



PRIME DEVELOPMENT SITE FOR SALE

200 MAGUIRE ROAD

OCOOE, FL 34761

**OWNER FINANCING
AVAILABLE!**

**\$500,000 DOWN
6% INTEREST
7 YEAR BALLOON**



- ~9.89 Industrial Acres, Zoned I-1
- Frontage Maguire Road - 459', Kissimmee Avenue - 226'
- Lot Depth is 1,056' with Rail service
- Located 1 mile from SR 50 and ½ mile from SR 429; Close to HW 50, Toll Road 429, Florida Turn Pike, Toll Road 408, and Clarke Road
- Drive through access from both Maguire Road and Kissimmee Avenue
- Site can support up to 110,000+/- SF of Industrial Space

SALE PRICE

\$2,500,000

Cash to Seller

RESULTS REAL ESTATE PARTNERS, LLC

Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200, Lake Mary, FL 32746 office 407.647.0200 fax 407.647.0205

www.ResultsREPartners.com

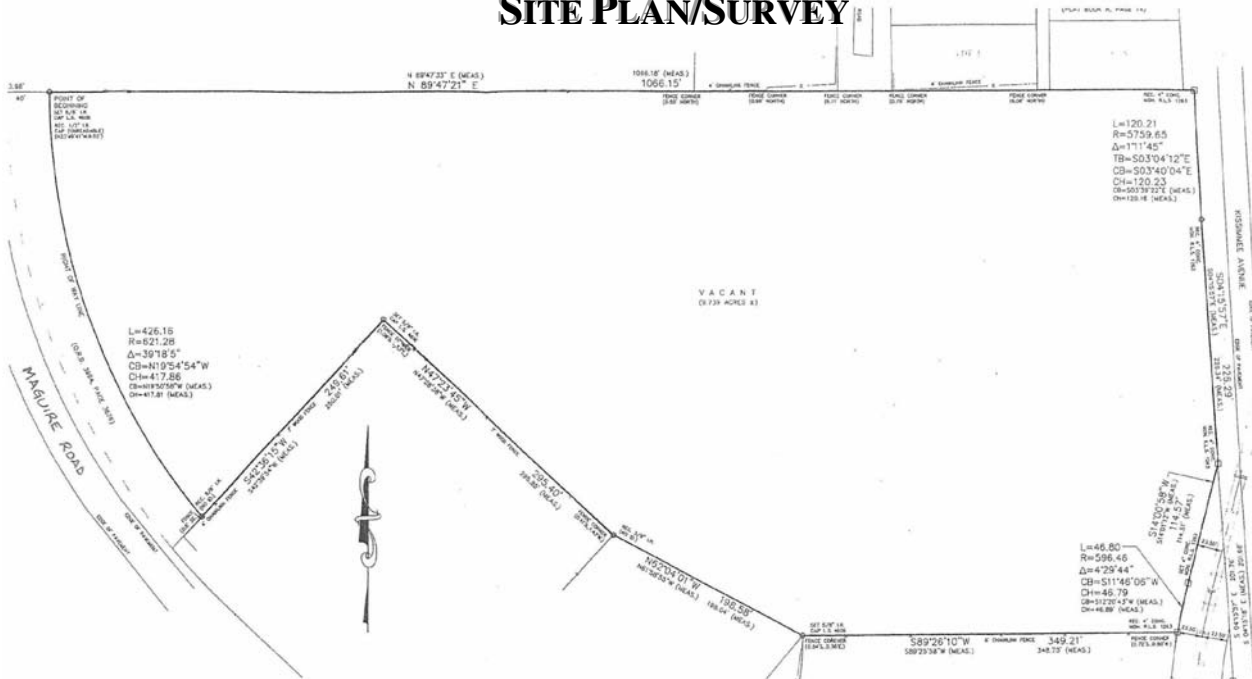
Vincent F. Wolle, CCIM, SIOR

mobile 407.448.1823

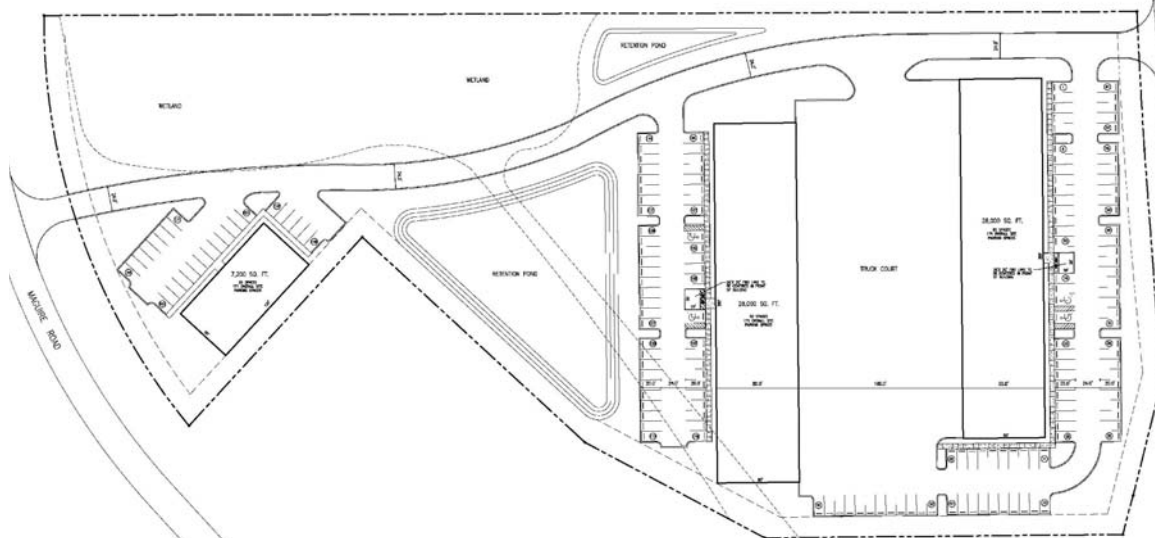
VWolle@ResultsREPartners.com

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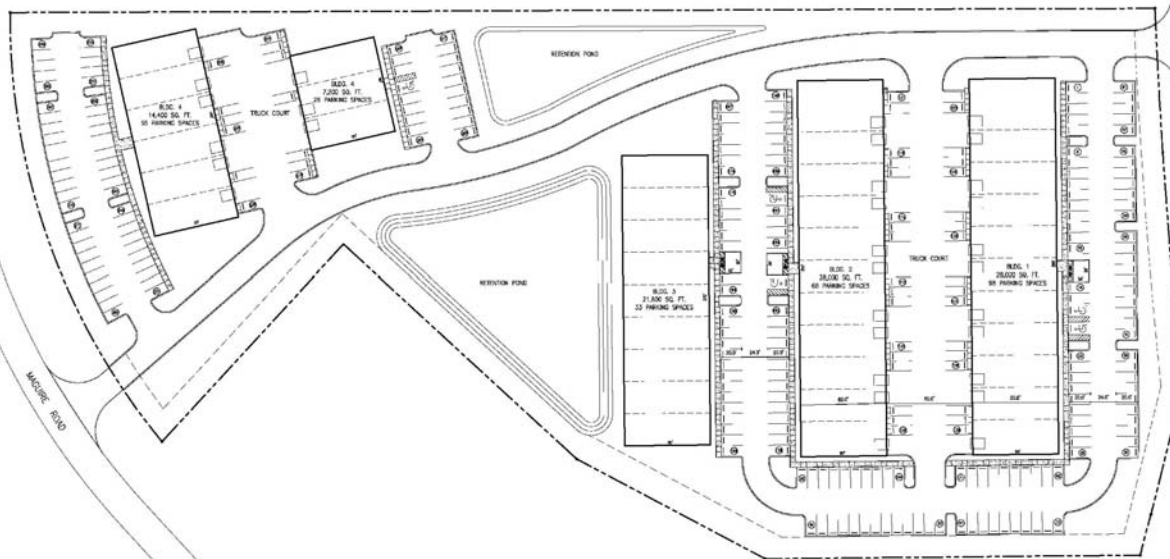
SITE PLAN/SURVEY



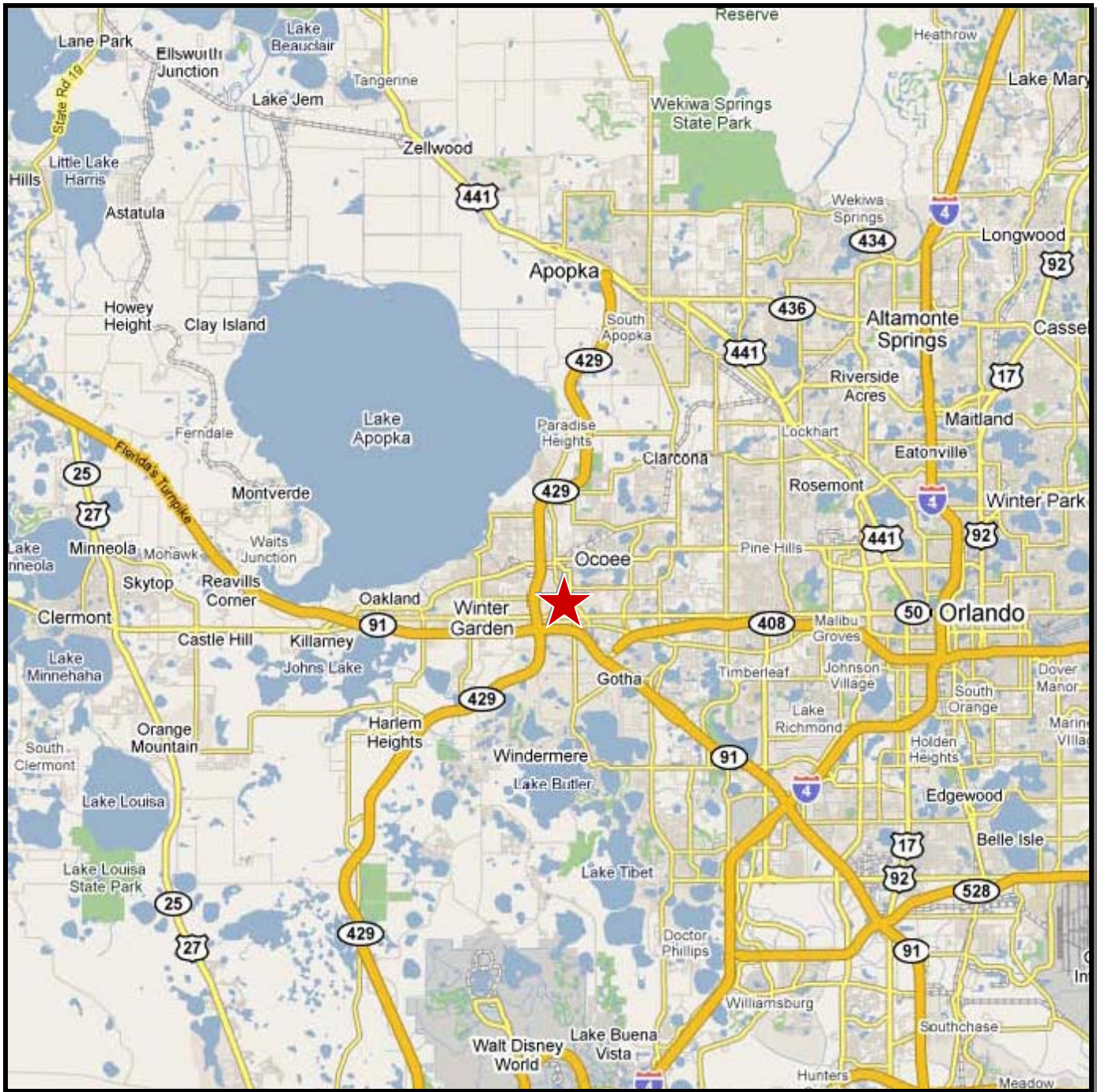
CONCEPT SITE PLAN 1



CONCEPT SITE PLAN 2



MAP



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DEMOGRAPHIC INFORMATION

Site Type: Radius	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile
2008 Population			
Total Population	3,245	56,767	136,538
Male Population	49.8%	49.1%	49.0%
Female Population	50.2%	50.9%	51.0%
Median Age	32.8	35.4	35.2
2008 Income			
Median HH Income	\$43,207	\$61,559	\$63,079
Per Capita Income	\$18,324	\$28,788	\$30,042
Average HH Income	\$57,227	\$82,680	\$85,824
2008 Households			
Total Households	1,063	19,739	47,544
Average Household Size	2.99	2.84	2.85
1990-2000 Annual Rate	1.47%	4.44%	4.31%
2008 Housing			
Owner Occupied Housing Units	63.6%	73.5%	73.7%
Renter Occupied Housing Units	28.6%	20.4%	20.3%
Vacant Housing Units	7.7%	6.1%	6.0%
Population			
1990 Population	2,643	29,120	65,705
2000 Population	3,134	44,131	99,911
2008 Population	3,245	56,767	136,538
2013 Population	3,534	66,411	159,962
1990-2000 Annual Rate	1.72%	4.25%	4.28%
2000-2008 Annual Rate	0.42%	3.1%	3.86%
2008-2013 Annual Rate	1.72%	3.19%	3.22%

In the identified market area, the current year population is 136,538. In 2000, the Census count in the market area was 99,911. The rate of change since 2000 was 3.86 percent annually. The five-year projection for the population in the market area is 159,962, representing a change of 3.22 percent annually from 2008 to 2013. Currently, the population is 49.0 percent male and 51.0 percent female.

Households

1990 Households	886	9,850	22,524
2000 Households	1,025	15,211	34,349
2008 Households	1,063	19,739	47,544
2013 Households	1,160	23,179	55,834
1990-2000 Annual Rate	1.47%	4.44%	4.31%
2000-2008 Annual Rate	0.44%	3.21%	4.02%
2008-2013 Annual Rate	1.76%	3.27%	3.27%

The household count in this market area has changed from 34,349 in 2000 to 47,544 in the current year, a change of 4.02 percent annually. The five-year projection of households is 55,834, a change of 3.27 percent annually from the current year total. Average household size is currently 2.85, compared to 2.88 in the year 2000. The number of families in the current year is 35,525 in the market area.

Housing

Currently, 73.7 percent of the 50,578 housing units in the market area are owner occupied; 20.3 percent, renter occupied; and 6.0 percent are vacant. In 2000, there were 36,190 housing units—71.5 percent owner occupied, 23.4 percent renter occupied and 5.2 percent vacant. The rate of change in housing units since 2000 is 4.14 percent. Median home value in the market area is \$236,138, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.21 percent annually to \$238,624. From 2000 to the current year, median home value changed by 10.45 percent annually.

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DEMOGRAPHIC INFORMATION

Site Type: Radius	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$26,833	\$30,251	\$32,243
2000 Median HH Income	\$36,259	\$47,496	\$47,892
2008 Median HH Income	\$43,207	\$61,559	\$63,079
2013 Median HH Income	\$50,944	\$68,691	\$70,661
1990-2000 Annual Rate	3.06%	4.61%	4.04%
2000-2008 Annual Rate	2.15%	3.19%	3.4%
2008-2013 Annual Rate	3.35%	2.22%	2.3%
Per Capita Income			
1990 Per Capita Income	\$10,699	\$12,512	\$13,900
2000 Per Capita Income	\$15,418	\$20,077	\$21,233
2008 Per Capita Income	\$18,324	\$28,788	\$30,042
2013 Per Capita Income	\$20,056	\$37,156	\$38,370
1990-2000 Annual Rate	3.72%	4.84%	4.33%
2000-2008 Annual Rate	2.12%	4.47%	4.3%
2008-2013 Annual Rate	1.82%	5.24%	5.02%
Average Household Income			
1990 Average Household Income	\$31,432	\$36,821	\$40,010
2000 Average Household Income	\$47,467	\$57,962	\$60,592
2008 Average HH Income	\$57,227	\$82,680	\$85,824
2013 Average HH Income	\$62,529	\$106,788	\$109,456
1990-2000 Annual Rate	4.21%	4.64%	4.24%
2000-2008 Annual Rate	2.29%	4.4%	4.31%
2008-2013 Annual Rate	1.79%	5.25%	4.98%

Households by Income

Current median household income is \$63,079 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$70,661 in five years. In 2000, median household income was \$47,892, compared to \$32,243 in 1990.

Current average household income is \$85,824 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$109,456 in five years. In 2000, average household income was \$60,592, compared to \$40,010 in 1990.

Current per capita income is \$30,042 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$38,370 in five years. In 2000, the per capita income was \$21,233, compared to \$13,900 in 1990.

Population by Employment

Total Businesses	444	3,377	5,597
Total Employees	3,630	24,302	40,381

Currently, 94.7 percent of the civilian labor force in the identified market area is employed and 5.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.3 percent of the civilian labor force, and unemployment will be 4.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 71.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.0 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.5 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 20.5 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.7 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 28.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.9 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 29.8 percent were high school graduates only (29.6 percent in the U.S.)
- 8.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 18.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.4 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

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