

**FOR
SALE**

2.67 ACRE HARD CORNER DEVELOPMENT SITE

EDGEWATER DRIVE & FOREST CITY ROAD
ORLANDO, FL



PROPERTY HIGHLIGHTS

- New Development Opportunity never on the market
- 7 Parcels totaling 2.67+/- Acres Zoned C-1
- 367' +/- fronting Edgewater Drive and 262' +/- fronting Forest City Road directly across the Street from the New Wawa Gas Station
- Owner May Joint Venter on Potential Development (see broker)
- In-House Financing Available (see broker for details)
- Close to College Park, Lee Road, Orange Blossom Trail, John Young, Maitland Blvd and I-4 with new access flyover built 3 years ago.
- Residential Road will be vacated (in progress) in the rear.
- Billboard not included in sale
- **Sales Price: \$1,850,000 (\$693k/Acre)**

CONTACT

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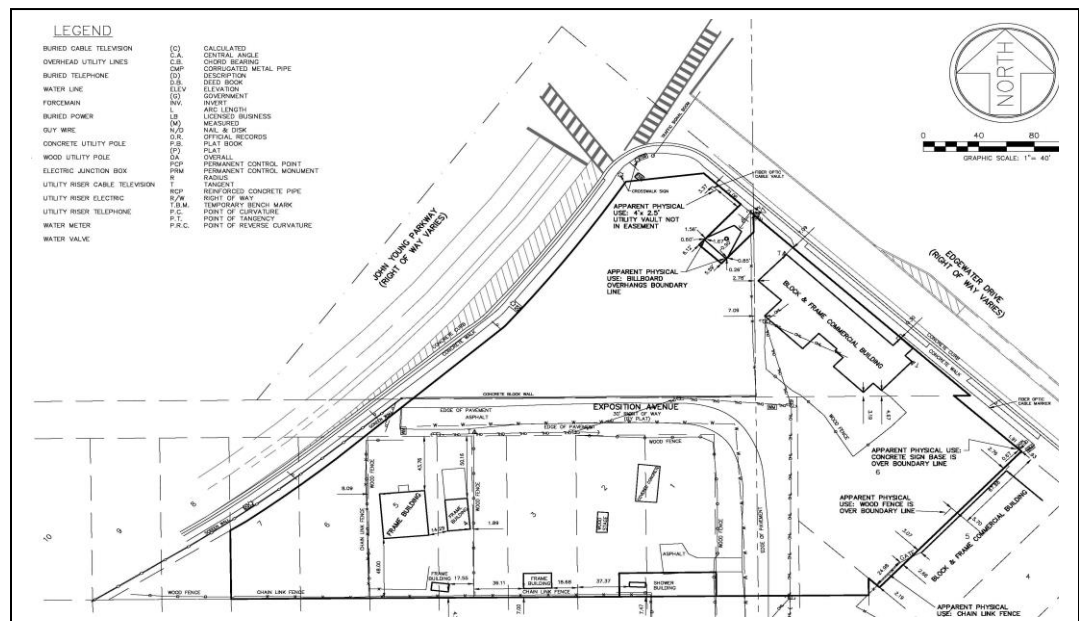
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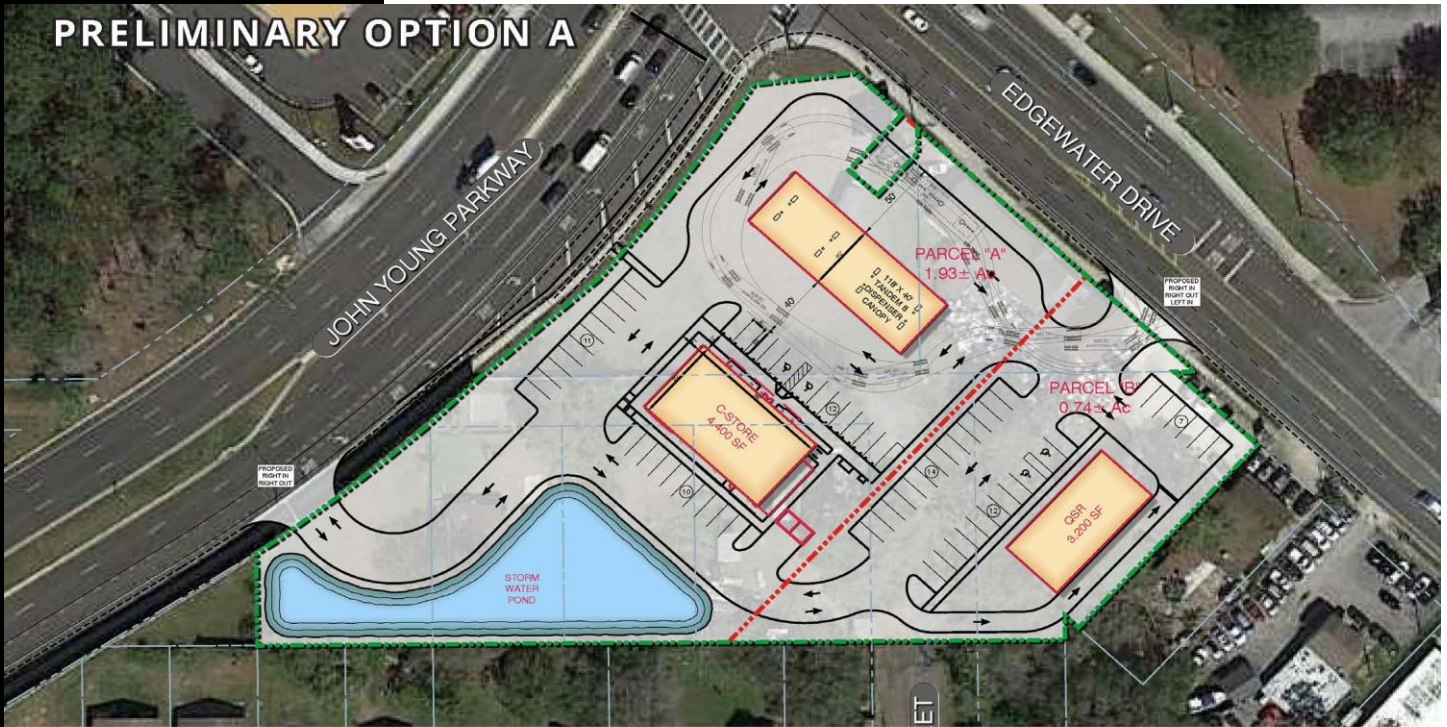
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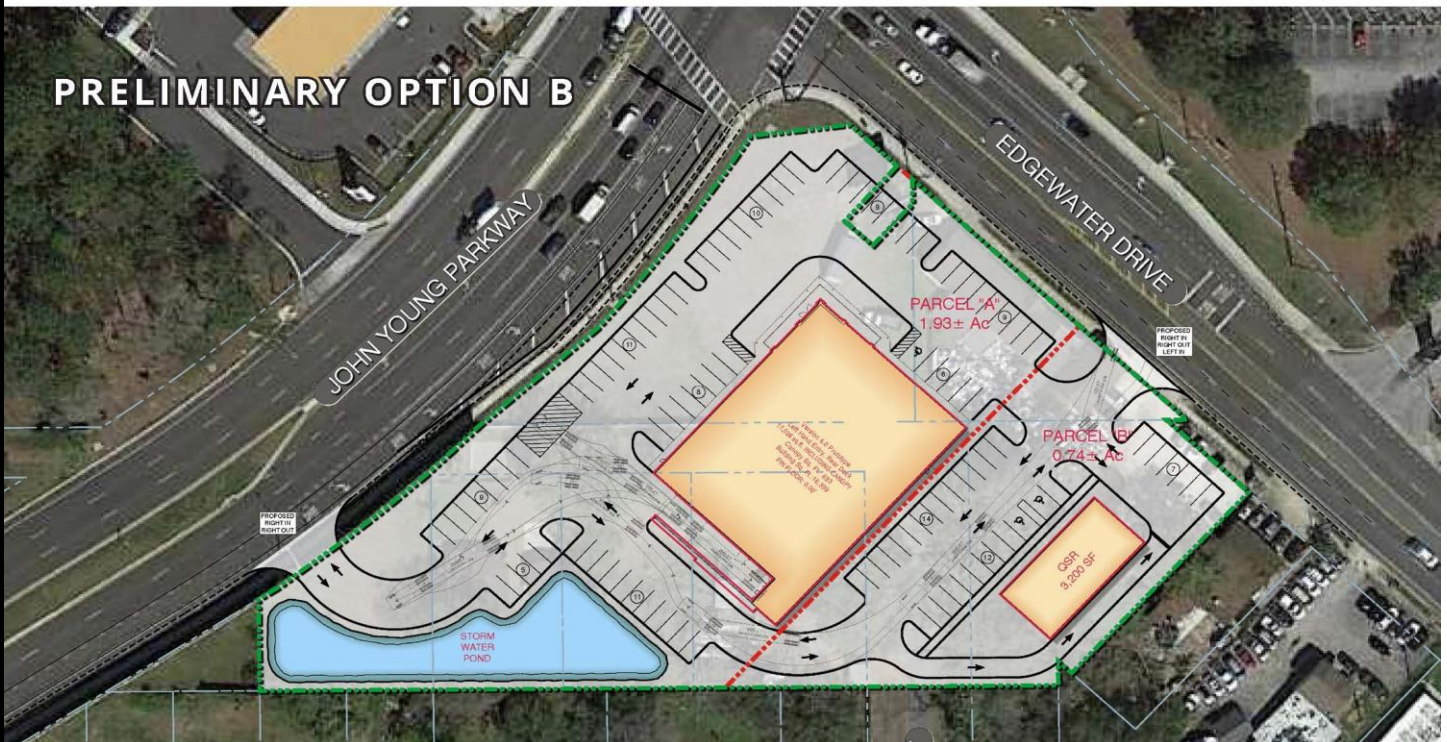


CONCEPT SITE PLANS

PRELIMINARY OPTION A



PRELIMINARY OPTION B



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	1 mile	3 miles	5 miles
Population			
2000 Population	10,197	79,732	235,654
2010 Population	9,770	79,759	236,166
2016 Population	10,658	86,105	253,312
2021 Population	11,766	92,802	271,021
2000-2010 Annual Rate	-0.43%	0.00%	0.02%
2010-2016 Annual Rate	1.40%	1.23%	1.13%
2016-2021 Annual Rate	2.00%	1.51%	1.36%
2016 Male Population	47.8%	48.3%	48.2%
2016 Female Population	52.2%	51.7%	51.8%
2016 Median Age	34.6	35.7	37.0
Households			
2000 Households	4,024	31,466	91,925
2010 Households	3,930	32,241	93,345
2016 Total Households	4,260	34,327	98,863
2021 Total Households	4,672	36,803	105,365
2000-2010 Annual Rate	-0.24%	0.24%	0.15%
2010-2016 Annual Rate	1.30%	1.01%	0.92%
2016-2021 Annual Rate	1.86%	1.40%	1.28%
2016 Average Household Size	2.46	2.48	2.51
Housing Units			
2016 Total Housing Units	5,130	40,169	114,365
2016 Owner Occupied Housing Units	1,618	15,816	50,138
2016 Renter Occupied Housing Units	2,643	18,512	48,725
2016 Vacant Housing Units	870	5,842	15,502
Race and Ethnicity			
2016 White Alone	46.4%	50.9%	53.3%
2016 Black Alone	39.0%	36.4%	34.6%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2016 Asian Alone	2.9%	3.5%	3.4%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	22.6%	18.4%	18.1%
Income			
2016 Median Household Income	\$36,086	\$44,297	\$45,711
2016 Average	\$48,699	\$61,191	\$67,575
Per Capita Income	\$20,221	\$24,708	\$27,016
2016 Population 25+ by Educational Attainment			
Total	6,962	57,574	171,987
High School Graduate	25.5%	23.6%	23.5%
GED/Alternative Credential	4.9%	4.2%	4.0%
Some College, No Degree	24.2%	20.7%	20.2%
Associate Degree	10.3%	11.5%	9.9%
Bachelor's Degree	12.6%	19.3%	20.1%
Graduate/Professional Degree	7.6%	9.6%	10.7%
Data for all businesses in area			
Total Businesses:	733	5,016	16,023
Total Employees:	8,601	68,803	205,428
Total Residential Population:	10,658	86,105	253,312
Employee/Residential Population Ratio:	0.81:1	0.8:1	0.81:1

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