



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



5.4 AC DEVELOPMENT PROPERTY ON W COLONIAL DR & AVALON RD

14920 W. Colonial Drive, Winter Garden, FL 34787

\$3,250,000

PROPERTY DETAILS

- Size: ±5.44 acres
- Zoning: WG-C-2
- Price: \$3,250,000
- Parcel ID: 27-22-27-0000-00-005
- FLU: Commercial
- Utilites: All available



PROPERTY HIGHLIGHTS

This 5.44 acre commercial development opportunity is strategically located between the thriving markets of Winter Garden and Clermont, offering unparalleled access, visibility, and development potential in a region of sustained growth. With 290 feet of frontage on West Colonial Drive (SR 50) and 190 feet of frontage on Avalon Road, it is positioned at the heart of one of Central Florida's fastest-growing corridors. West Colonial Drive serves as a major connecting road in Orange and Lake County. Carrying strong daily traffic volumes and providing direct access to SR 429 and Florida's Turnpike, serving as a primary commuter and commercial route between Orlando and surrounding communities. Avalon Road continues to experience rapid expansion driven by surrounding master-planned residential developments and increasing commercial demand. **Located approximately 15 minutes from downtown Clermont, 15 minutes from downtown Winter Garden, 25 minutes from downtown Orlando, and roughly 20 minutes from Walt Disney World,** the property benefits from strong regional connectivity. The surrounding area has experienced sustained residential growth, retail expansion, and infrastructure investment, creating increasing demand for commercial services and amenities. With dual-road frontage, high visibility, and proximity to major employment centers and tourist destinations, this site presents a rare opportunity for retail, medical, office, hospitality, or commercial development in a corridor where large, well-positioned commercial tracts are becoming increasingly scarce.

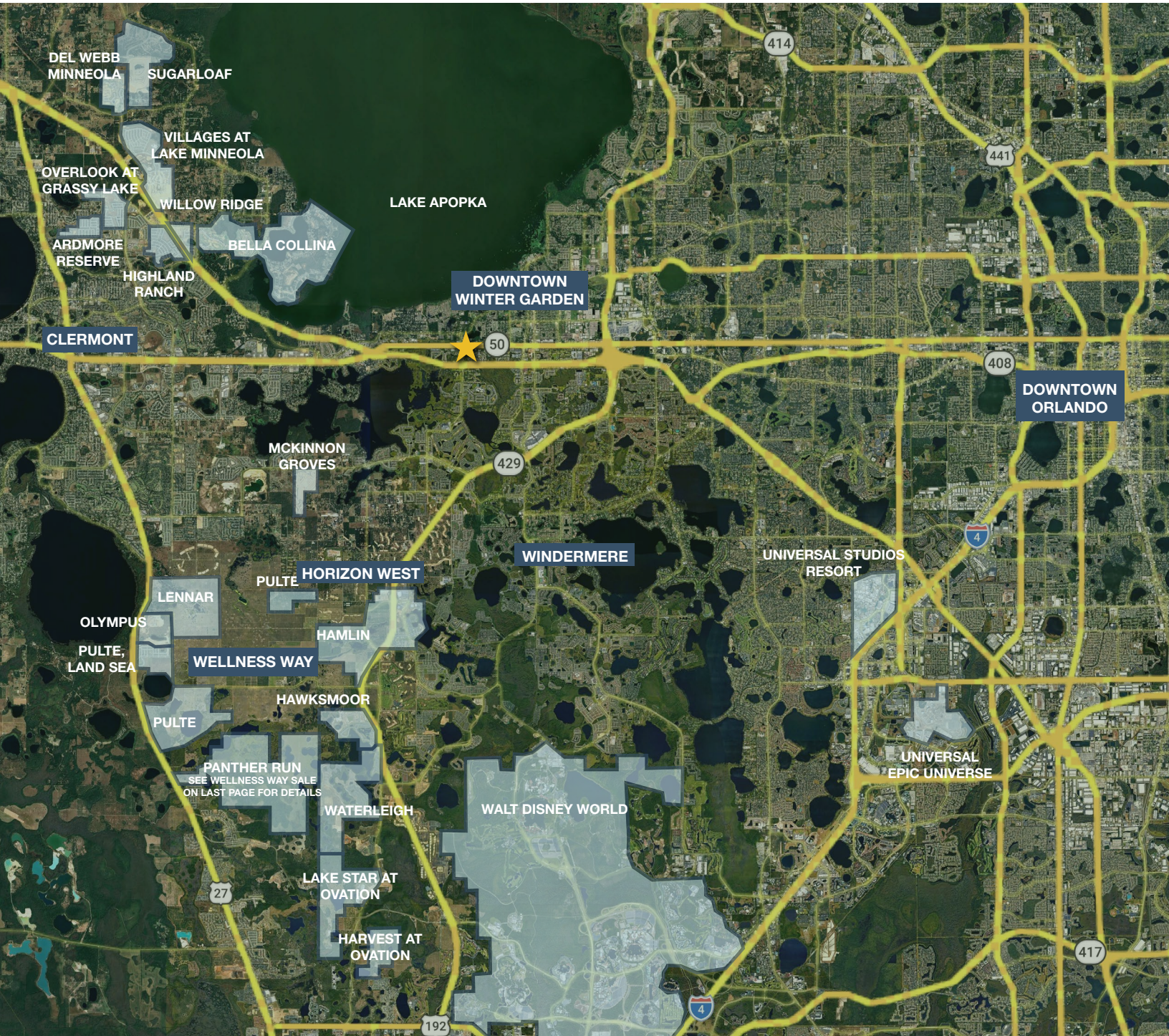
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

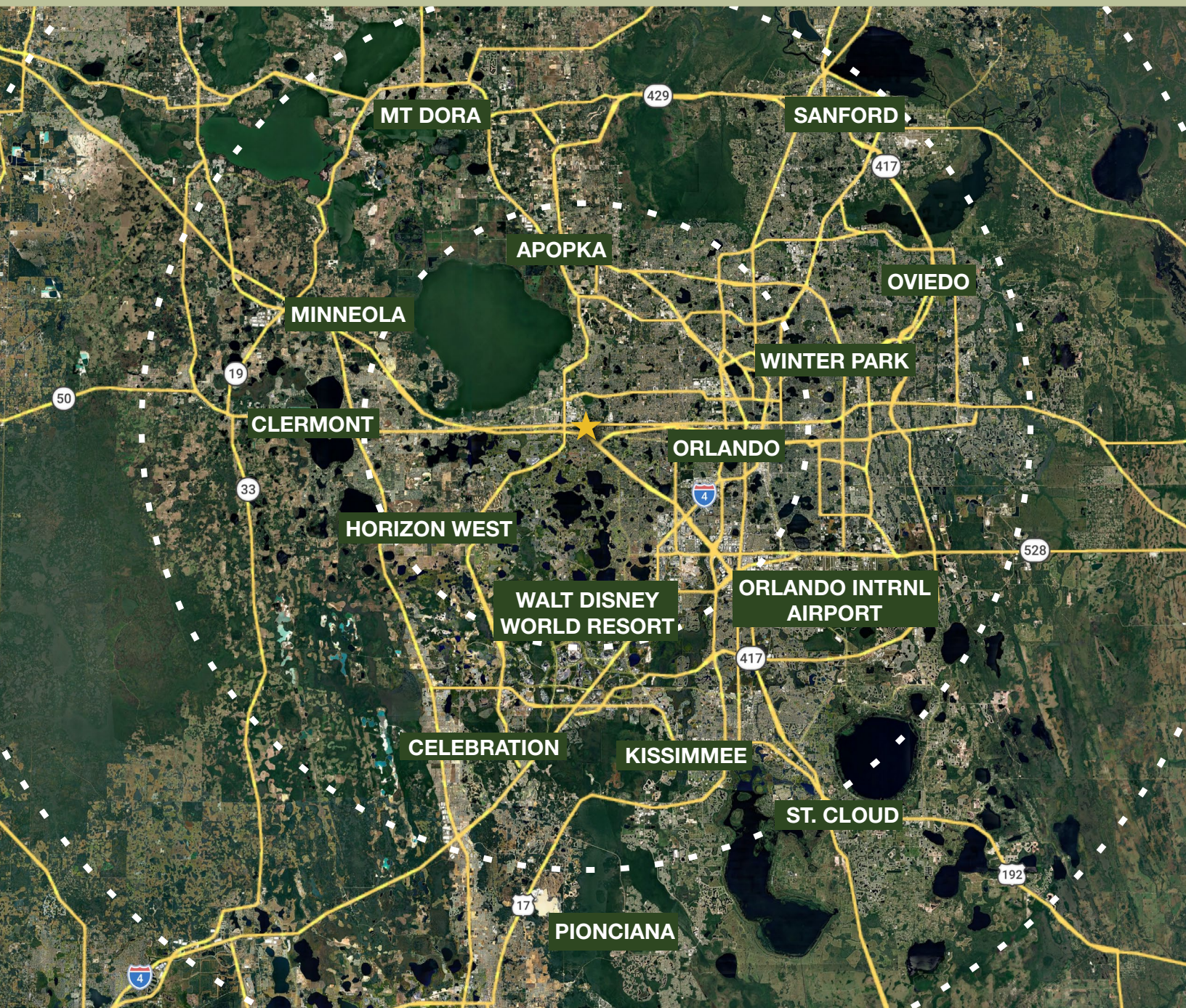
Total Population	47,182	1,533,646
Median HH Income	\$106,371	\$79,719
Median Home Value	\$428,200	\$390,100

Winter Garden, US Census

Orange County, US Census



REGIONAL MAP



DRIVE TIMES

- Downtown Winter Garden: 15 min
- Clermont: 15 min
- Walt Disney World: 20 min
- Universal Studios: 30 min
- Downtown Orlando: 25 min
- Orlando Intrnl Airport: 35 min
- Sanford: 50 min
- Haines City: 1 hr
- Cocoa Beach: 1 hr 30 min
- Tampa: 1 hr 45 min

LOCAL DEVELOPMENT NEWS

GT USA pays \$165 million for Wellness Way land minutes from Disney

By: Laura Kinsler | September 27, 2024 | GrowthSpotter

GT USA paid a staggering \$165 million Friday for 2,321 acres of undeveloped land in Lake County's Wellness Way area, breaking the county's previous sale record that was set three months ago. Daryl Carter and Conrad Carter with Maury L. Carter & Associates, together with Tony Roper and Jimmy Roper of Roper Real Estate represented the sellers in the transaction. GAI Consultants have already met with Lake County staff to discuss the concepts for the Panther Run community with zoning entitlements for 2,805 single family homes and 360 apartments. Read More: <https://www.growthspotter.com/2024/09/27/gt-usa-pays-165-million-for-wellness-way-land-minutes-from-disney/>

Land sale jump-starts Clermont's Downtown Redevelopment

By: James Wilkins | March 32, 2025 | Orlando Sentinel

An Atlanta-based developer PENLER has purchased the multifamily site in downtown Clermont's mixed-use Lumberyard District on Lake Minneola and is moving to redevelop the site. The first phase will include the development of 262 apartments across four multifamily buildings. The second phase will include a two-story open-air complex named "The Sawmill" that will serve as an entertainment center for arcade games, food, beverages and music., along with another 130 dwelling units and two-story parking garage.

Read More: <https://www.orlandosentinel.com/2025/03/31/clermonts-lumberyard-district-preps-for-first-phase/>

Luxury community proposed near Hamlin Town Center in Horizon West

By: Kendal Asbury | February 11, 2026 | Orlando Business Journal

A new wave of luxury housing is headed for West Orange County's rapidly growing Horizon West, where a local investment group is planning to build 40 luxury, single-family homes on a 100-acre site near the Hamlin Town Center. The Horizon West area ranked the seventh fastest-growing housing market in 2024 and has experienced a 315% population surge over the past decade. The area is expected to see more than 42,000 total homes upon completion of the area's development.

Read More: <https://www.bizjournals.com/orlando/news/2026/02/11/horizon-west-hamlin-hickory-nut-estates-luxury.html>