

SR 417 & MOSS PARK RD

4.29± acres

Orange County, FL

**UNDER
CONTRACT**

LAND FOR SALE



LOCATION/ DESCRIPTION

Located at the southwest corner of the Moss Park Rd and SR 417 interchange in southeast Orange County, approximately 2 miles south of the Beachline Expressway and approximately 3 miles east of Orlando International Airport.

The property sits within a mile of Lake Nona, one of the fastest growing developments in Orange County with 9,000 approved residential units and 950,000 square feet of approved commercial.

Lake Nona Science and Technology Park, located in the southwest portion of Lake Nona, is expected to generate billions of dollars and thousands of jobs. This "medical city" will include: UCF College of Medicine and Health Services; Burnham Institute for Medical Research; VA Medical Center, Nemours Children's Hospital Orlando, M.D. Anderson Cancer Research Institute; and the University of Florida Research Center.

ROAD FRONTAGE

285± feet on Moss Park Road
1,205± feet on SR 417

TRAFFIC COUNT

35,000 (Average Annual Daily Traffic) on SR 417

DEMOGRAPHICS

With the development of Lake Nona and other key projects in southeast Orange County, the population within a five mile radius of the property skyrocketed from 3,517 in 2000 to 23,319 in 2008.

Median household income is \$67,799 per household (within a 5 mile radius).

SIZE

4.29± acres

PRICE

\$1,500,000

ZONING

P-D Commercial.

UTILITIES

Sewer and reclaimed water provided at site by Orange County. Water and electric at site by Orlando Utilities.

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

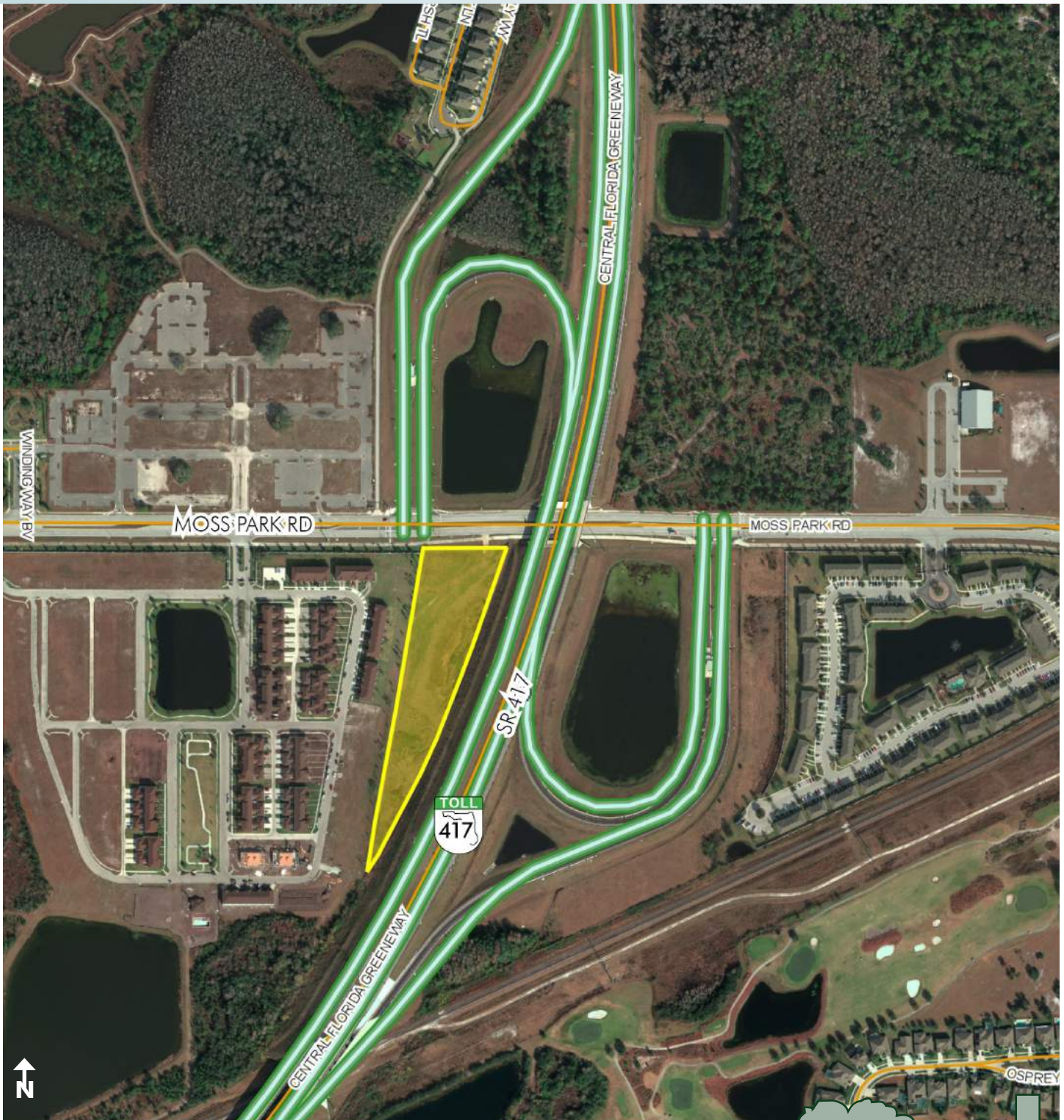


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PROPERTY MAP

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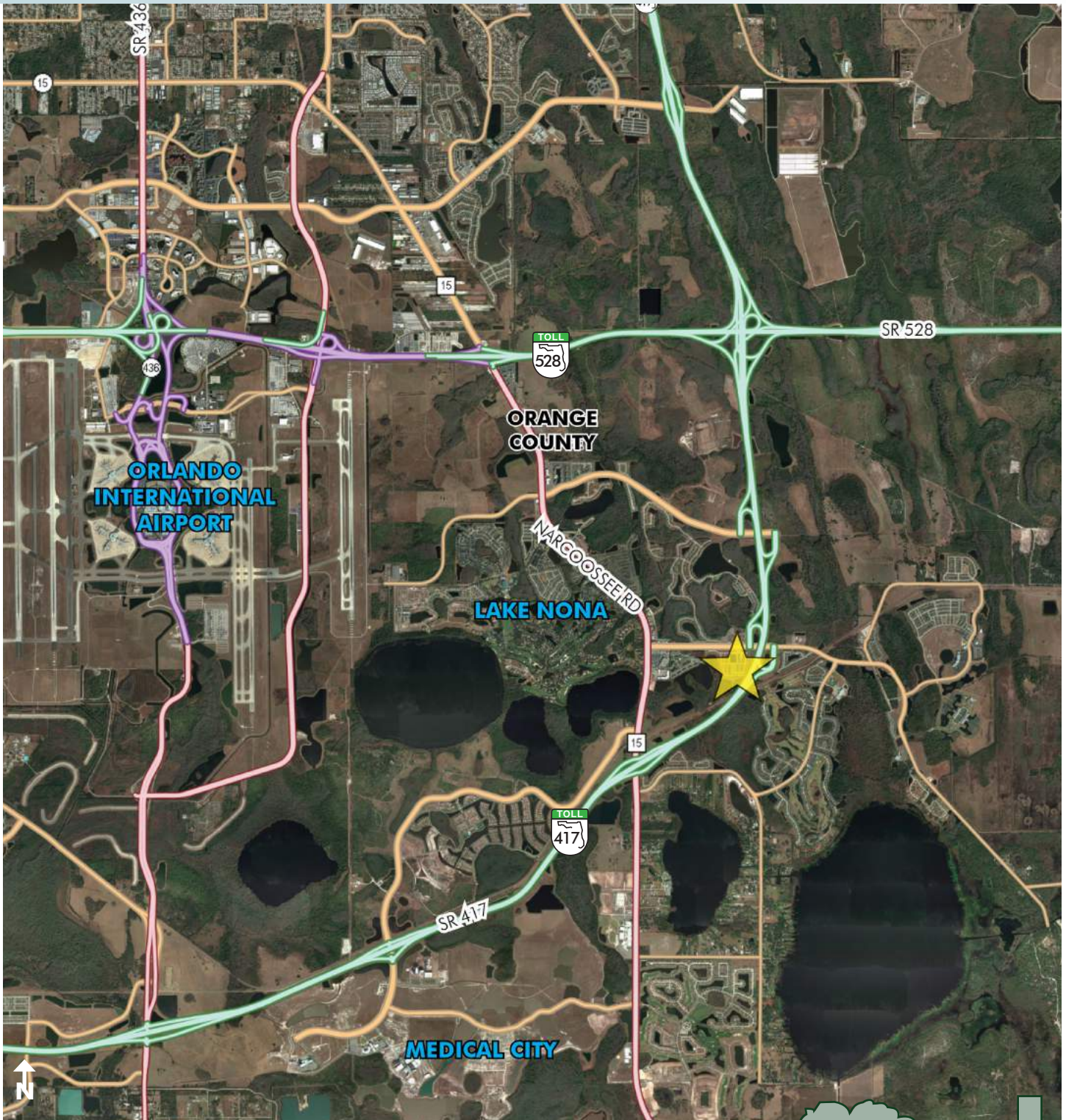


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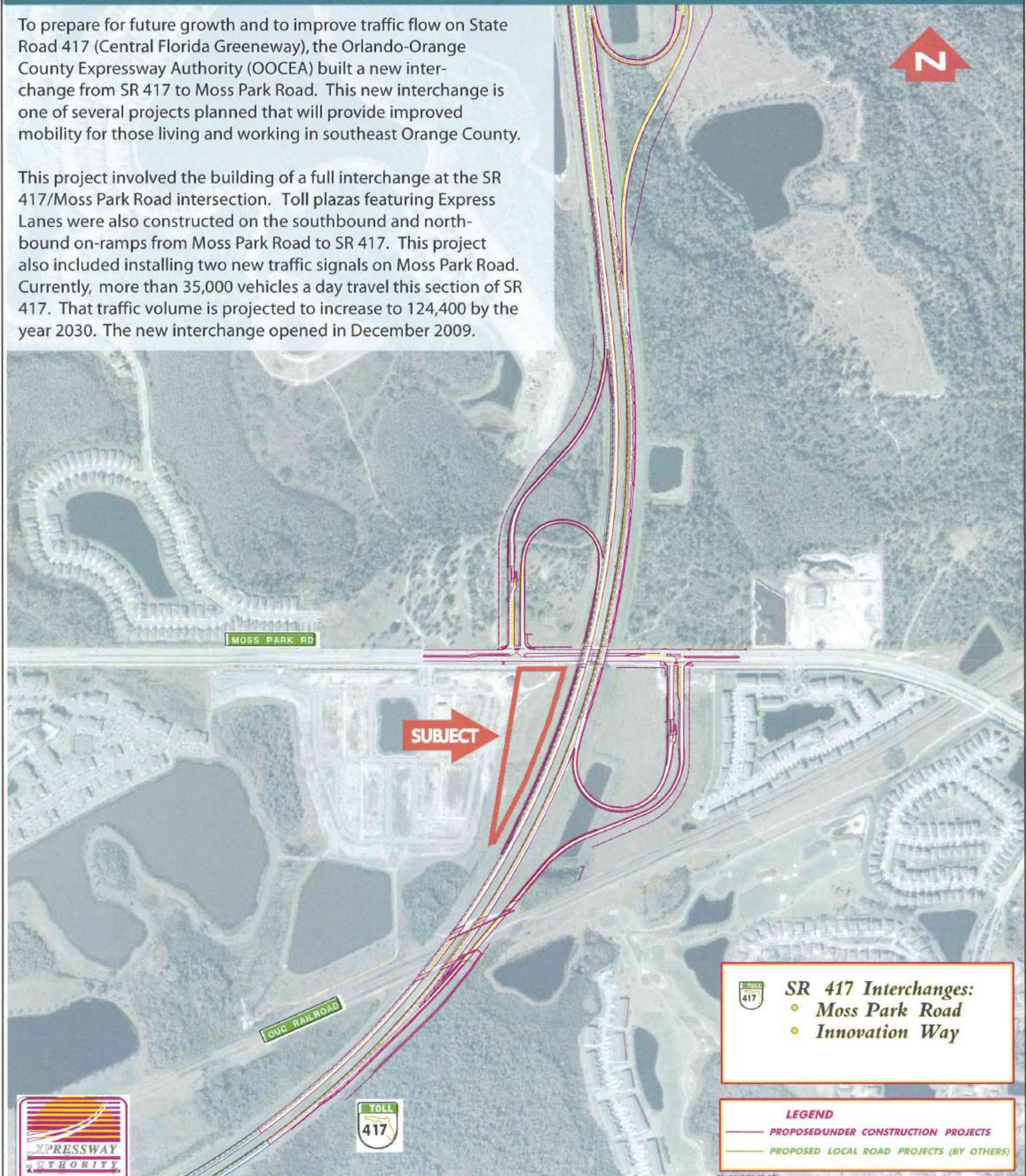


SR 417 Moss Park Road Interchange Project

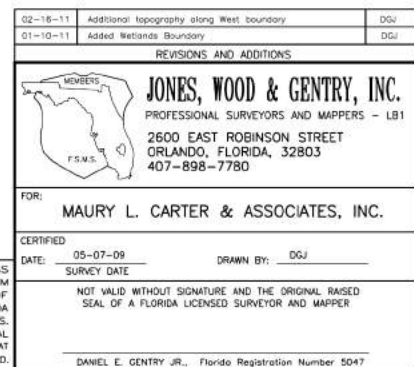
(source: <http://www.expresswayauthority.com/Corporate/oursystem/SR417/Projects.aspx>)

To prepare for future growth and to improve traffic flow on State Road 417 (Central Florida Greenway), the Orlando-Orange County Expressway Authority (OOCEA) built a new interchange from SR 417 to Moss Park Road. This new interchange is one of several projects planned that will provide improved mobility for those living and working in southeast Orange County.

This project involved the building of a full interchange at the SR 417/Moss Park Road intersection. Toll plazas featuring Express Lanes were also constructed on the southbound and northbound on-ramps from Moss Park Road to SR 417. This project also included installing two new traffic signals on Moss Park Road. Currently, more than 35,000 vehicles a day travel this section of SR 417. That traffic volume is projected to increase to 124,400 by the year 2030. The new interchange opened in December 2009.



SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA



JOB No. 28938 SHEET 1 OF 1



Demographic and Income Profile

Prepared By: STDBOnline.com

Lat: 28.414211 Latitude 28.4142
 Lon: -81.232320 Longitude -81.2323
 Site Type: Radius Radius: 5.0 mile

Summary	2000	2008	2013
Population	3,517	23,319	29,108
Households	1,354	8,460	10,601
Families	994	6,292	7,746
Average Household Size	2.58	2.74	2.73
Owner Occupied HUs	1,105	7,700	9,580
Renter Occupied HUs	249	760	1,020
Median Age	37.7	41.2	42.8

Trends: 2008-2013 Annual Rate	Area	State	National
Population	4.53%	2.22%	1.23%
Households	4.62%	2.28%	1.26%
Families	4.25%	1.99%	1.05%
Owner HHs	4.47%	2.13%	1.07%
Median Household Income	2.2%	2.83%	3.19%

	2000		2008		2013	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	94	6.8%	391	4.6%	442	4.2%
\$15,000 - \$24,999	144	10.5%	473	5.6%	438	4.1%
\$25,000 - \$34,999	184	13.4%	590	7.0%	672	6.3%
\$35,000 - \$49,999	225	16.4%	1,314	15.5%	1,066	10.1%
\$50,000 - \$74,999	323	23.5%	1,960	23.2%	2,625	24.8%
\$75,000 - \$99,999	175	12.7%	1,546	18.3%	1,742	16.4%
\$100,000 - \$149,999	118	8.6%	1,285	15.2%	1,891	17.8%
\$150,000 - \$199,000	28	2.0%	289	3.4%	874	8.2%
\$200,000+	83	6.0%	611	7.2%	851	8.0%
Median Household Income	\$52,688		\$67,799		\$75,594	
Average Household Income	\$76,465		\$95,558		\$109,941	
Per Capita Income	\$28,669		\$34,945		\$40,263	

	2000		2008		2013	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	208	5.9%	1,380	5.9%	1,689	5.8%
5 - 9	249	7.1%	1,462	6.3%	1,758	6.0%
10 - 14	239	6.8%	1,646	7.1%	1,962	6.7%
15 - 19	204	5.8%	1,593	6.8%	1,920	6.6%
20 - 24	179	5.1%	1,071	4.6%	1,373	4.7%
25 - 34	481	13.7%	2,422	10.4%	2,846	9.8%
35 - 44	705	20.0%	3,575	15.3%	3,987	13.7%
45 - 54	578	16.4%	4,318	18.5%	5,314	18.3%
55 - 64	343	9.7%	3,201	13.7%	4,582	15.7%
65 - 74	211	6.0%	1,572	6.7%	2,235	7.7%
75 - 84	105	3.0%	827	3.5%	1,059	3.6%
85+	16	0.5%	251	1.1%	381	1.3%

	2000		2008		2013	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,118	88.7%	19,542	83.8%	23,630	81.2%
Black Alone	125	3.6%	1,207	5.2%	1,687	5.8%
American Indian Alone	17	0.5%	131	0.6%	184	0.6%
Asian Alone	44	1.3%	370	1.6%	532	1.8%
Pacific Islander Alone	2	0.1%	17	0.1%	27	0.1%
Some Other Race Alone	137	3.9%	1,386	5.9%	2,105	7.2%
Two or More Races	74	2.1%	665	2.9%	943	3.2%
Hispanic Origin (Any Race)	513	14.6%	5,481	23.5%	8,299	28.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

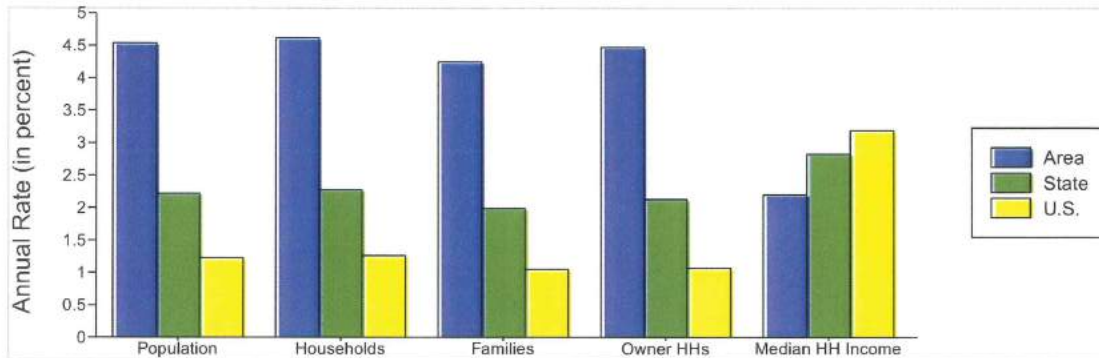
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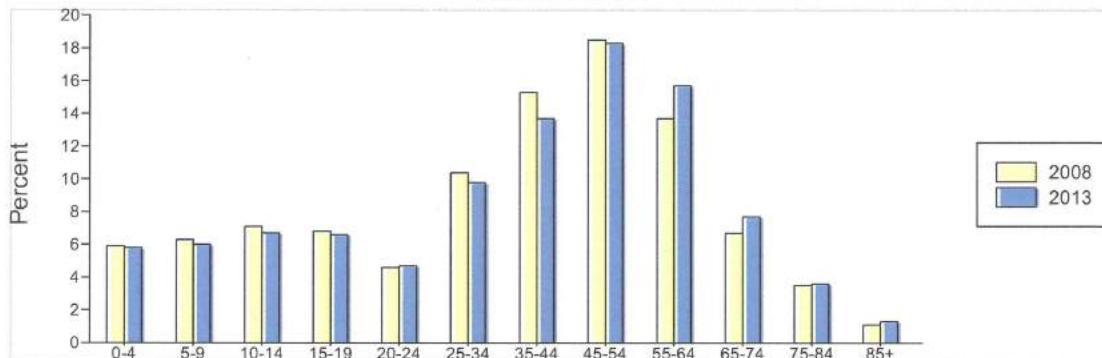
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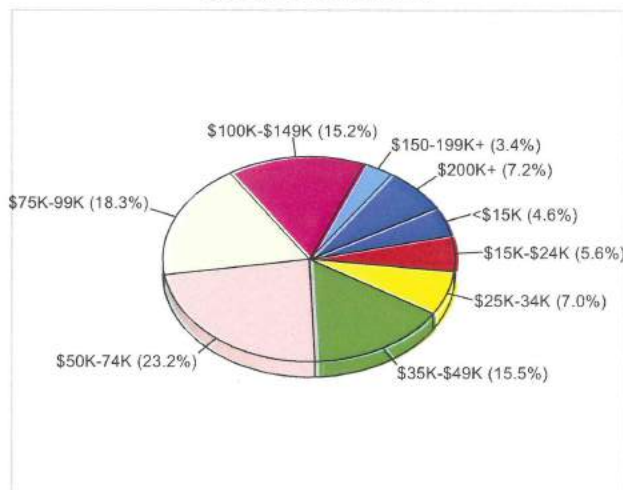
Trends 2008-2013



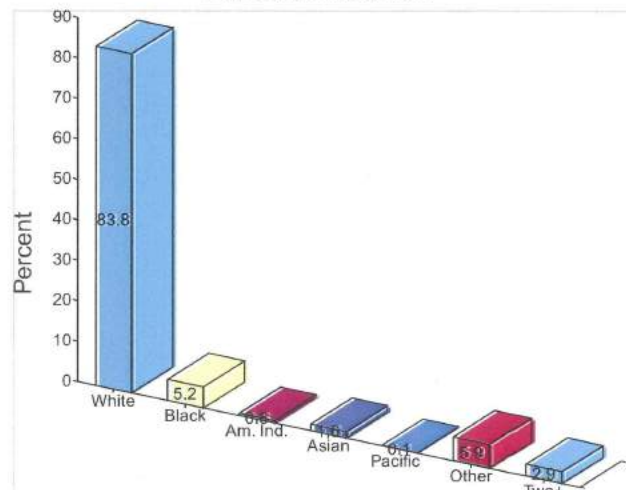
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 23.5%