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Garito  Co

DEVELOPMENT LAND FOR SALE

## Four Corners Large Development Site

14285 Avalon Road,  
Winter Garden FL, 34787





## SUMMARY

23 ACRE SITE | FOUR CORNERS DEVELOPMENT OFFERING

14285 Avalon Road Winter Garden, FL 34787

Garito & Company is pleased to offer for sale a 23 acre development site. This is an excellent opportunity to develop a resort near Disney World in the blossoming Four Corners district. Near Flamingo Crossings, posed to house Disney College Program students, as well as the brand new Margaritaville Resort.

**Price: \$13,800,000 (\$600,000 per acre)**





## SITE PLAN

23 ACRE SITE PLAN I FOUR CORNERS



## SITE SPECIFICATIONS

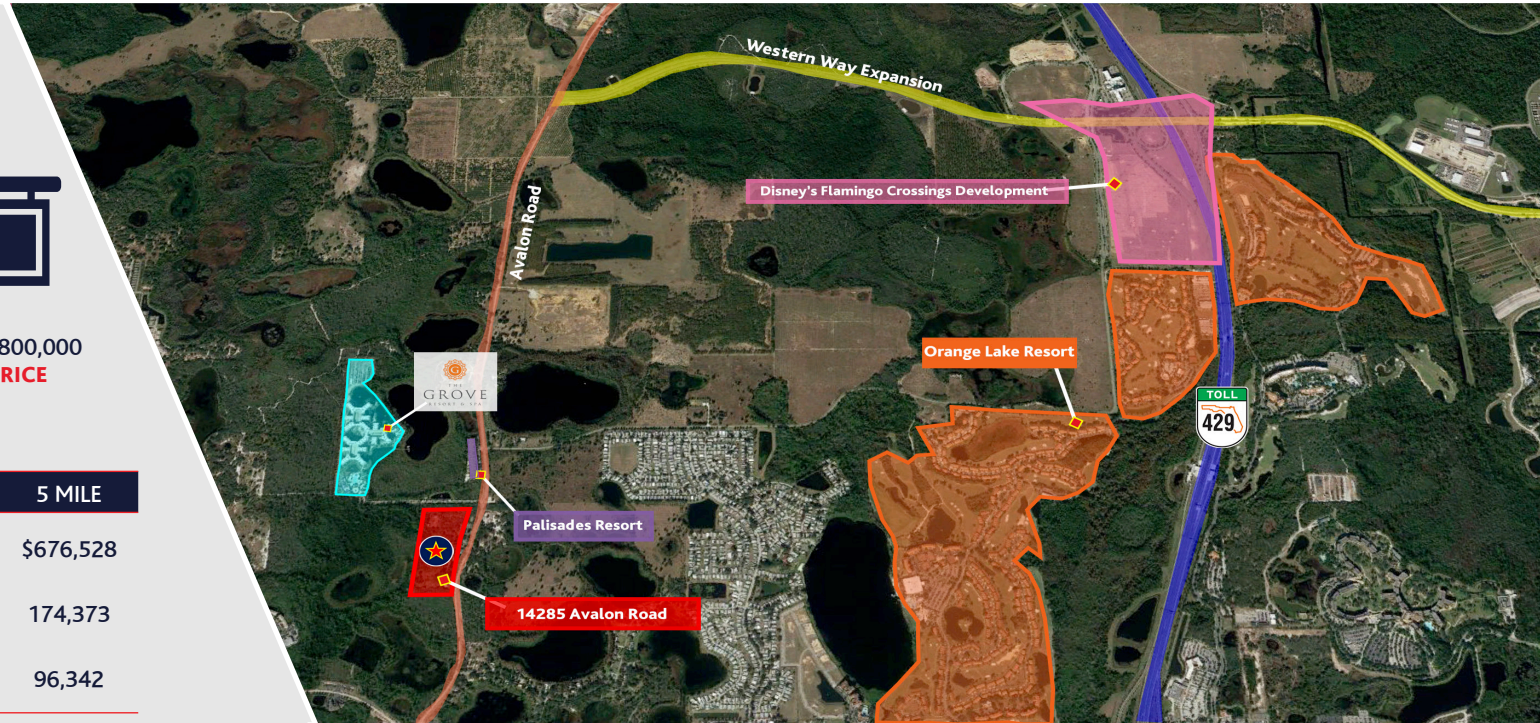


+/- 23 ACRES  
**TOTAL ACREAGE**

RETAIL/HOSPITALITY  
**PROPERTY TYPE**

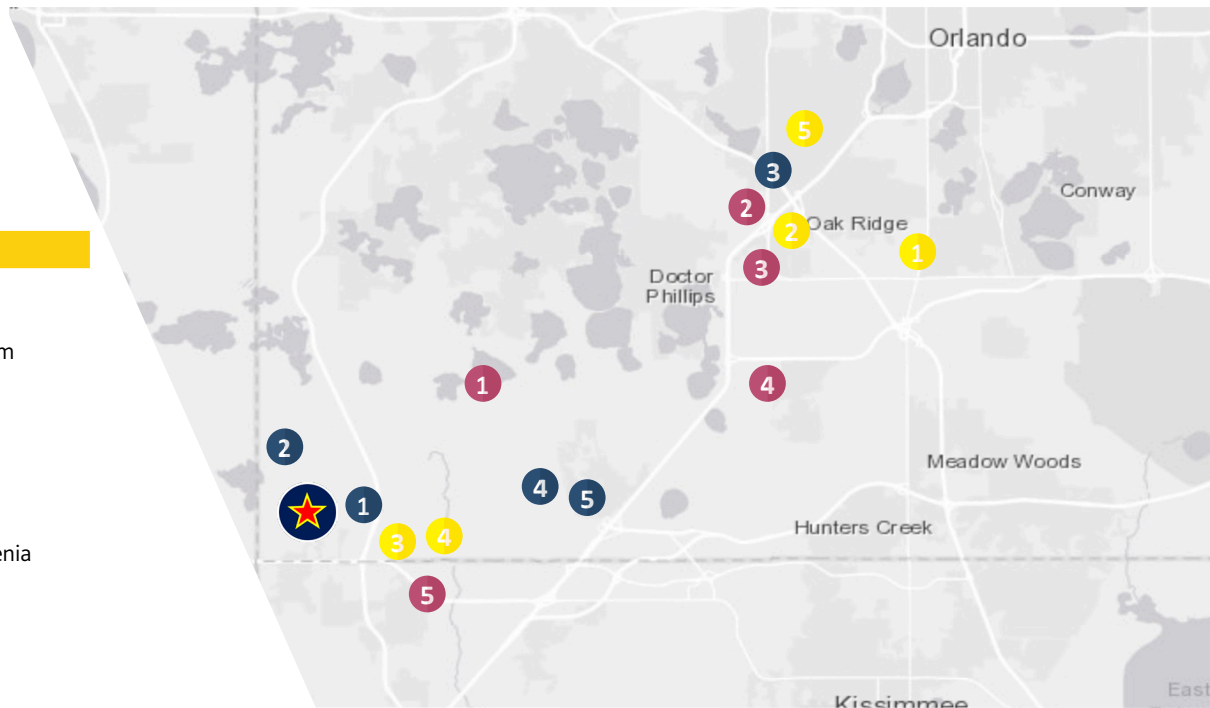
\$13,800,000  
**PRICE**

| DEMOGRAPHICS 2019                 | 1 MILE   | 3 MILE    | 5 MILE    |
|-----------------------------------|----------|-----------|-----------|
| Total Specified Consumer Spending | \$34,296 | \$403,753 | \$676,528 |
| Daytime Population                | 18,998   | 68,622    | 174,373   |
| Population (2024 Projection)      | 5,324    | 58,185    | 96,342    |



## NEIGHBORHOOD AMENITIES

| RESORTS & HOTELS       | ATTRACTIONS             | SHOPPING                  |
|------------------------|-------------------------|---------------------------|
| 1 Orange Lake Resort   | 1 Walt Disney World     | 1 Florida Mall            |
| 2 The Grove Resort     | 2 Universal Studios     | 2 Orlando Premium Outlets |
| 3 Portofino Bay Hotel  | 3 Fun Spot Attractions  | 3 TJ Maxx                 |
| 4 The Boardwalk Resort | 4 SeaWorld Parks        | 4 Target                  |
| 5 Waldorf Astoria      | 5 Margaritaville Resort | 5 The Mall at Millenia    |





## PEOPLE & DEMOGRAPHICS

| POPULATION                                 | 3 MILE    | 5 MILE    | FLORIDA          |
|--|-----------|-----------|------------------|
| Est. Population (2018)                     | 18,901    | 39,778    | 20,600,000       |
| Proj. Population (2023)                    | 58,185    | 96,342    | 22,600,000       |
| Proj. Annual Population Growth (2018-2023) | 21.05%    | 20.22%    | 1,988,319 (1.9%) |
| Est. Households (2018)                     | 6,912     | 13,476    | 8,216,632        |
| Average Home Value                         | \$174,948 | \$171,529 | 452,452 (1.1%)   |
| Median Age                                 | 37.8      | 36.9      | 41.0             |

### HOUSEHOLD INCOME

|                                     |          |          |          |
|-------------------------------------|----------|----------|----------|
| Est. Avg. Household Income (2018)   | \$66,223 | \$65,541 | \$72,504 |
| Est. Median Household Income (2018) | \$61,032 | \$54,116 | \$52,516 |

### EDUCATION

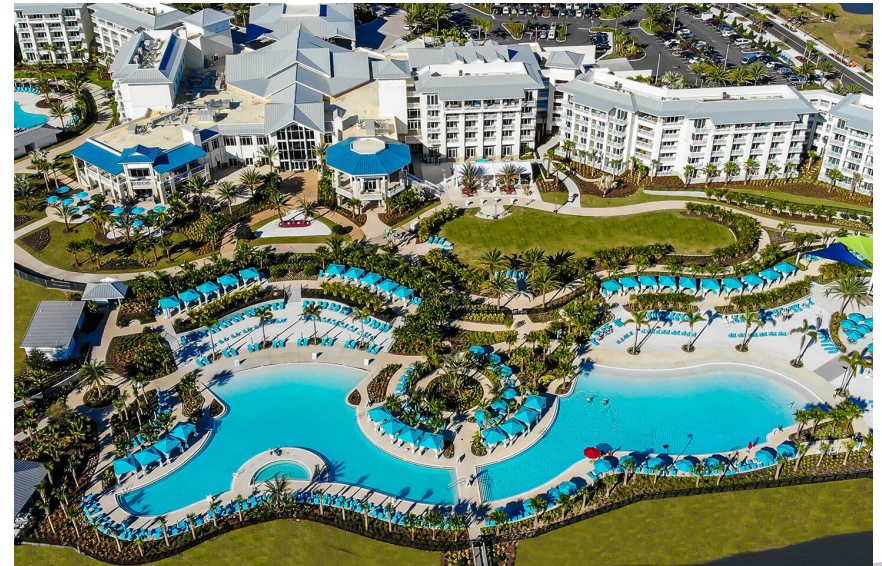
|  |       |       |       |
|--|-------|-------|-------|
| Some College                                 | 2,934 | 8,451 | 58.5% |
| College Degree + (Bachelor Degree or Higher) | 2,832 | 5,503 | 28.4% |

### WORKFORCE

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| Civilian Employed           | 10,446 | 21,587 | n/a    |
| Civilian Unemployed         | 9,902  | 2,240  | n/a    |
| Civilian Not In Labor Force | 4,886  | 10,233 | n/a    |
| Armed Forces                | 4      | 4      | 92,249 |

### HOUSING

|                                  |           |           |           |
|----------------------------------|-----------|-----------|-----------|
| Owner-Occupied Median Home Value | \$160,237 | \$158,053 | \$180,290 |
| Housing Units Owner-Occupied     | 3,505     | 14,383    | 66.6%     |
| Housing Units Renter-Occupied    | 3,690     | 6,032     | 33.4%     |



\* Source: 2018 US Census Report





## WINTER GARDEN, FLORIDA (ORANGE COUNTY)

Winter Garden was established in 1903 and officially incorporated as a City in 1908. It's part of the Orange County district of Florida. Winter Garden is part of the Orlando–Kissimmee–Sanford, Florida Metropolitan Statistical Area. The city's population was 43,536 as of the 2017 United States Census. Winter Garden is located North of popular tourist attractions like Walt Disney Resort, and just East of Universal, Seaworld, Fun Spot, and many other desirable destinations. Winter Garden has benefited tremendously from the tourism associated with local attractions. The city is characterized by its medium size and its close proximity to several cities. It's thirty minutes from Orlando proper, an hour and a half from Tampa, and three and a half hours from Miami.

## ARTERIAL ROADS AND HIGHWAYS

State Road 50 (W. Colonial Dr) bisects the city into northern and southern sections. The toll road Western Beltway (SR 429) links I-4 near mile marker 58 in Osceola County with Florida's Turnpike at Winter Garden. Other major roads through Winter Garden include County Road 535 and County Road 545. CR 535 (also called Winter Garden - Vineland Road) begins at SR 50 and bisects the southern half of the city, proceeding south to Windermere, Lake Buena Vista and Walt Disney World, where it becomes State Road 535. CR 545 (also called Avalon Road) begins at SR 50 and proceeds south along the western edge of Winter Garden and along the border between Orange and Lake counties.

## IMMEDIATE TRADE AREA

Winter Garden and the property listed boasts excellent and easy access to several area attractions including Walt Disney World Resort (which is less than 3 miles away), Universal Studios, the brand new Margaritaville Resort, Winter Garden Village, and the new Flamingo Crossings expansion (Disney's latest College Program student housing project).







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