



**MAURY L. CARTER  
& ASSOCIATES, INC.**  
LICENSED REAL ESTATE BROKER



**CENTRAL FLORIDA'S LARGEST  
WATERFRONT DEVELOPMENT PROPERTY**  
**1,100± ac Honey Bee Ranch**

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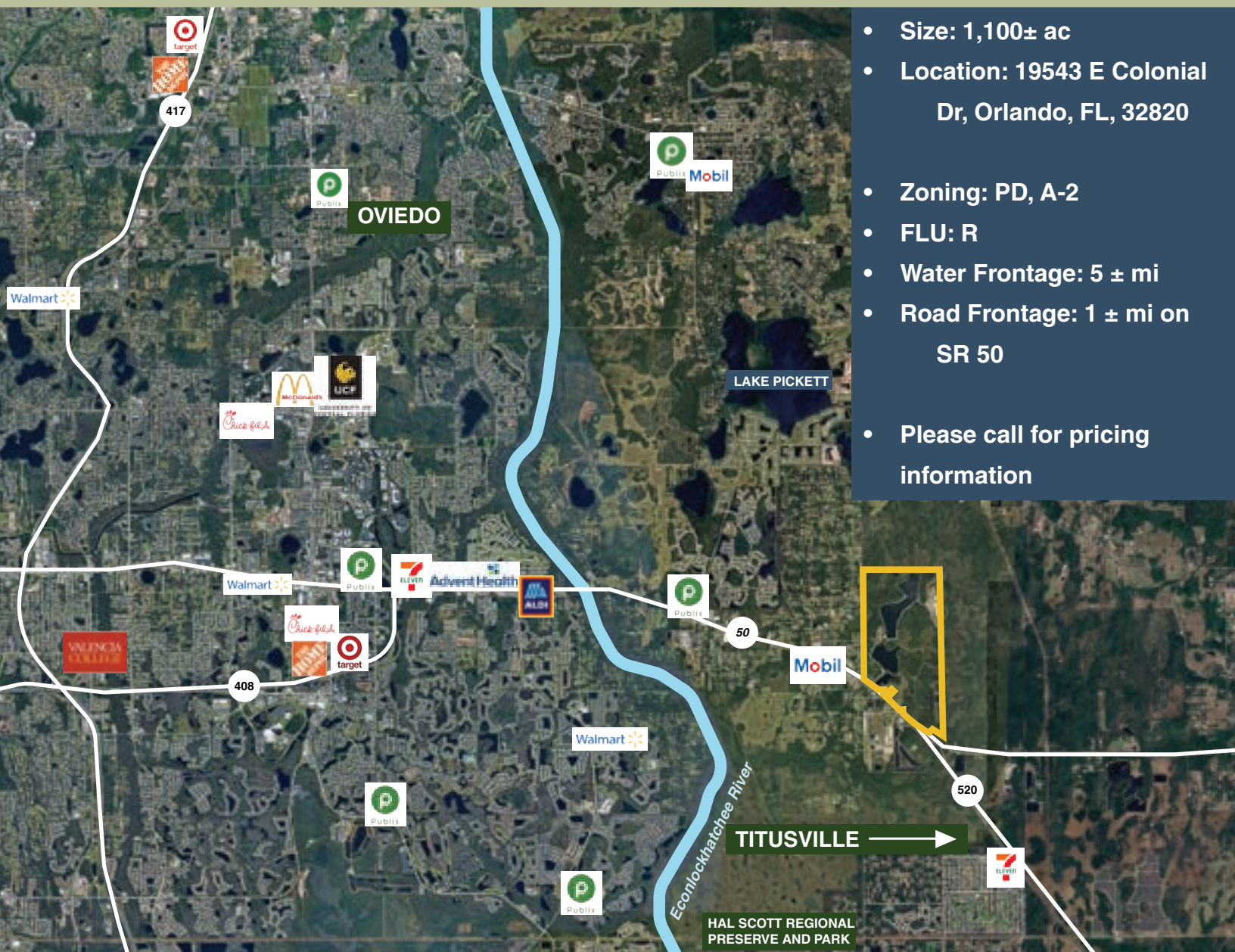
# PROPERTY DETAILS

**Honey Bee Ranch is the largest Waterfront Development Property available in Florida.**

The Ranch is nestled between the Orlando metro and booming Space Coast of Florida with frontage on East State Road 50, with quick access to multiple International airports and quickly growing cities in the region. The property contains over 5 miles of water frontage on these deepwater lakes. The property contains roughly a mile of frontage & access on East State Road 50 East Colonial Drive which is 4-lanes, which is an arterial road for Central Florida, connecting the east to west coasts and running past UCF and DownTown Orlando.

Honey Bee Ranch, as the crow flies, is roughly 6 miles to UCF & the Central Florida Research Park, and about 7 miles to Seminole State College. Also, it is minutes from multiple state-of-the-art regional hospitals and medical facilities.

The Ranch has Publix anchored shopping centers 3± miles to the West accessed via State Road 50 (East Colonial Dr.) and significant retail centers a short drive away surrounding UCF, at Waterford Lakes and in Oviedo.



- **Size: 1,100± ac**
- **Location: 19543 E Colonial Dr, Orlando, FL, 32820**
- **Zoning: PD, A-2**
- **FLU: R**
- **Water Frontage: 5 ± mi**
- **Road Frontage: 1 ± mi on SR 50**
- **Please call for pricing information**

# LOCAL DEVELOPMENTS

## Neighborhoods

- |                       |                            |                     |
|-----------------------|----------------------------|---------------------|
| 1 Kings Bridge        | 15 Proposed Sustanee Dev.  | 29 Waterford Lakes  |
| 2 Sanctuary           | 16 Sunset Preserve         | 30 Bridgewater      |
| 3 Alafaya Woods       | 17 Bonnevill               | 31 Avalon Park      |
| 4 Twin Rivers         | 18 Summer Fields           | 32 Cypress Springs  |
| 5 Live Oaks Reserve   | 19 Estates at Lake Pickett | 33 Waterford Chase  |
| 6 Chuluota            | 20 Lake Pickett Reserve    | 34 Eastwood         |
| 7 Carillon            | 21 Mandalay                | 35 Stoneybrook East |
| 8 Sunset Reserve      | 22 Fontana Estates         | 36 Bithlo           |
| 9 Riverwoods          | 23 Alafaya Palms           | 37 Wedgefield       |
| 10 Lake Pickett Woods | 24 Fairways Country Club   | 38 Christmas        |
| 11 Pickett Downs      | 25 The Grow                |                     |
| 12 University Estates | 26 Country Lake Estates    |                     |
| 13 Regency Park       | 27 Corner Lake Estates     |                     |
| 14 Ashinton Park      | 28 Cypress Lakes           |                     |

## Developments

Development has occurred or is being actively pursued on every large parcel between downtown Orlando and Honey Bee Ranch. Many completed projects to the West, North and South, current projects like The Grow to the West in Orange County, or future projects like the proposed Sustanee to the North West in Orange County, as well as many active projects off of Lake Pickett R. directly to the North.



## Demographics

32820 ZIP, US Census

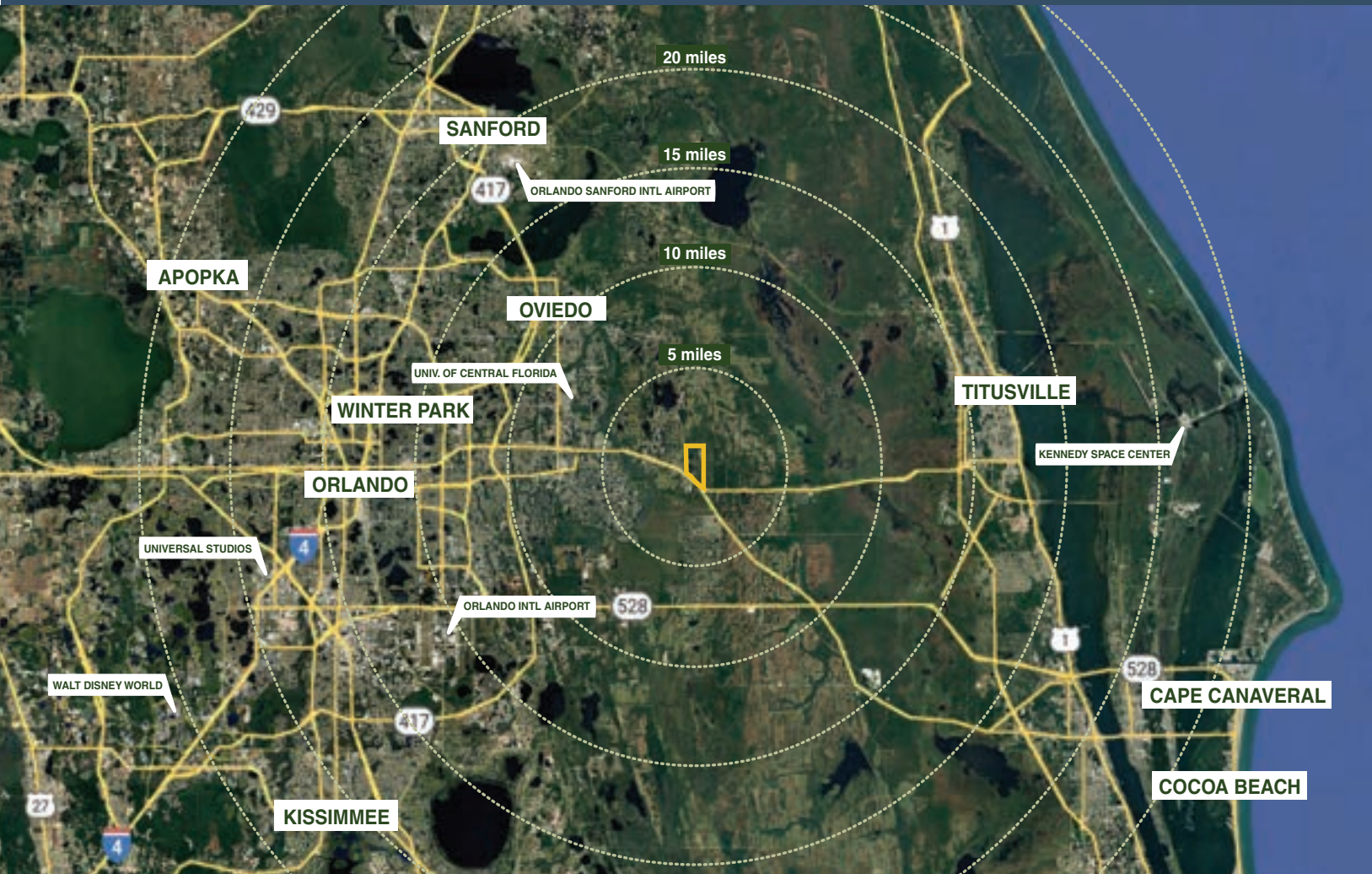
- Total Population: 10,150
- Median Home Value: \$206,700
- Median HH Income: \$69,861

Orange County, US Census

- Total Population: 1,533,646
- Median Home Value: \$358,300
- Median HH Income: \$77,011

## Average Daily Traffic Counts

- E. Colonial Dr (SR 50): 29,642
- State Road 520: 19,000



## Central Florida Development

Honey Bee Ranch is a short drive to UCF and less than a 30 minute drive to Winter Park, Lake Nona, Oviedo, and to both Orlando International Airport and Sanford-Orlando International Airport, roughly 40 minutes minutes to Disney, Epcot, Universal Studios, and Florida's Space Coast (Kennedy Space Center/Cape Canaveral/Space Force/Nasa/Space-X/Blue Origin).

Orlando accounts for roughly 75 million annual visitors of Florida's total 142 million annual visitors, and over a \$90 billion dollar tourism industry. In addition, Orlando International Airport had over 57 million visitors in 2023.

Orlando also has professional sports teams, and national grade sports bowls, centers, and facilities.

## Regional Development

This 1,100-acre property in Orange County sits in East Central Florida, a region seeing over 50,000 new residents annually. East Central Florida's population growth is supported by extensive infrastructure—three spaceport territories, one seaport, four commercial airports—and a talent pool from 14 colleges/universities. Manufacturing and tech-related industries, from Orlando to the Space Coast, are expanding and continued in-migration is driving demand for housing and development. The area's steady growth makes this property well-positioned for long-term investment.

<https://www.floridatrend.com/article/41941/east-central/>

## University of Central Florida

With nearly 70,000 students, UCF is the largest university by enrollment in Florida and one of the largest universities in the nation. It has more than 13,000 employees and an operating budget of \$2 billion. UCF researchers received \$229 million in fiscal year 2024 for funded research. In Fall 2024, the freshman class had an average SAT combined score of 1342, the Burne Honors College enrolled 506 new students, and the number of incoming National Merit Scholars ranked UCF among the top 25 colleges and universities.

*University of Central Florida | 2024-2025 Facts*

[https://www.ucf.edu/about-ucf/facts/#:~:text=With%20nearly%2070%2C000%20students%2C%20UCF,largest%20universities%20in%20the%](https://www.ucf.edu/about-ucf/facts/#:~:text=With%20nearly%2070%2C000%20students%2C%20UCF,largest%20universities%20in%20the%20)