

WINTER GARDEN COMMERCIAL

GREAT DEVELOPMENT LOCATION

4.65± acres • Orange County, FL



LOCATION/DESCRIPTION

Prime development opportunity located on high-visibility Highway 50 in Winter Garden, Florida. Just east of a Florida Turnpike entrance and 6 miles west of SR 429, this property allows easy access to central Florida cities and theme parks. One mile east of the new 258-acre Oakland Park master planned residential community, which will increase demand for commercial uses in the subject market.

SIZE

4.65± acres

PRICE

\$998,000

FUTURE LAND USE

Commercial. Potential uses include: shopping center, hotel, daycare, restaurant, office, church, school, etc.

ROAD FRONTAGE

492'± on Hwy 50

DRIVE TIMES

10 minutes to Winter Garden Village (shopping), 20 minutes to downtown Orlando and 30 minutes to Walt Disney World.

PARCEL ID

27-22-22-0000-00-028

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

LAND FOR SALE

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

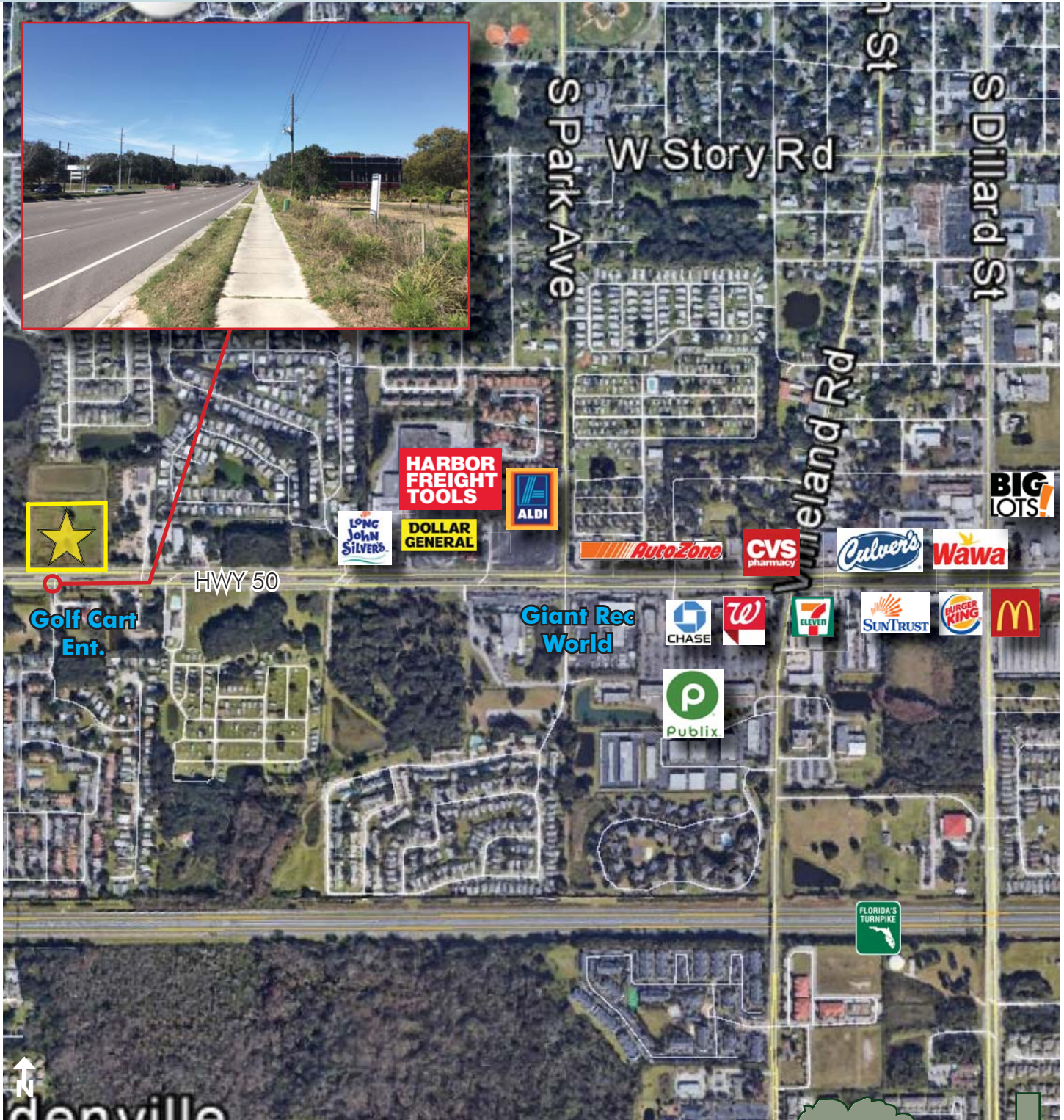
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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AREA COMMERCIAL MAP

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

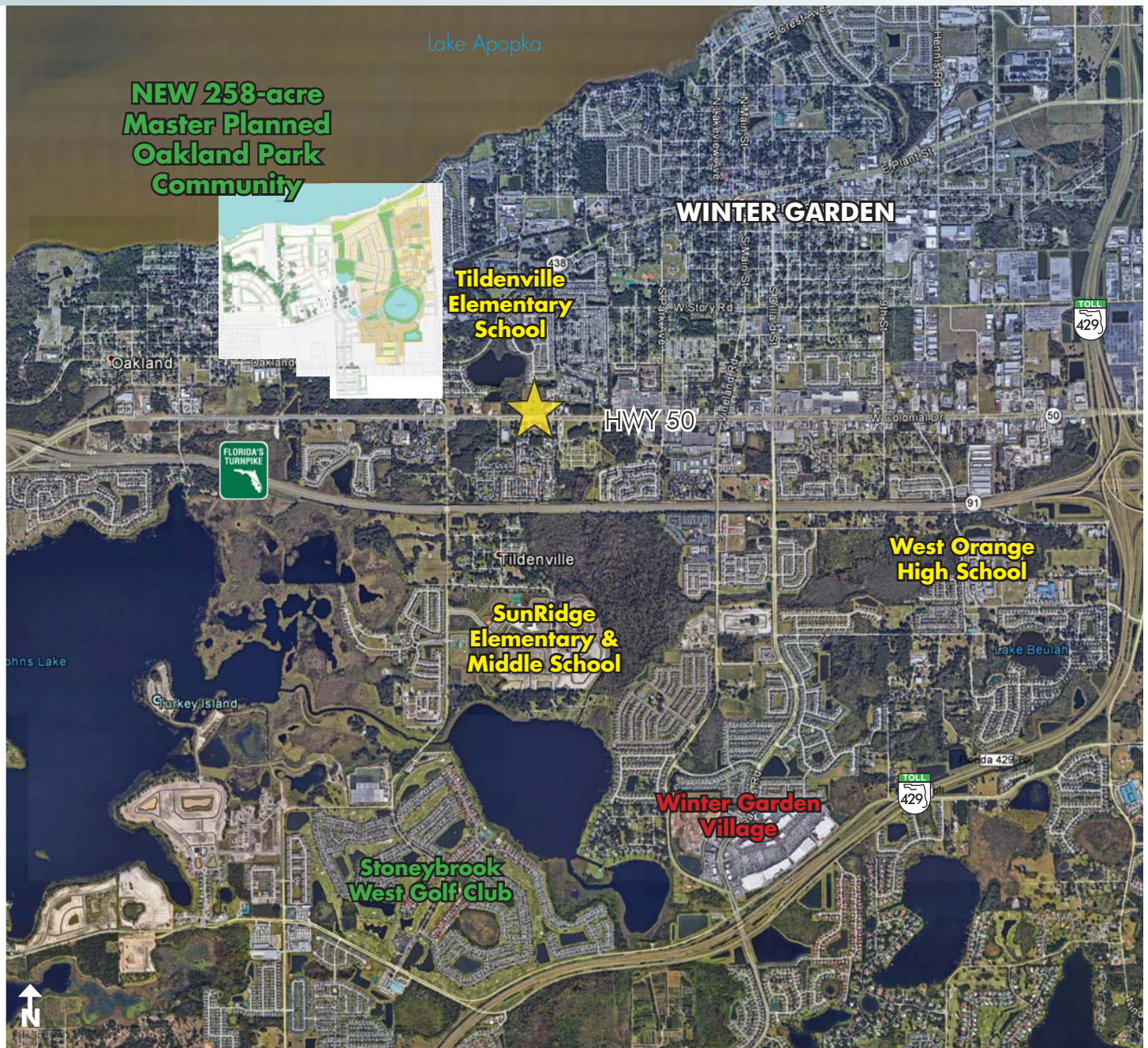
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REGIONAL MAP

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

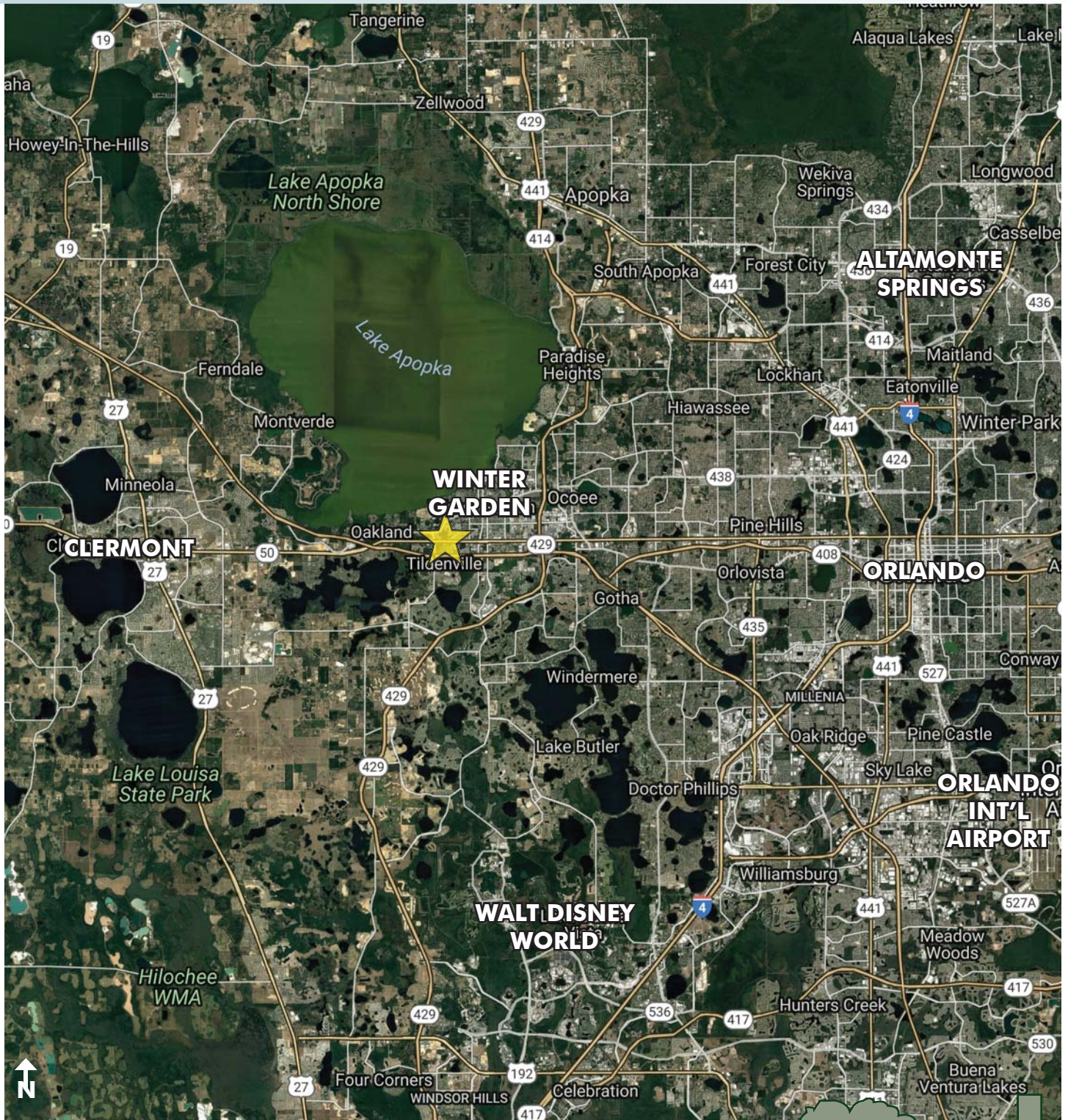
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From the Orlando Business Journal:

<https://www.bizjournals.com/orlando/blog/2015/09/new-1m-homes-coming-to-west-orange.html>

New \$1M homes coming to west Orange

Sep 11, 2015, 2:33pm EDT

West Orange County's green residential community of Oakland Park is preparing its next phase of 158 lots — including its first luxury lakefront home.

Charlotte, N.C.-based developer Crescent Communities LLC is contracting with homebuilders for its next phase of homes, following the successful sale 150 homes so far, said Vice President Thom Cunningham, though he declined to name which builders. Home prices in Oakland Park range from the mid-\$300,000s to the \$1 million-plus mark.

Construction is set to begin soon on a lakefront model, which will be built by Melbourne-based Vintage Estate Homes. That home is scheduled for a spring debut.

So far, the 258-acre community features two custom home builders, J&J Building and Vintage Estate Homes, as well as production builders David Weekley Homes and Ashton Woods Homes, as previously reported by Orlando Business Journal.

"We benefit from a pretty diverse buyer pool," Cunningham told OBJ. "We get a lot of transplants moving into Central Florida for new jobs, we have a decent percentage of family buyers, empty-nesters, retirees and then professionals with no kids or single professionals. We also have a decent amount of folks relocating within the submarket."

New homes not only help provide housing stock for Central Florida's growing population, they also bring subcontracting and vendor opportunities to local companies and create demand for more industrial space. Economists also consider a healthy local residential market as a sign of overall economic strength for the region.

Here's what else is happening in Central Florida's homebuilding community:

Meritage Homes launched sales at the 24-lot, gated community of Hampton Estates on Old Lockwood and McCulloch roads in Oviedo. The five- to eight-bedroom homes are priced from the high-\$400,000s.

Meritage Homes also is building the 140-lot Twin Waters community on Hartwood Marsh and Johns Lake roads in Winter Garden. The three- to eight-bedroom homes are priced from the \$300,000s.

Royal Oak Homes plans to begin sales on Sept. 25 at the 24-lot Underwood Estates off Narcoossee Road in St. Cloud. The four-, five- and six-bedroom estate homes will be priced from the mid-\$300,000s.



BRIAN TIETZ/CRESCENT COMMUNITIES LLC

New luxury homes are on tap for the Oakland Park master-planned community in west Orange County.

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and Simpson Road in Orange County's Meadow Woods community. Prices haven't yet been set but read more in OBJ's previous interview with new division President Jay Lewis.

Ashton Woods Homes began sales at its 108-unit Enclave at Altamonte community across from the Altamonte Mall and Cranes Roost Park in Altamonte Springs. The three-story, three-bedroom townhomes are priced from the mid-\$200,000s.

Pulte Homes debuted new townhomes at its Lakeshore at Narcoossee development on North Narcoossee Road in St. Cloud. The two-bedroom townhomes are priced from \$198,990.

M/I Homes began sales at three new communities this summer: the 76-lot Astor Grande at Lake Forest located off Orange Boulevard in northwest Seminole County; the 25-lot Aulin's Landing on State Road 419 east of the Econlockhatchee River in Oviedo; and the 210-unit Econ Landing townhome community on Curry Ford Road and State Road 417 in east Orlando. Home prices range from the low \$200,000s for the townhomes up to the \$600,000 range for the single-family homes.

Read more of OBJ's coverage of the local residential real estate industry and come back to OrlandoBusinessJournal.com for more.

Anjali Fluker

Associate Managing Editor
Orlando Business Journal



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