

**FOR
SALE**

RANCHETTE & RECREATION 46± ACRES

26256 E Colonial Dr, Christmas, FL 32709



Single-family home on property

ABOUT THE PROPERTY

SIZE 46± acres

PRICE \$915,000

ZONING Agricultural A-1

FLU Rural Ag

UTILITIES Electric to site

ROAD FRONTAGE 782'± on E Colonial Dr (SR 50)

DESCRIPTION

Old Florida living just 30 minutes from Downtown Orlando!

This charming 46± acres with breathtaking oak hammocks features a residential home, a great barn area, a former processing facility and multiple ponds. This property has a plethora of recreational activities including hunting whitetail deer, Osceola turkey, and wild hogs as well as fishing in the multiple ponds on the property.

Do not miss this opportunity! Call today!

MAURY L. CARTER & ASSOCIATES, INC.

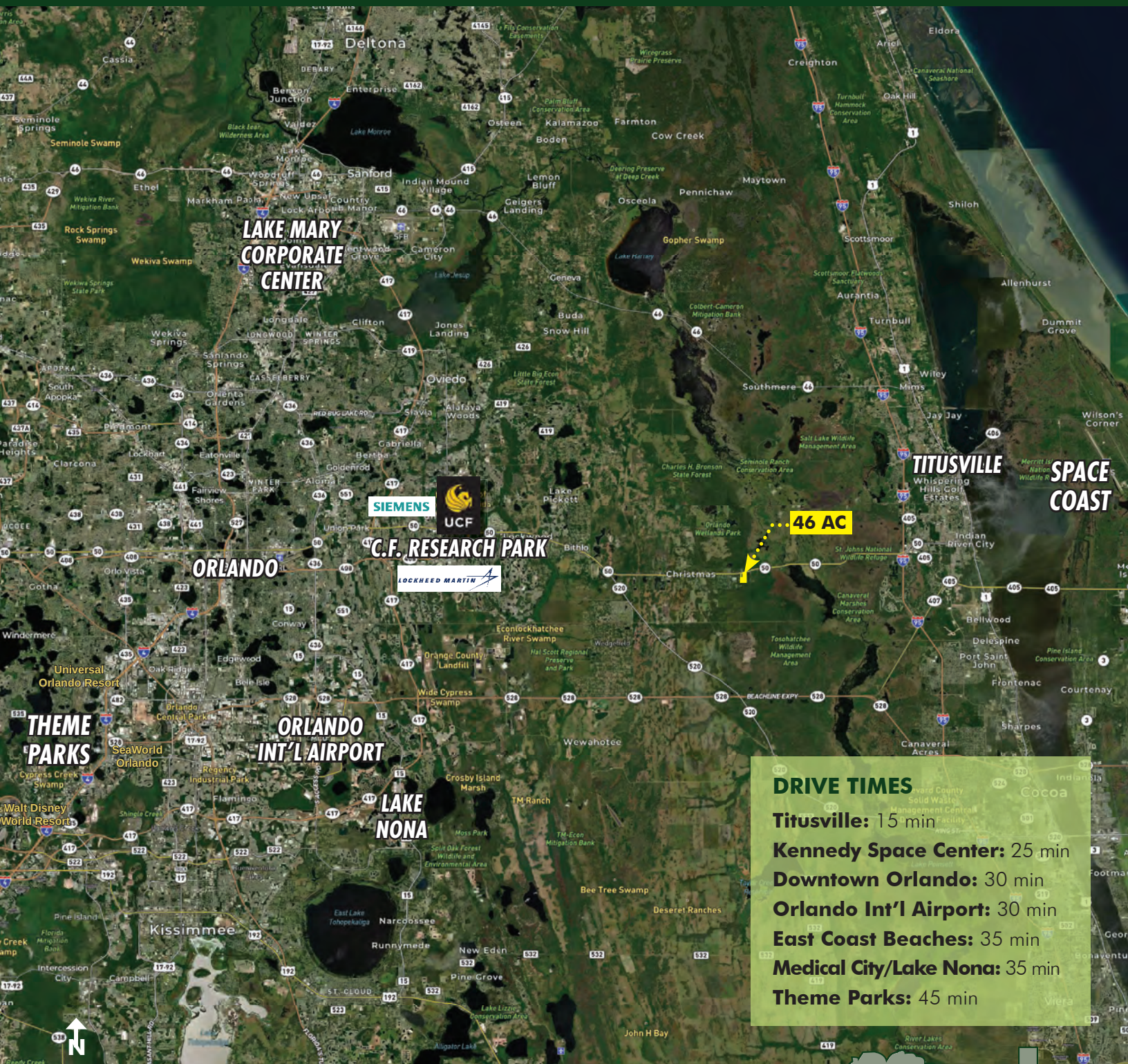
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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LOCATION MAP

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CENTRAL FLORIDA'S JOB MARKET IS BOOMING!

WITHIN 20 MIN OF PROPERTY:

Central Florida Research Park:

145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, and more

UCF: 71,948 enrolled students; 13,500 faculty/staff; top 10 innovative colleges

WITHIN 30 MIN OF PROPERTY:

Downtown Orlando: Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America

Lake Nona: 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon

Space Coast: NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin

Orlando Int'l Airport (OIA):

15,783 employees, 50 million annual passengers

WITHIN 45 MIN OF PROPERTY:

Lake Mary: 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more

Theme Parks: Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500

The proximity to this 61-acre property to the plethora of job centers is stunning. **Orlando is the 12th fastest growing metro in the U.S.** (24/7 Wall St. 2021) and **the most-visited city in the U. S. with more than 75 million visitors each year** (Visit Orlando 2019). **Orlando is said to add 1,000 residents each week** (Orlando Economic Partnership), with a **job growth rate of 3.3%** (Bureau of Labor Statistics 2019).

UCF & Central Florida Research Park (CFRP) are just 15 miles west of the property. In 2020, U.S. News & World Report ranked UCF among the nation's top 10 most innovative colleges, above Harvard and Princeton. CFRP provides a campus-like environment for businesses and is adjacent to UCF.

Just 30 minutes east of the property you'll find the **Space Coast**, the epicenter of big names in space including NASA, SpaceX, United Launch Alliance, Boeing, and Blue Origin. With commercial space flights and rovers on Mars, space exploration requires the best of the best and the Space Coast offers just that.

Downtown Orlando is just 30 minutes west of the property and home to companies that span across many sectors including aerospace, logistics, healthcare, advanced manufacturing and more. **There are 1.2 million workers in the existing labor pool in Orlando** (FL Dept. of Economic Opportunity, LAUS, 2020).

Lake Nona, the 11-000 acre planned community, is just 30 minutes from the property and offers top-rated technology, business and research clusters and sports complexes. It was recently announced that Walt Disney Company is relocating 2,000 jobs from California to Florida in 2022.

Orlando is home to the state's busiest airport, **Orlando International Airport (OIA)**, that serves more than 50 million passengers annually (2019) and sits at number 11 for the busiest airports in the U. S. OIA is under 30 minutes from the property and employs 15,783 full-time employees.

Prominent businesses can be found in the well planned **Lake Mary** community, 45 minutes northwest of the property. Companies such as Deloitte, Cigna, Verizon, Liberty Mutual and AAA call this area home.

Under 1 hour from the property you will find yourself in the midst of world-class theme parks along the I-4 corridor. **Walt Disney World** continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members. **Universal Orlando Resort** employs over 21,000 people and their 2-park attendance rate was 21.3 million in 2019. **SeaWorld Orlando** employs 4,500 people and has an attendance rate of 4.6 million visitors (2019).

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MAIN HOUSE

Living Area: 3,810± sq.ft.

Gross Area: 5,844± sq.ft.

According to property appraiser.



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PROCESSING FACILITY

Living Area: 3,250± sq.ft.

Gross Area: 4,368± sq.ft.

According to property appraiser.



BARN

Gross Area: 4,480± sq.ft.

According to property appraiser.

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