



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



11 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY NEAR UCF & WATERFORD LAKES

14087 E Colonial Dr., Orlando, FL 32826

\$1,200,000

PROPERTY DETAILS

- Size: ±11.08 acres
- Parcel ID: 24-22-31-0000-00-033
- Zoning: A-2
- FLU: LMDR
- Utilities: All available
- Price: \$1,200,000

PROPERTY HIGHLIGHTS

This 11-acre property near E. Colonial Drive features 645 feet of frontage on Fricke Road. This property offers exceptional visibility to 45,500 daily drivers and excellent connectivity to major transportation routes, including the nearby SR 408 East-West Expressway. The site is ideally suited for residential development and benefits from its close proximity to key activity centers. It is located near a Walmart Supercenter, just ten minutes from the University of Central Florida (UCF), and Waterford Lakes Town Center, one of the region's premier retail and entertainment destinations, providing both convenience and strong market appeal for future residents.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

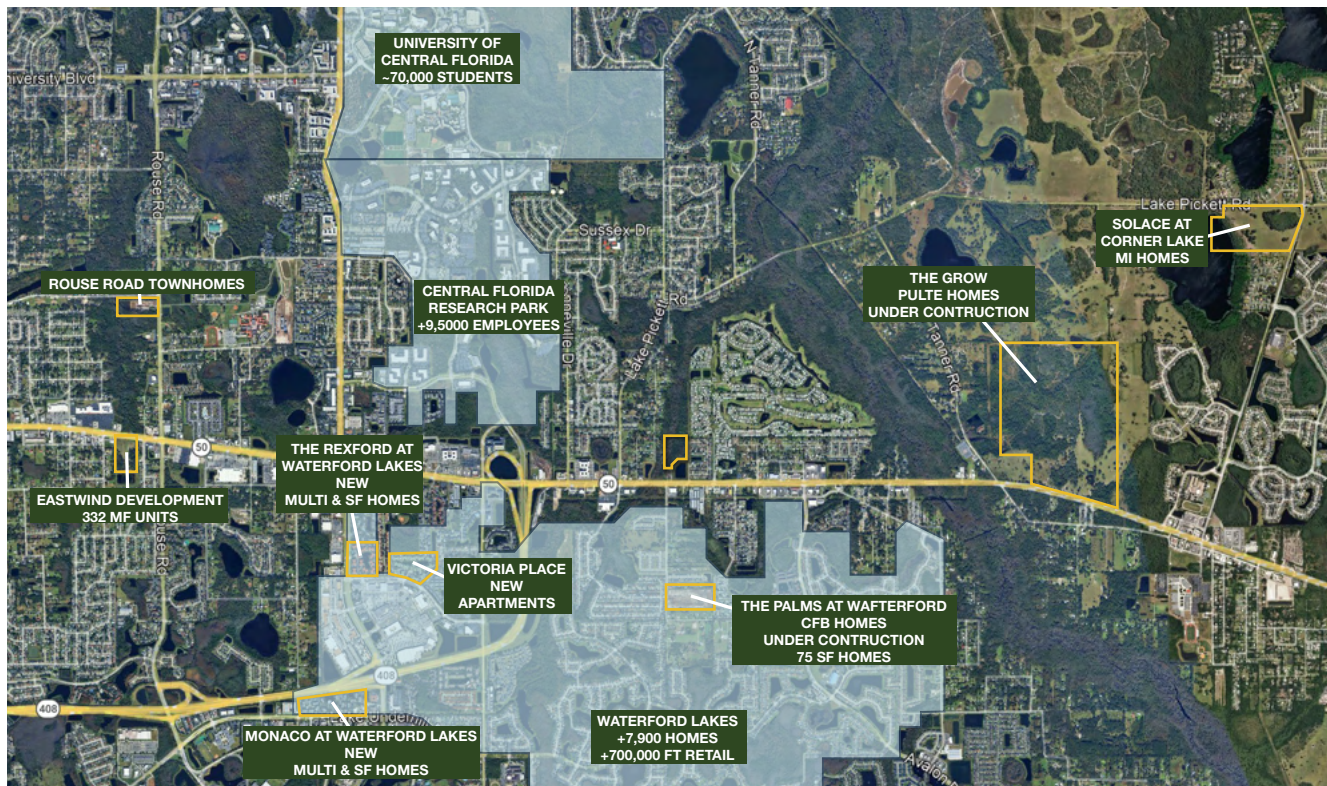
Total Population	334,854	1,533,646
Median HH Income	\$72,336	\$79,719
Median Home Value	\$394,100	\$390,000

Orlando, US Census

Orange County, US Census



LOCAL DEVELOPMENTS



\$2B multi-use 'agrihood' community breaks ground near UCF

By: J.C. Carnahan | February 18, 2026 | Orlando Business Journal

Pulte Homes broke ground on The Grow, a \$2 billion agrihood development near UCF. The 1,200-acre project will include 2,200 homes, retail and a working farm. Upon its completion, The Grow will be made up of 60% preserved green space, 28 miles of bike and jogging trails, a farm-to-table village and new school located directly on the agricultural campus. Sales begin this spring with completion expected within six years.

Read More: <https://www.bizjournals.com/orlando/news/2026/02/11/the-grow-ucf-pulte-homes-american-land-development.html>

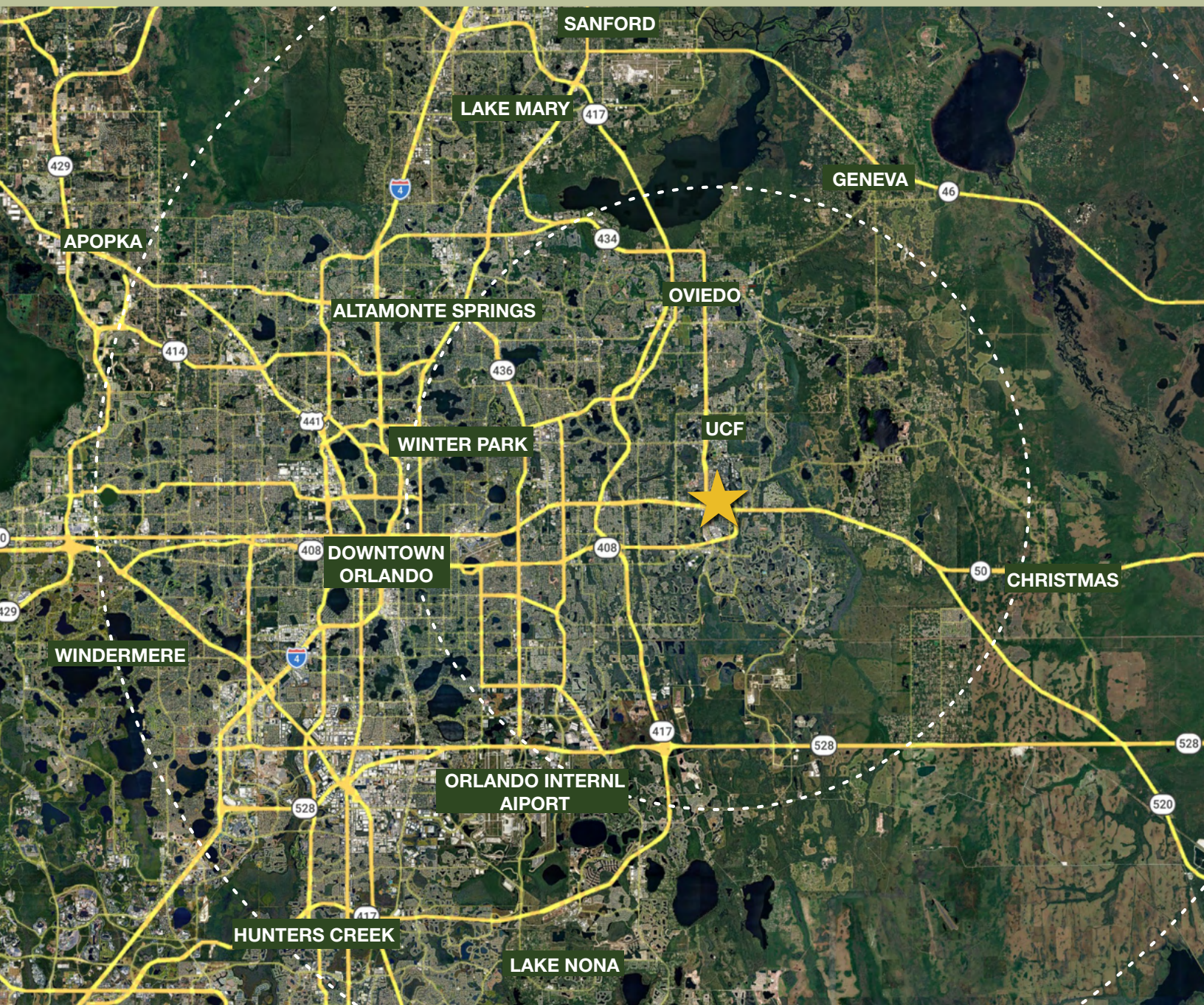
Apartments planned for E. Colonial Drive near UCF

By: Tyler Williams | June 18, 2025 | GrowthSpotter

Eastwind Development filed plans with Orange County for an apartment community not far from the University of Central Florida, in an area that has seen a boom in residential construction because of its burgeoning student population. The student population at UCF has increased by nearly 10,000 since 2013 and continues to grow. As a result, there are at least nine off-campus student housing projects in the works around the university that could deliver over 7,500 beds combined.

Read More: <https://www.growthspotter.com/2025/06/18/apartments-planned-for-e-colonial-drive-near-ucf>

REGIONAL MAP



DRIVE TIMES

- University of Central Florida: 10 min
- Valencia College East Campus: 10 min
- Downtown Orlando: 22 min
- Orlando International Airport: 25 min
- Christmas: 30 min
- Winter Park: 30 min
- Lake Nona: 30 min
- Windermere: 30 min
- Sanford: 30 min
- Titusville: 45 min