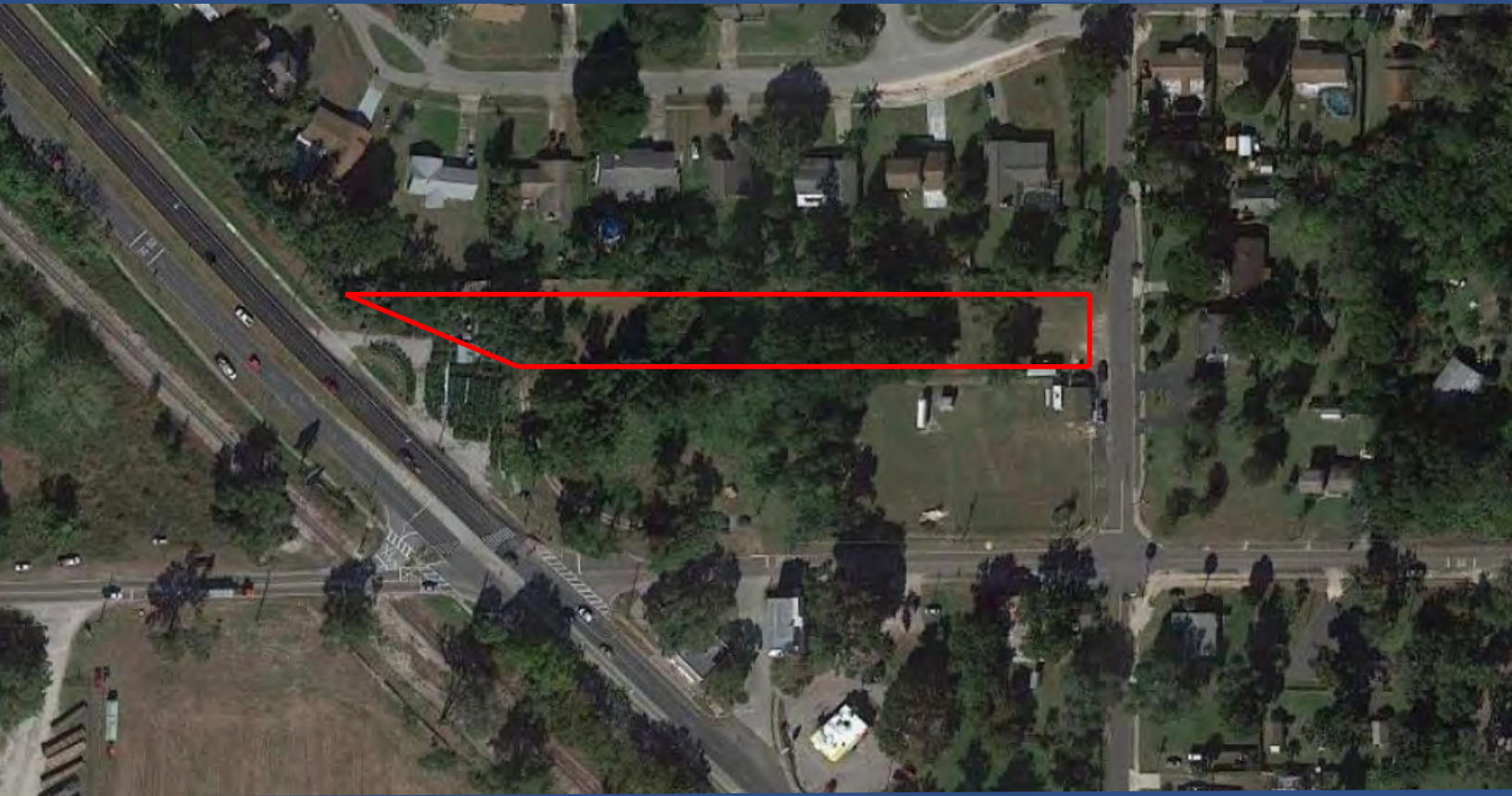


FOR SALE

3259 N Orange Blossom Trl,

Zellwood, FL 32798

Parcel ID 22-2027-2736-03-000



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

MARK ALLEN, CCIM

CIPS, RESS, e-PRO, Broker, REALTOR®

407-737-9797

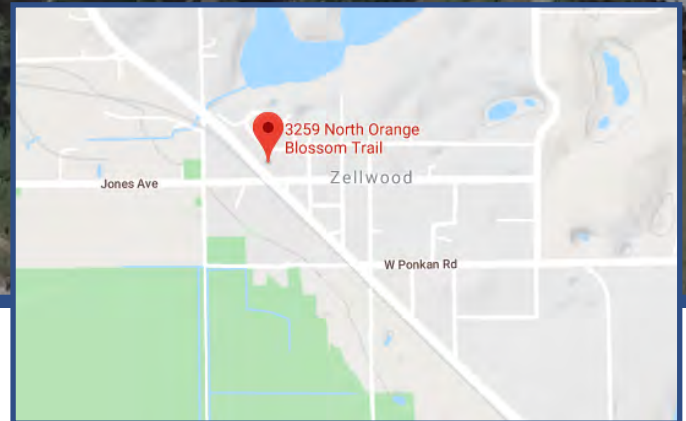
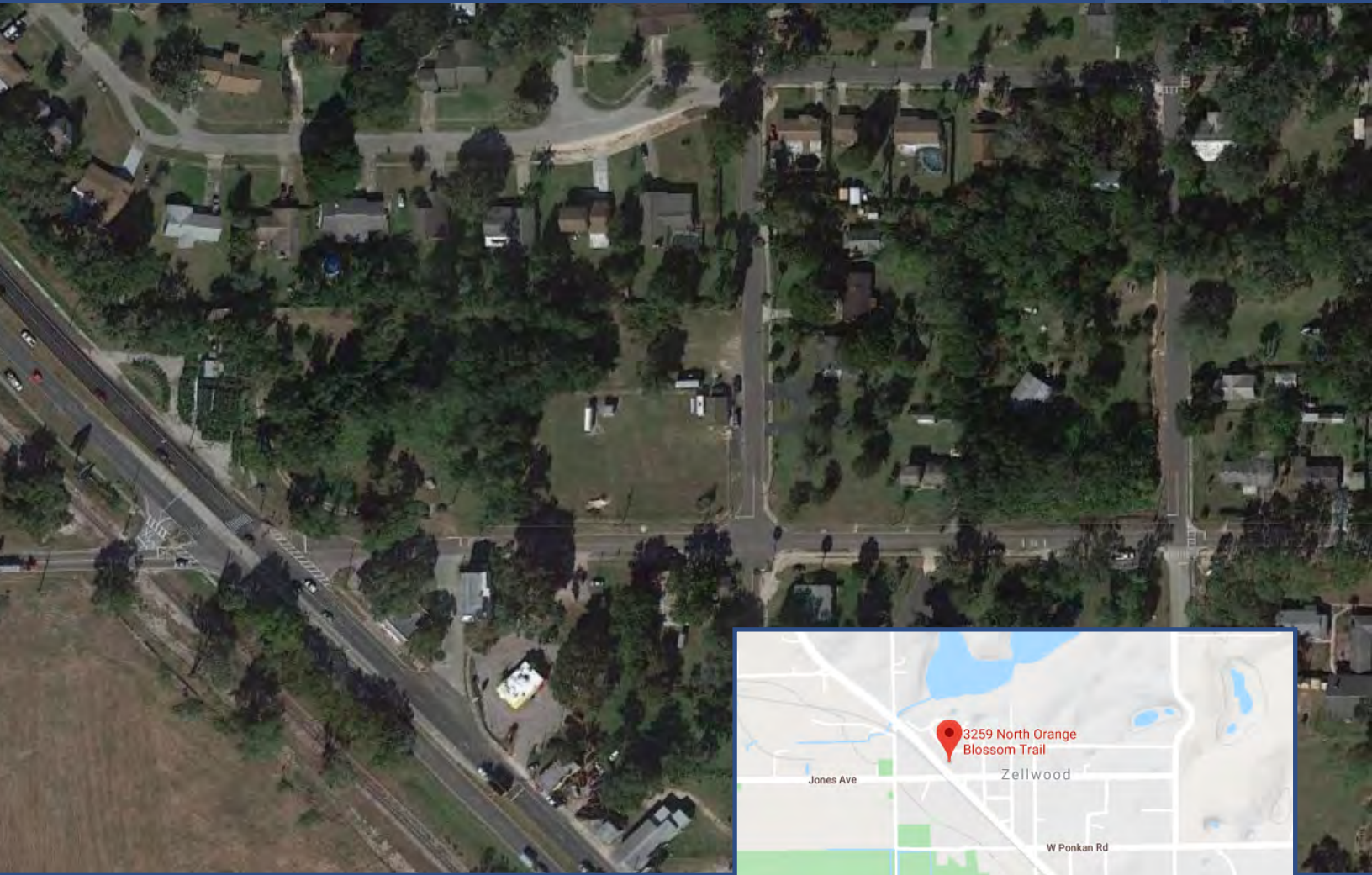
Mark@OrlandoCommercialRealEstate.com

OrlandoCommercialRealEstate.com

FOR SALE

3259 N Orange Blossom Trl,
Zellwood, FL 32798
Parcel ID 22-2027-2736-03-000

2



Property Details

Price:	\$519,000
Property type:	Land
Sale type:	Redevelopment Site
Total Lot Size:	1.56 Acres
Traffic:	25,000+
Zoning:	C1
Parcel ID:	22-2027-2736-03-000

Located in the center of Lake Apopka, Wekiwa Springs State Park, and Mt. Dora, with easy access to Orlando's West Beltway SR 429. This redevelopment site is the perfect place for any potential business, office, restaurant, or hospitality accomodation.

Contact us to schedule your private showing!



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

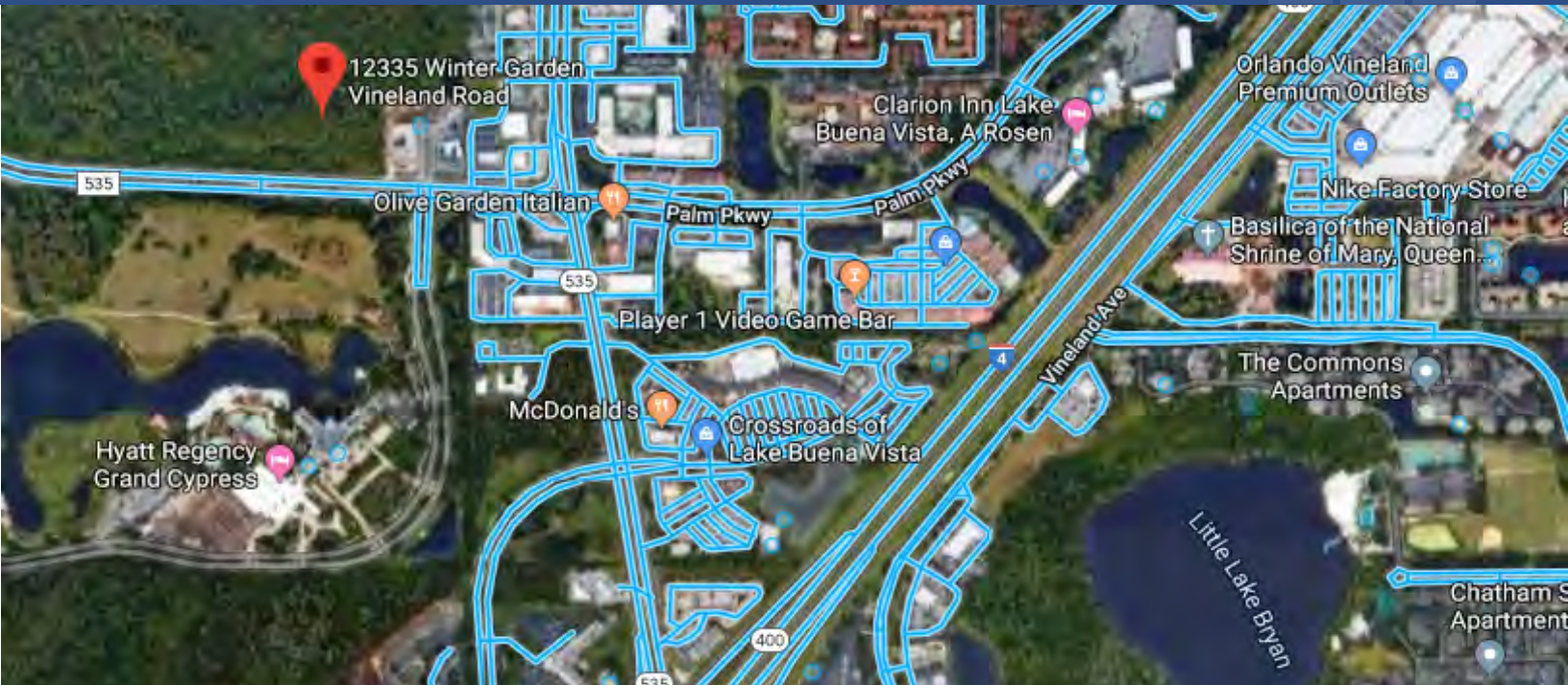
MARK ALLEN, CCIM
407-737-9797

OrlandoCommercialRealEstate.com
1600 E Amelia St, Orlando, FL 32803

FOR SALE

3259 N Orange Blossom Trl,
Zellwood, FL 32798
Parcel ID 22-2027-2736-03-000

4



Points of Interest

Entertainment

- Char-Done Outdoor BBQ
- El Korita
- Jones Avenue Stormwater Park
- Lake Maggiore
- Lake Minore
- Little Long Ears Farm
- Restaurants
- Sydonie Mansion

Retail

- Advance Auto Parts
- All Salvage Auto Parts
- Discount Tobacco
- Family Dollar
- K & M Truss Inc
- Sonia Salon
- Time Bandits Antiques

Community

- Apopka Zellwood Neighborhood Center
- Zellwood Elementary School
- Zellwood United Methodist Church

Commercial

- A1 Block Zellwood Plant
- Ambassador Steel Corporation
- Amerigo Farms, Inc
- Anuvia Plant Nutrients
- Chemical Systems
- Industrial Container Services
- Plant Food Systems
- Zellwin Farms Company



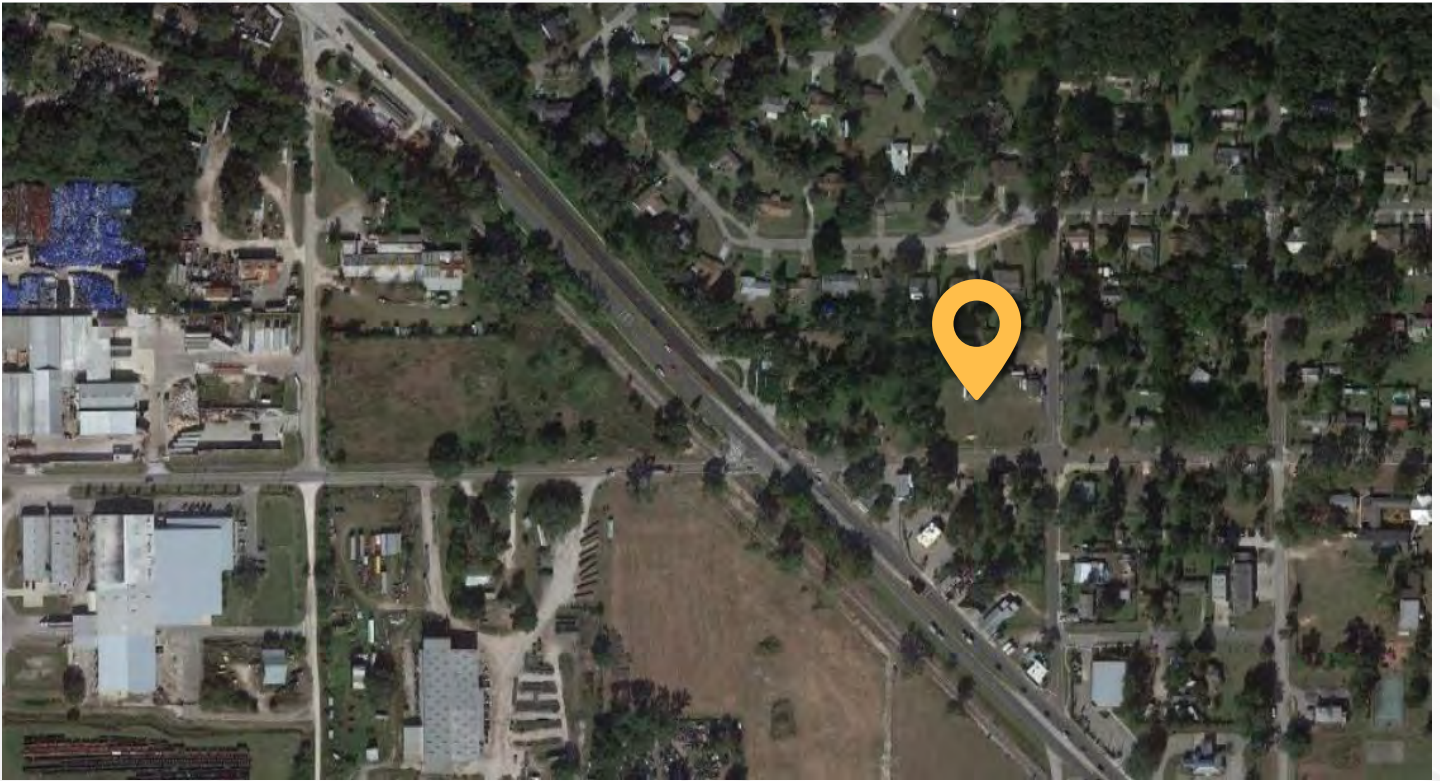
COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

MARK ALLEN, CCIM
407-737-9797

OrlandoCommercialRealEstate.com
1600 E Amelia St, Orlando, FL 32803

FOR SALE

3259 N Orange Blossom Trl,
Zellwood, FL 32798
Parcel ID 22-2027-2736-03-000



FOR SALE

3259 N Orange Blossom Trl,
Zellwood, FL 32798
Parcel ID 22-2027-2736-03-000

Demographic & Income Profile

5 Mile Radius

Summary	Census 2010	2019	2024			
Population	25,658	32,591	36,636			
Households	9,989	12,350	13,757			
Families	7,151	8,778	9,761			
Average Household Size	2.56	2.63	2.66			
Owner Occupied Housing Units	8,247	10,319	11,594			
Renter Occupied Housing Units	1,742	2,032	2,163			
Median Age	42.0	43.4	43.3			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	2.37%	1.37%	0.77%			
Households	2.18%	1.31%	0.75%			
Families	2.15%	1.26%	0.68%			
Owner HHS	2.36%	1.60%	0.92%			
Median Household Income	3.11%	2.37%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	864	7.0%	750	5.5%		
\$15,000 - \$24,999	913	7.4%	802	5.8%		
\$25,000 - \$34,999	1,110	9.0%	1,021	7.4%		
\$35,000 - \$49,999	1,376	11.1%	1,346	9.8%		
\$50,000 - \$74,999	2,513	20.3%	2,635	19.2%		
\$75,000 - \$99,999	1,738	14.1%	1,959	14.2%		
\$100,000 - \$149,999	2,086	16.9%	2,637	19.2%		
\$150,000 - \$199,999	814	6.6%	1,271	9.2%		
\$200,000+	936	7.6%	1,335	9.7%		
Median Household Income	\$67,083		\$78,195			
Average Household Income	\$91,272		\$107,219			
Per Capita Income	\$34,167		\$39,699			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,673	6.5%	1,932	5.9%	2,169	5.9%
5 - 9	1,668	6.5%	2,014	6.2%	2,230	6.1%
10 - 14	1,594	6.2%	2,107	6.5%	2,411	6.6%
15 - 19	1,579	6.2%	1,891	5.8%	2,246	6.1%
20 - 24	1,104	4.3%	1,489	4.6%	1,563	4.3%
25 - 34	2,802	10.9%	3,654	11.2%	4,136	11.3%
35 - 44	3,462	13.5%	3,850	11.8%	4,304	11.7%
45 - 54	3,663	14.3%	4,323	13.3%	4,491	12.3%
55 - 64	3,408	13.3%	4,445	13.6%	4,805	13.1%
65 - 74	2,551	9.9%	3,896	12.0%	4,480	12.2%
75 - 84	1,562	6.1%	2,134	6.5%	2,809	7.7%
85+	592	2.3%	854	2.6%	992	2.7%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,935	73.8%	22,150	68.0%	24,544	67.0%
Black Alone	3,808	14.8%	5,726	17.6%	6,687	18.3%
American Indian Alone	94	0.4%	131	0.4%	149	0.4%
Asian Alone	663	2.6%	952	2.9%	1,071	2.9%
Pacific Islander Alone	13	0.1%	18	0.1%	21	0.1%
Some Other Race Alone	1,585	6.2%	2,727	8.4%	3,133	8.6%
Two or More Races	559	2.2%	887	2.7%	1,031	2.8%
Hispanic Origin (Any Race)	4,390	17.1%	7,461	22.9%	8,606	23.5%



OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida
real estate since 1987

Licensed Florida Real Estate Broker
Licensed Community Association Manager
Licensed General Contractor



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

Professional Memberships

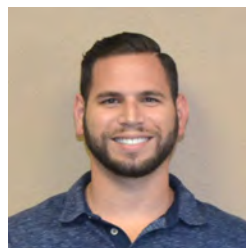
CFCAR Central Florida Commercial Association of REALTORS®
BBF Business Brokers of Florida
ORRA Orlando Regional REALTORS® Association
FAR Florida Association of REALTORS®
NAR National Association of REALTORS®

Designations

CCIM Certified Commercial Investment Member
CIPS Certified International Property Specialist
e-PRO Internet & Real Estate e-Commerce
RESS Real Estate Short Sale Specialist

Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®



GEORGE BORBELY

Licensed Salesperson
& Director of Mktg



AMANDA ADAMS

Operations Manager &
Transaction Coordinator



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

MARK ALLEN, CCIM
407-737-9797

OrlandoCommercialRealEstate.com
1600 E Amelia St, Orlando, FL 32803