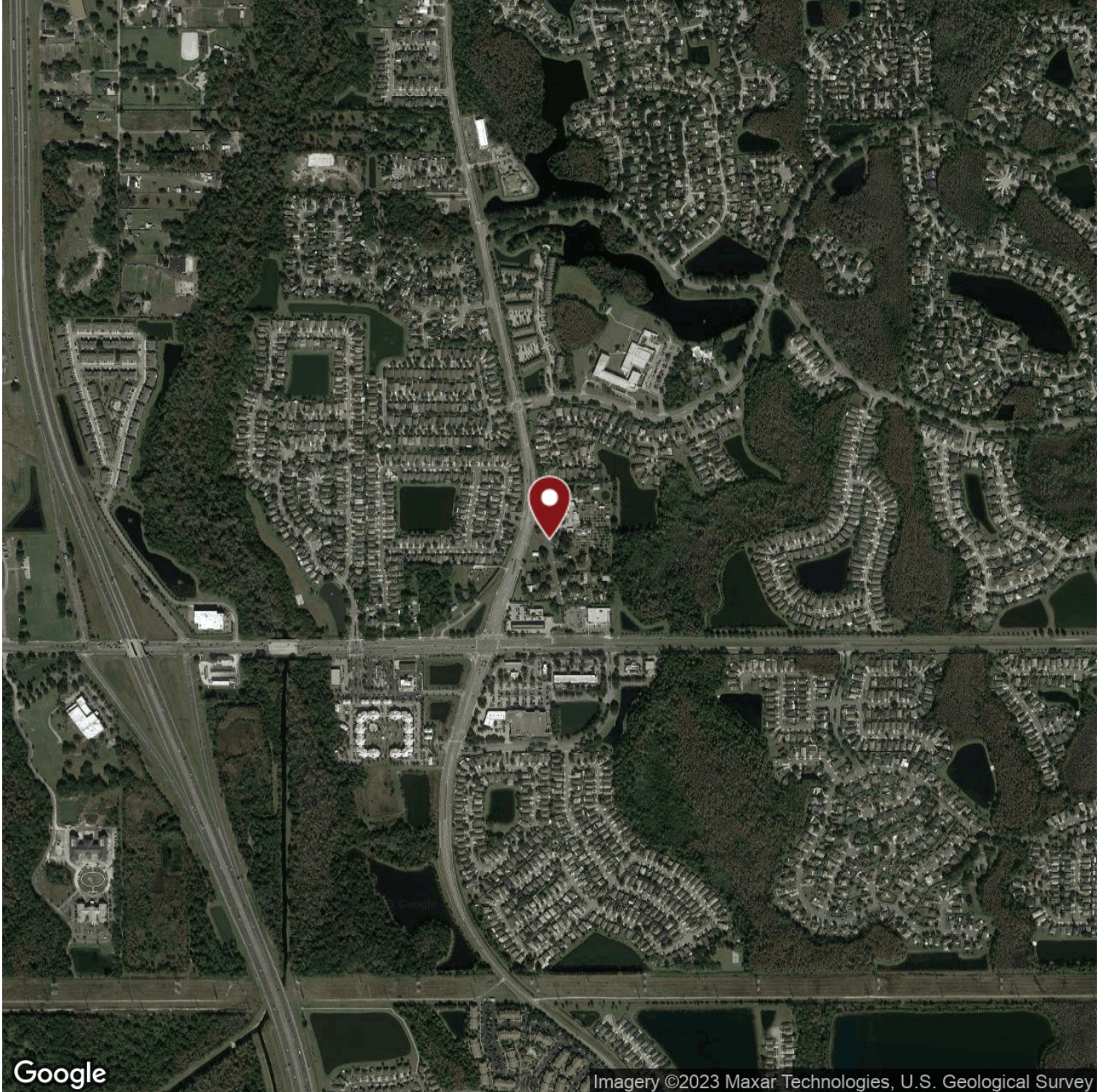
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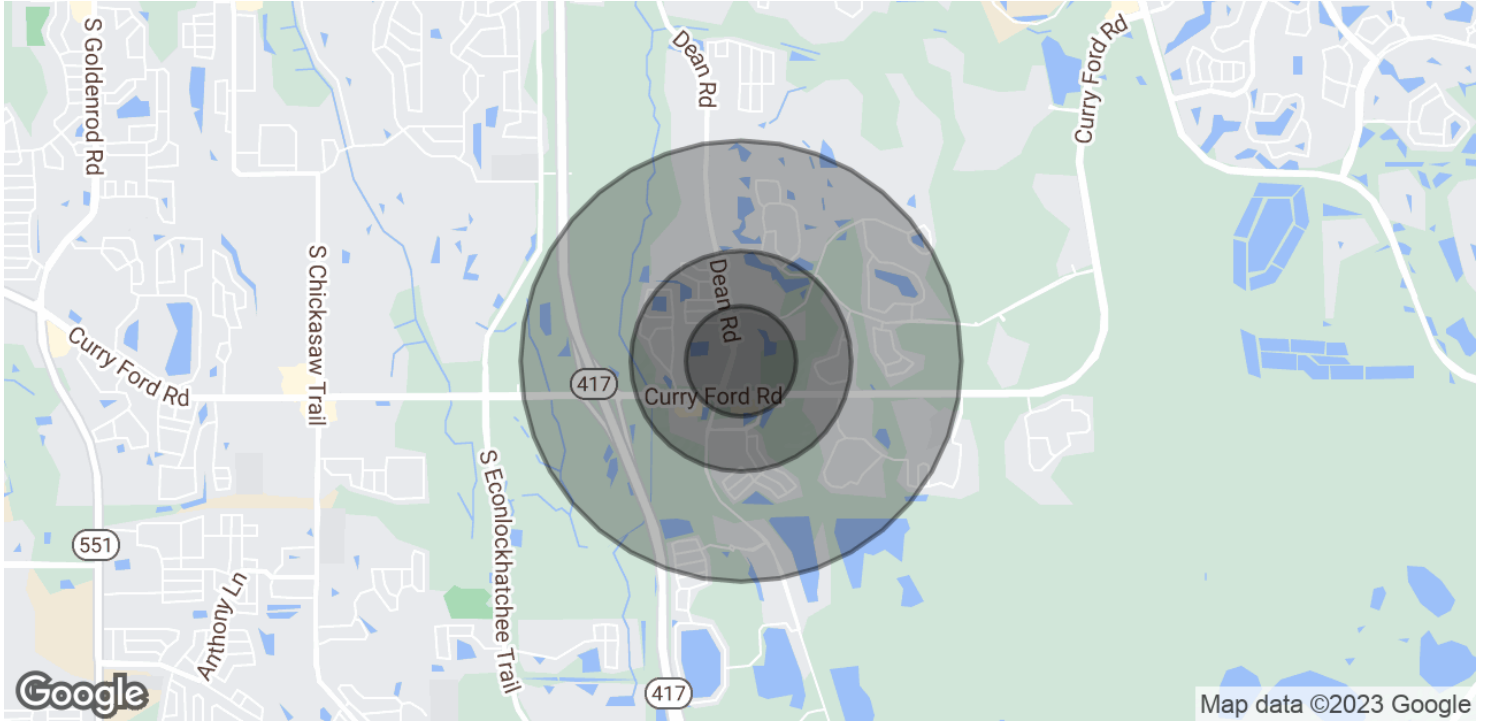


SECTION 2

DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	531	2,219	7,819
Average Age	39.3	38.7	38.4
Average Age (Male)	37.9	36.4	37.1
Average Age (Female)	43.9	43.6	41.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	173	767	2,858
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$92,704	\$83,669	\$79,544
Average House Value	\$272,144	\$265,648	\$258,207

* Demographic data derived from 2020 ACS - US Census



SECTION 3

ADVISOR BIOS

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