



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



8 AC LAND NEAR UCF AND WATERFORD LAKES

11465 E Colonial Dr., Orlando, FL 32817

\$800,000

PROPERTY DETAILS

- Size: ±8.10 acres
- Parcel ID: 31-22-21-0000-00-007 & 31-22-21-0000-00-008
- Zoning: C-1
- FLU: Commercial
- Utilities: All available
- Price: \$800,000

PROPERTY HIGHLIGHTS

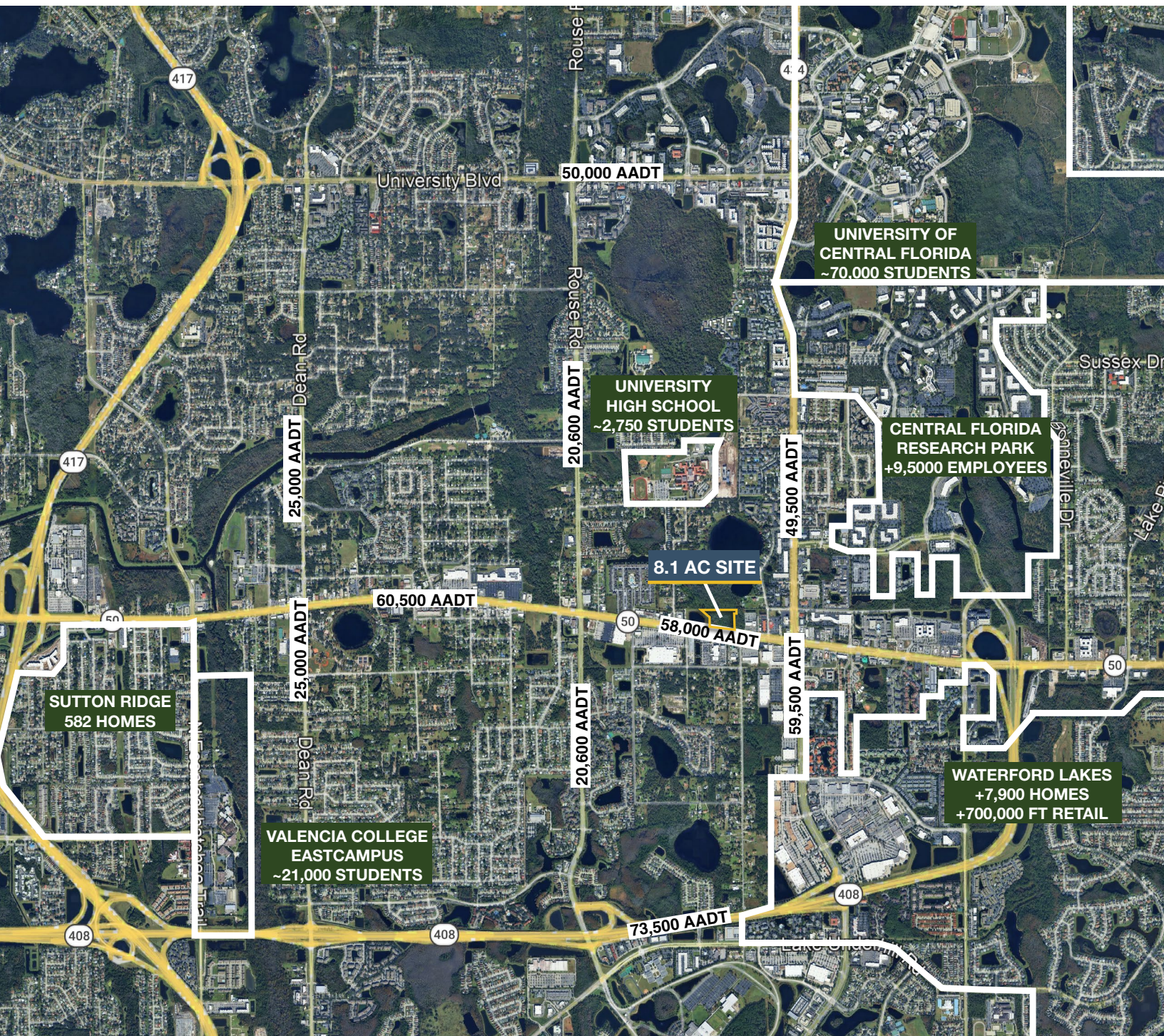
This property offers approximately 680 feet of highly visible frontage on East Colonial Drive (SR 50), one of East Orlando's busiest business corridors. The location provides exceptional exposure with 58,000 daily drivers and strong connectivity to major transportation routes, including the nearby SR 408 East West Expressway. The site is well positioned for a variety of commercial uses and benefits from close proximity to major activity centers. It sits across from a Walmart Supercenter, **5 minutes from the University of Central Florida (UCF)**, and is also conveniently located near Waterford Lakes Town Center, one of the region's premier retail and entertainment destinations. Together, these factors make this site an attractive development opportunity with excellent visibility and access to key daily drivers in the East Orlando market.



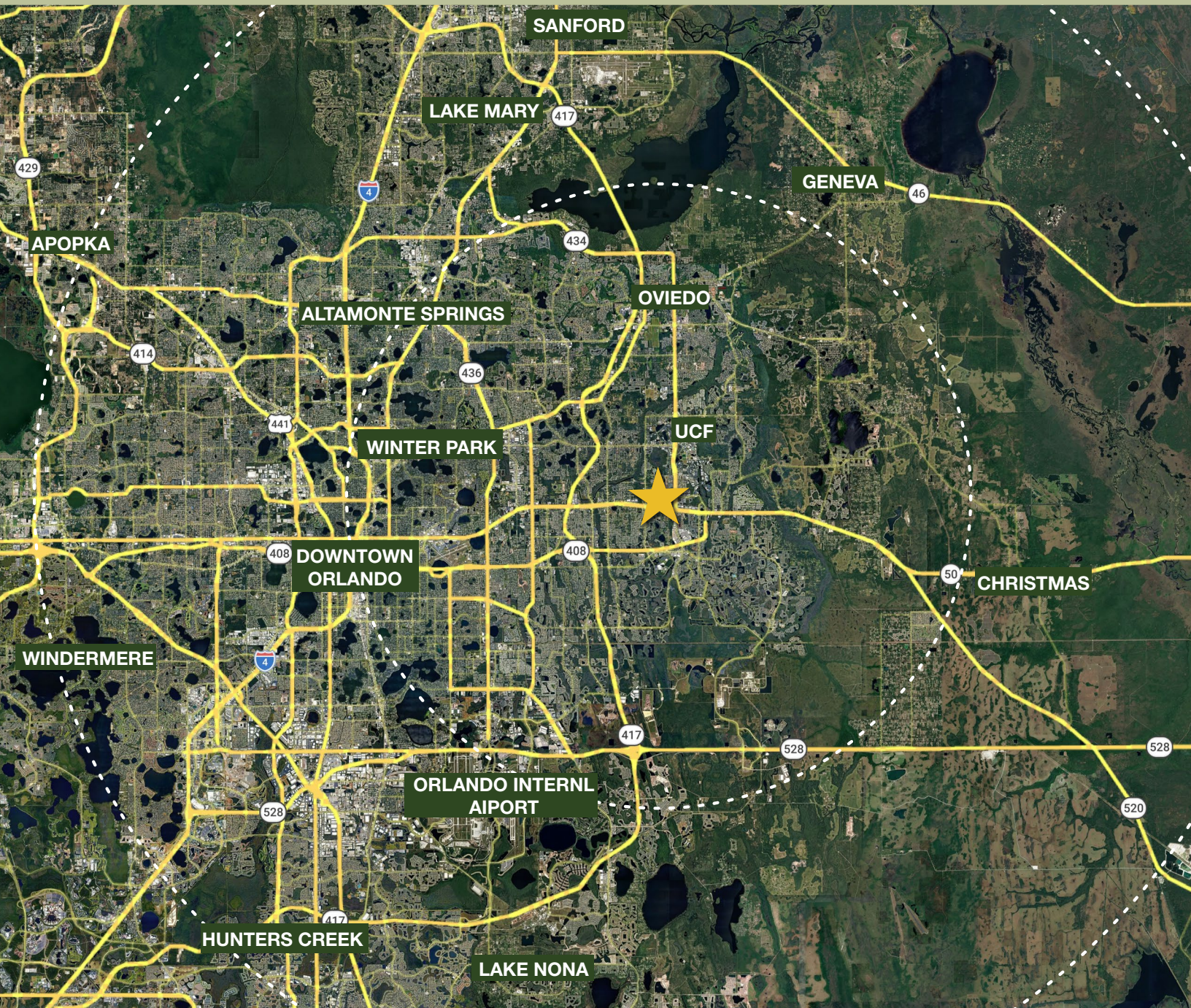
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	334,854	1,533,646
Median HH Income	\$72,336	\$79,719
Median Home Value	\$394,100	\$390,000
	<i>Orlando, US Census</i>	<i>Orange County, US Census</i>



REGIONAL MAP



DRIVE TIMES

- University of Central Florida: 5 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

LOCAL NEWS

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/>



Trader Joe's to fill empty big-box space amid Orange County expansion

By: J.C. Carnahan | January 2, 2026 | Orlando Business Journal

Plans are in motion for grocer Trader Joe's to move into a vacant retail space east Orange County's Waterford Lakes area. The property is located near the southwest corner of Alafaya Trail and East Colonial Drive, next to Hobby Lobby and Floor & Decor.

Read More: <https://www.bizjournals.com/orlando/news/2026/01/02/trader-joes-party-city-waterford-lakes-east-orange.html>