

OFFERS DUE SEPT 30TH

8.07 ± AC FOR SALE

1441 WINTER GARDEN VINELAND RD

WINTER GARDEN, FL

WINTER GARDEN VINELAND RD

DANIELS ROAD

FLORIDA TURNPIKE

FOUNDRY
COMMERCIAL

NORTH EAST



PROPERTY OVERVIEW

Excellent development opportunity located in Winter Garden, FL near the corner of Winter-Garden Vineland Rd and the Florida Turnpike. The property consists of 8.07 ± acres of vacant land, zoned for medium density residential uses. All utilities are available at the property. Access is available directly from Winter-Garden Vineland Road with potential secondary access to/from Daniels Road. While the property is zoned R-2, the city of Winter Garden has stated that uses, such as medical, office, retail, mixed-use and other uses may be considered.

PROPERTY FEATURES

PRICING:	Negotiable	WINTER GARDEN VINELAND RD:	9,615 ± VPD
ACRES:	± 8.07 AC	FLORIDA TURNPIKE:	58,000 ± VPD
ZONING:	R-2 (10 DU's per acre)		
OTHER POSSIBLE USES	Medical, Office, Self - Storage, School		
FUTURE LAND USE:	MR - Medium Density Residential		
MUNICIPALITY:	Winter Garden		
PARCEL ID	27-22-26-0000-00-012 (Orange County, https://www.ocpafll.org)		

SOUTH WEST

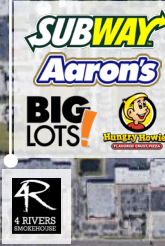


WEST



RETAIL MAP

DOWNTOWN WINTER GARDEN



MILLER'S ALE-HOUSE



WG VINELAND ROAD

DANIELS ROAD

DANIELS LANDING

SUNRIDGE ELEMENTARY SCHOOL



WINTER GARDEN VILLAGE



AREA DEMOGRAPHICS

1 MILE RADIUS



9,759
ESTIMATED
POPULATION 2018



38.3
AVERAGE AGE



\$202,500
MEDIAN HOME VALUE
2018



3,775
TOTAL EMPLOYEES



\$74,206
AVG HOUSEHOLD
INCOME

3 MILE RADIUS



54,786
ESTIMATED
POPULATION 2018



38.3
AVERAGE AGE



\$296,007
MEDIAN HOME VALUE
2018



24,044
TOTAL EMPLOYEES



\$96,775
AVG HOUSEHOLD
INCOME

5 MILE RADIUS



117,508
ESTIMATED
POPULATION 2018



38.3
AVERAGE AGE



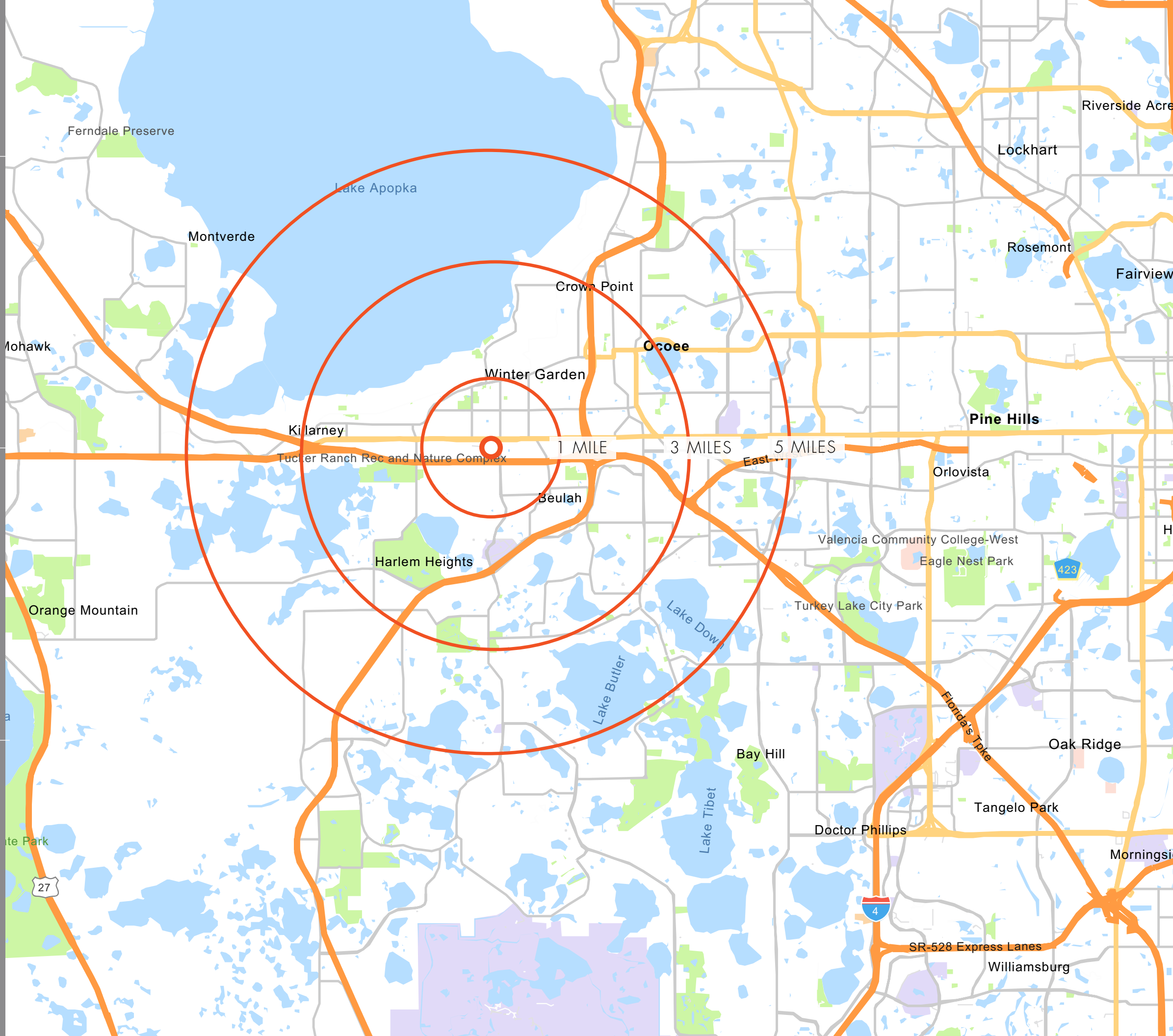
\$286,137
MEDIAN HOME VALUE
2018



40,343
TOTAL EMPLOYEES



\$98,021
AVG HOUSEHOLD
INCOME





LOCATION OVERVIEW

Winter Garden, just west of Orlando and its theme parks, is known for its old Florida style and charm, and a great place to visit in Central Florida.

The historic downtown, listed on the National Registry of Historic Places, is a favorite destination, with shops and restaurants situated along the award-winning West Orange Trail, part of the 250-mile Coast to Coast (C2C) Connector Trail across Central Florida.

Winter Garden is the cultural capital of West Orange County, with live performances at the Garden Theatre, live music throughout the downtown on the weekends and visual art at the SoBo Art Gallery. Saturdays are bustling with the award-winning Winter Garden Farmers Market, offering a large selection of vendors from locally grown produce and baked goods, to homemade soaps and fresh flowers, and live entertainment each week.

Winter Garden, nestled alongside beautiful Lake Apopka, is a former citrus town incorporated in 1908 and is home to more than 40,000 residents. It embodies a wealth of historical and natural assets. Visit the charming little city where good things grow!

FOUNDRY

COMMERCIAL

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