

FOR SALE

Vacant Land Assemblage
Winter Garden Vineland Rd,
Orlando, FL 32836

Parcel ID:

21-24-28-0000-00-017 • 21-24-28-0000-00-018 • 21-24-28-0000-00-019



COMMERCIAL
REAL ESTATE PROFESSIONALS, INC.

MARK ALLEN, CCIM

CIPS, RESS, e-PRO, Broker, REALTOR®

407-737-9797

Mark@OrlandoCommercialRealEstate.com

OrlandoCommercialRealEstate.com

FOR SALE

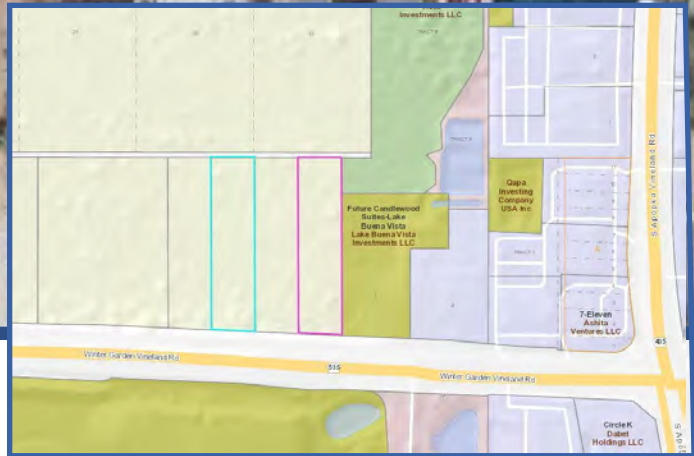
12335 Winter Garden Vineland Rd, Orlando, FL 32836

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Property Details

Price:	\$4,500,000
Property type:	Land
Sale type:	Commercial
Total Lot Size:	4.48 AC
Number of Lots:	3
Traffic:	60,000+
Zoning:	55,000+
Parcel ID	
Lot 1:	21-24-28-0000-00-017
Lot 2:	21-24-28-0000-00-018
Lot 3:	21-24-28-0000-00-019



This excellent development opportunity located in Winter Garden, FL near the corner of Winter-Garden Vineland Rd and S. Apopka Vineland Rd. Over 4 Acres of vacant land with future land use to be Commercial/Office and/or Retail in desirable Lake Buena Vista, Florida. Lake Buena Vista is part of the Orlando.

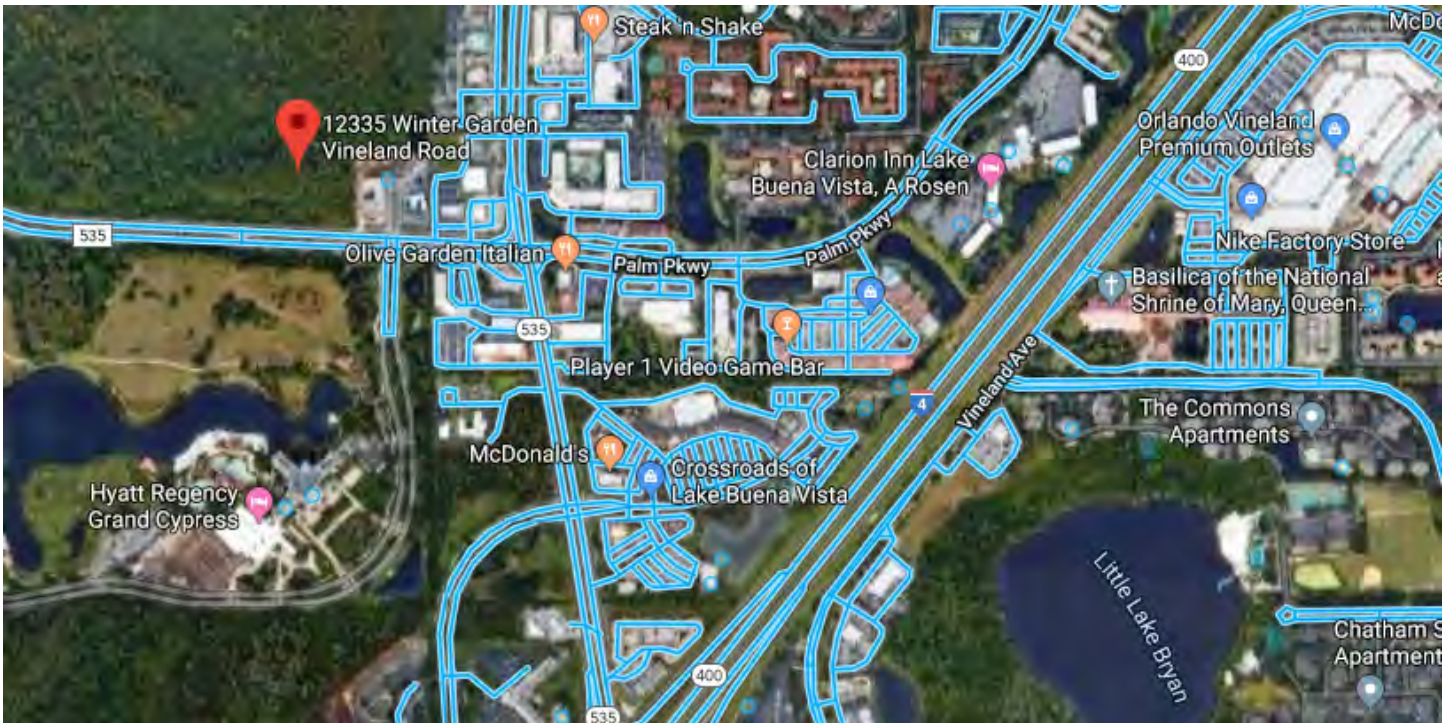
Located in the desirable Lake Buena Vista, Florida. Lake Buena is mostly known for being the mailing address for Walt Disney World and is part of the Orlando Kissimmee Sanford Metropolitan Statistical Area!

Contact us to schedule your private showing!

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Points of Interest

Hospitality

- Disney's Saratoga Springs Resort & Spa
- Hilton Orlando
- Hyatt Regency Grand Cypress
- Cypress Pointe Resort by Diamond Resorts
- Hawthorn Suites by Wyndham Orlando

Entertainment

- Disney's Saratoga Spring
- House of Blues Orlando
- Backstretch Pool Bar
- Lake Ruby
- Little Lake Bryan
- Vista Centre Shoppes

Restaurants

- Miller's Ale House
- Shoney's Orlando
- Chili's Bar & Grill
- Romano's Macronic Grill
- Olive Garden
- LongHorn Steakhouse



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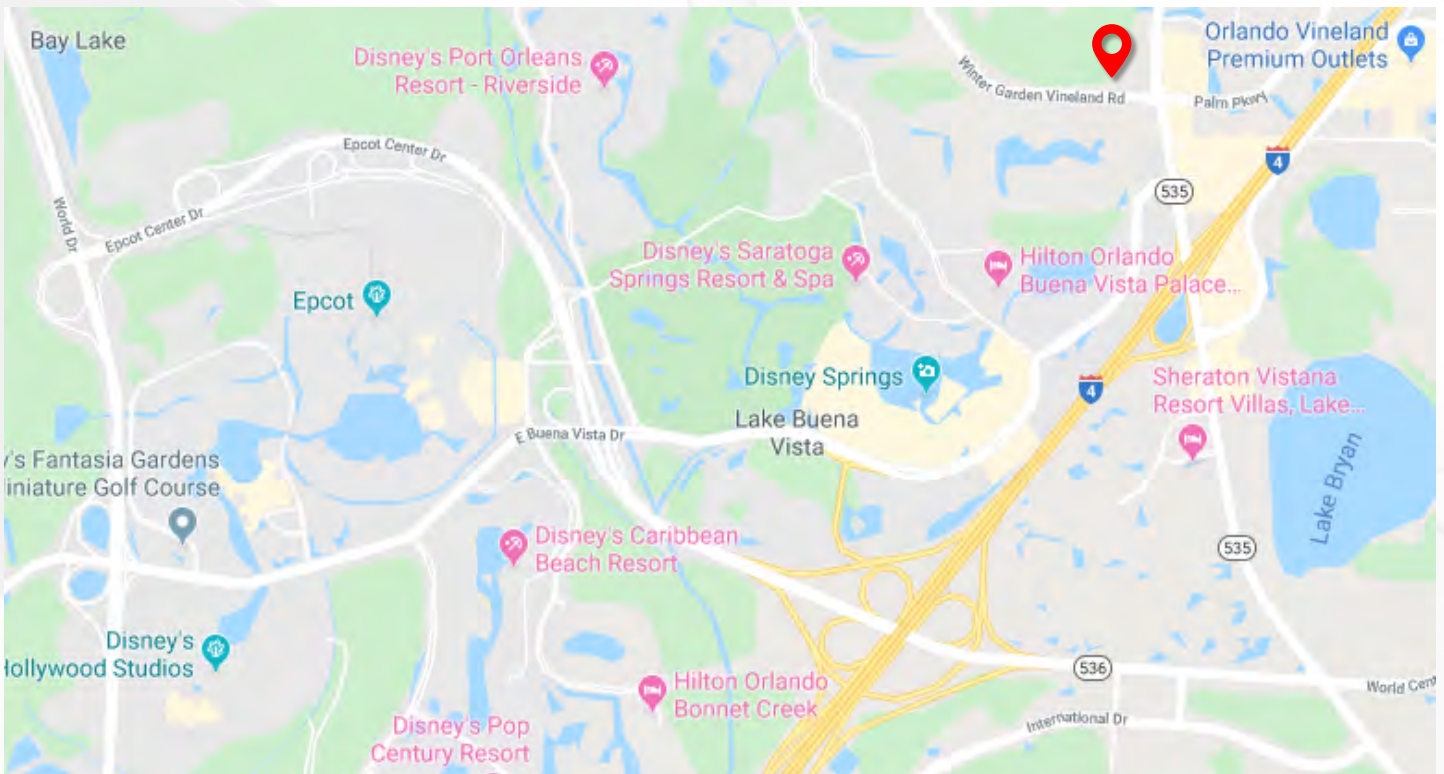
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1600 E Amelia St, Orlando, FL 32803

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Demographic & Income Profile

5 Mile Radius

Summary	Census 2010	2019	2024
Population	60,098	81,713	94,701
Households	20,923	28,713	33,307
Families	13,365	17,903	20,709
Average Household Size	2.56	2.61	2.64
Owner Occupied Housing Units	11,827	14,481	17,146
Renter Occupied Housing Units	9,096	14,231	16,161
Median Age	32.2	34.4	35.6
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	2.99%	1.37%	0.77%
Households	3.01%	1.31%	0.75%
Families	2.95%	1.26%	0.68%
Owner HHs	3.44%	1.60%	0.92%
Median Household Income	1.69%	2.37%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	2,318	8.1%	2,372	7.1%
\$15,000 - \$24,999	2,415	8.4%	2,443	7.3%
\$25,000 - \$34,999	2,462	8.6%	2,550	7.7%
\$35,000 - \$49,999	4,334	15.1%	4,727	14.2%
\$50,000 - \$74,999	5,723	19.9%	6,594	19.8%
\$75,000 - \$99,999	3,413	11.9%	4,218	12.7%
\$100,000 - \$149,999	3,465	12.1%	4,583	13.8%
\$150,000 - \$199,999	1,600	5.6%	2,281	6.8%
\$200,000+	2,984	10.4%	3,539	10.6%

Median Household Income	\$59,861	\$65,086
Average Household Income	\$94,241	\$102,384
Per Capita Income	\$34,708	\$37,470

Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,854	4.7%	3,961	4.8%	4,826	5.1%
5 - 9	2,992	5.0%	4,085	5.0%	4,782	5.0%
10 - 14	3,408	5.7%	4,158	5.1%	4,856	5.1%
15 - 19	5,151	8.6%	5,518	6.8%	6,104	6.4%
20 - 24	8,768	14.6%	9,118	11.2%	9,308	9.8%
25 - 34	9,065	15.1%	14,907	18.2%	16,473	17.4%
35 - 44	8,227	13.7%	10,609	13.0%	14,229	15.0%
45 - 54	8,344	13.9%	10,109	12.4%	10,673	11.3%
55 - 64	5,952	9.9%	9,553	11.7%	10,680	11.3%
65 - 74	3,076	5.1%	6,073	7.4%	7,791	8.2%
75 - 84	1,674	2.8%	2,604	3.2%	3,753	4.0%
85+	586	1.0%	1,017	1.2%	1,224	1.3%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43,625	72.6%	55,339	67.7%	63,522	67.1%
Black Alone	3,419	5.7%	5,698	7.0%	6,899	7.3%
American Indian Alone	216	0.4%	357	0.4%	444	0.5%
Asian Alone	7,610	12.7%	10,901	13.3%	12,310	13.0%
Pacific Islander Alone	111	0.2%	150	0.2%	175	0.2%
Some Other Race Alone	3,118	5.2%	5,778	7.1%	7,130	7.5%
Two or More Races	2,000	3.3%	3,490	4.3%	4,219	4.5%
Hispanic Origin (Any Race)	14,059	23.4%	26,385	32.3%	32,189	34.0%



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



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Professional Memberships

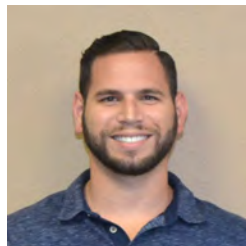
CFCAR Central Florida Commercial Association of REALTORS®
BBF Business Brokers of Florida
ORRA Orlando Regional REALTORS® Association
FAR Florida Association of REALTORS®
NAR National Association of REALTORS®

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



JANET HOFMANN

Marketing Manager



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