

# FOR SALE

**11± ACRES – OUTPARCELS AVAILABLE**

**SWC STATE ROAD 520  
&  
MAXIM PARKWAY**

WEDGEFIELD, ORLANDO  
ORANGE COUNTY, FLORIDA

**For additional information contact:**

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## EXECUTIVE SUMMARY

LOCATION:	SWC of State Road 520 and Maxim Parkway Orlando, Orange County, Florida			
DESCRIPTION:	11± acres located at the entrance to the Wedgefield Subdivision, one of the fastest growing communities in Orange County with a population of over 6700+. The Wedgefield subdivision spans an approximate 15 square mile area and is also host to a championship 18 hole golf course.			
PRICE:	\$2,400,000			
OUTPARCELS:	Available – Pricing to be determined based on size of parcel and location			
ZONING:	C-1, per Orange County Property Appraiser			
UTILITIES/ RETENTION:	There is a 10-inch water main along SR 520 (front) and gravity sewer along the rear. Utility provider is Pluris Utilities Wedgefield.			
2021 TRAFFIC COUNTS:	AADT per Orange County Traffic Engineering			
	State Road 520		18,129	
	(1.5 miles south of Colonial Dr.)			
	Maxim Parkway		9,480	
	(350 ft W of SR 520)			
2022 ESTIMATED DEMOGRAPHICS:		<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	Population	3,174	6,855	20,078
	Median HH Income	\$77,674	\$88,072	\$82,949
	Average HH Income	\$83,828	\$83,958	\$86,163
COMMENTS:	Outstanding location for grocery store, fast food restaurants, retail, auto parts stores, tire store, oil lube, bank, preschool, office or church.			



**MACON PARKWAY**

**ALL OR PART  
OUTPARCELS  
AVAILABLE**

**STATE ROAD 520**  
**OUTPARCELS  
AVAILABLE**



**MAXIM PARKWAY**



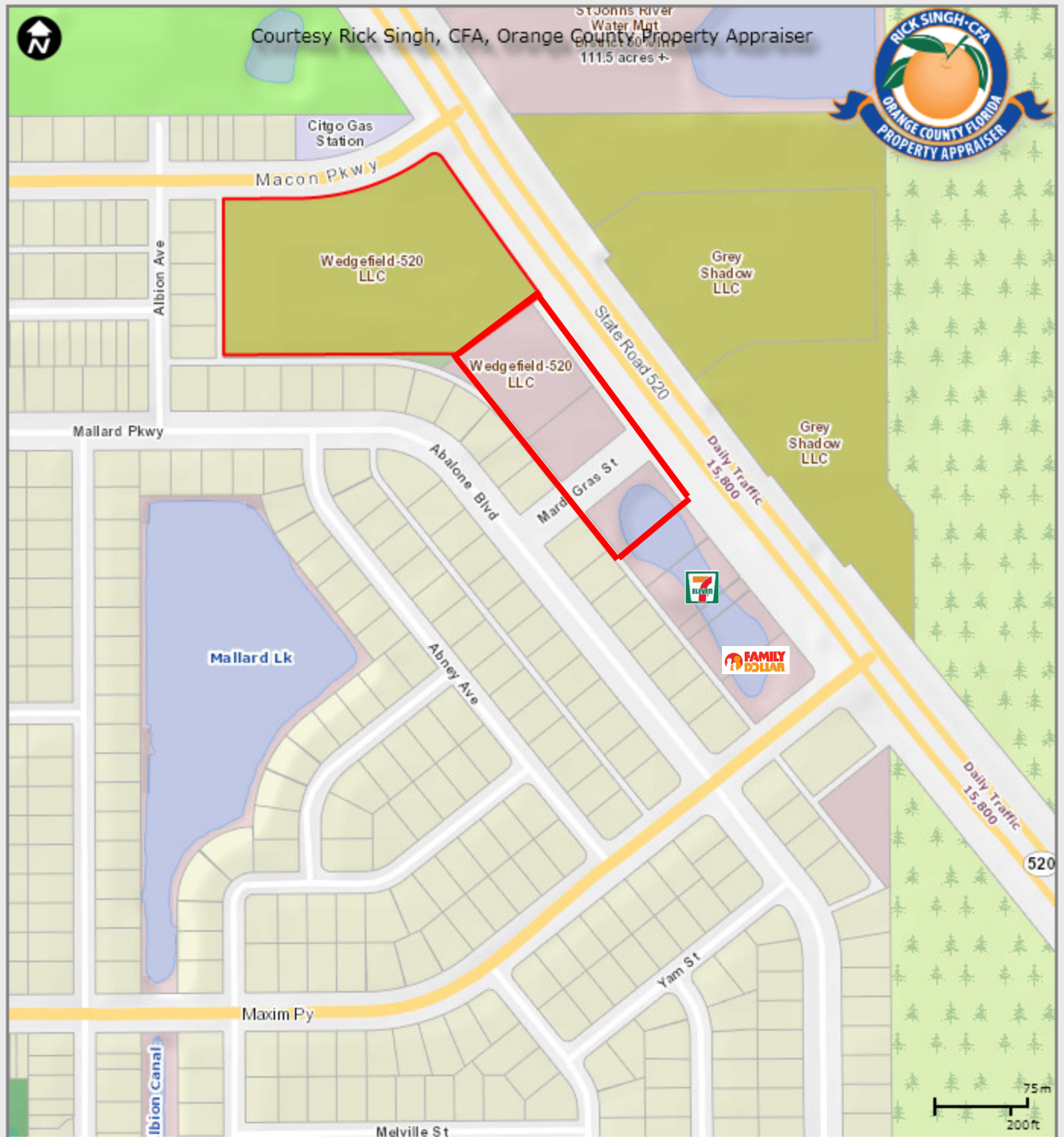
**E COLONIAL DRIVE**



**STATE ROAD 520**



# Parcel Report for 01-23-32-7597-22-060



Created: 6/9/2014

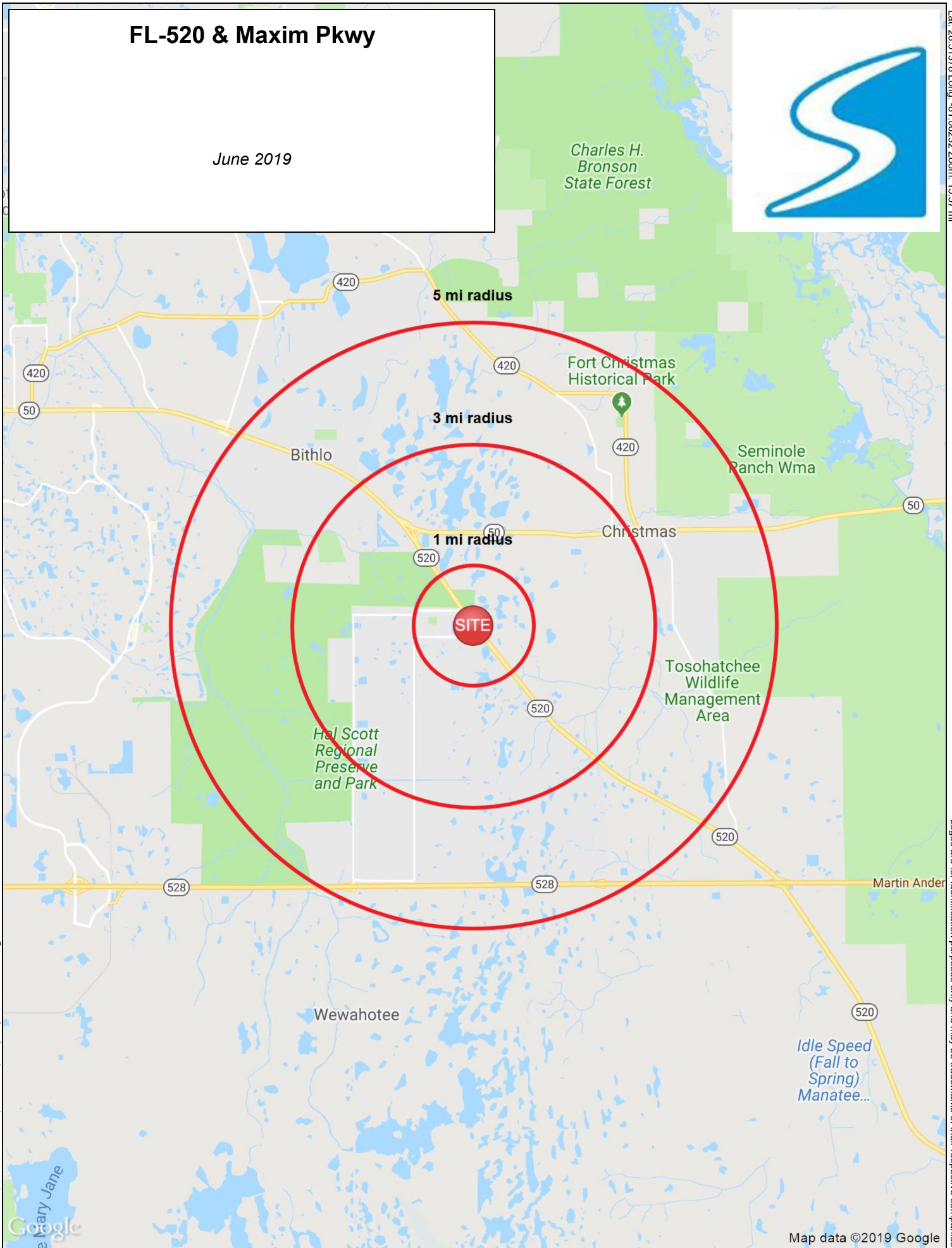
This map is for reference only and is not a survey.

## OCPA Web Map

Florida turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital	

# FL-520 & Maxim Pkwy

June 2019



Lat: 28.51378 Long: -81.06232 Zoom: 15.57 mi

Logos are for identification purposes only and may be trademarks of their respective companies.



# FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5139/-81.0623

RF1

## FL-520 & Maxim Pkwy

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	3,076	6,986	17,131
	2026 Projected Population	3,091	7,038	17,512
	2010 Census Population	2,785	6,255	15,762
	2000 Census Population	1,331	2,997	7,789
	Projected Annual Growth 2021 to 2026	0.1%	0.1%	0.4%
	Historical Annual Growth 2000 to 2021	6.2%	6.3%	5.7%
HOUSEHOLDS	2021 Estimated Households	1,088	2,470	5,993
	2026 Projected Households	1,128	2,566	6,324
	2010 Census Households	956	2,145	5,325
	2000 Census Households	472	1,062	2,751
	Projected Annual Growth 2021 to 2026	0.7%	0.8%	1.1%
	Historical Annual Growth 2000 to 2021	6.2%	6.3%	5.6%
AGE	2021 Est. Population Under 10 Years	12.0%	12.0%	12.4%
	2021 Est. Population 10 to 19 Years	12.2%	12.3%	12.9%
	2021 Est. Population 20 to 29 Years	8.8%	8.9%	10.7%
	2021 Est. Population 30 to 44 Years	23.1%	23.1%	24.1%
	2021 Est. Population 45 to 59 Years	22.2%	22.2%	21.0%
	2021 Est. Population 60 to 74 Years	16.7%	16.6%	14.6%
	2021 Est. Population 75 Years or Over	5.0%	5.0%	4.2%
	2021 Est. Median Age	40.3	40.1	37.9
MARITAL STATUS & GENDER	2021 Est. Male Population	50.0%	50.0%	50.3%
	2021 Est. Female Population	50.0%	50.0%	49.7%
	2021 Est. Never Married	33.9%	33.9%	34.0%
	2021 Est. Now Married	47.3%	47.5%	48.1%
	2021 Est. Separated or Divorced	14.2%	14.1%	13.7%
	2021 Est. Widowed	4.6%	4.6%	4.3%
INCOME	2021 Est. HH Income \$200,000 or More	4.9%	5.2%	8.0%
	2021 Est. HH Income \$150,000 to \$199,999	8.8%	8.9%	9.1%
	2021 Est. HH Income \$100,000 to \$149,999	24.0%	23.8%	22.6%
	2021 Est. HH Income \$75,000 to \$99,999	13.4%	13.5%	13.3%
	2021 Est. HH Income \$50,000 to \$74,999	27.9%	27.3%	20.7%
	2021 Est. HH Income \$35,000 to \$49,999	11.0%	10.8%	10.0%
	2021 Est. HH Income \$25,000 to \$34,999	3.7%	3.9%	6.2%
	2021 Est. HH Income \$15,000 to \$24,999	2.4%	2.5%	4.7%
	2021 Est. HH Income Under \$15,000	4.1%	4.1%	5.4%
	2021 Est. Average Household Income	\$94,927	\$95,154	\$94,459
	2021 Est. Median Household Income	\$76,929	\$77,461	\$80,043
	2021 Est. Per Capita Income	\$33,578	\$33,640	\$33,158
	2021 Est. Total Businesses	77	242	681
	2021 Est. Total Employees	297	944	2,906

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		1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	69.6%	69.8%	71.4%
	2021 Est. Black	13.4%	13.3%	12.0%
	2021 Est. Asian or Pacific Islander	6.5%	6.5%	6.3%
	2021 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2021 Est. Other Races	10.1%	10.1%	9.8%
HISPANIC	2021 Est. Hispanic Population	950	2,151	5,170
	2021 Est. Hispanic Population	30.9%	30.8%	30.2%
	2026 Proj. Hispanic Population	30.2%	30.1%	29.9%
	2010 Hispanic Population	24.2%	24.1%	23.1%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	2,219	5,032	11,983
	2021 Est. Elementary (Grade Level 0 to 8)	2.8%	2.9%	2.9%
	2021 Est. Some High School (Grade Level 9 to 11)	8.6%	8.4%	6.9%
	2021 Est. High School Graduate	27.5%	27.4%	26.4%
	2021 Est. Some College	18.6%	18.6%	18.3%
	2021 Est. Associate Degree Only	12.0%	12.0%	11.4%
	2021 Est. Bachelor Degree Only	16.9%	17.2%	20.5%
	2021 Est. Graduate Degree	13.6%	13.4%	13.7%
HOUSING	2021 Est. Total Housing Units	1,146	2,603	6,377
	2021 Est. Owner-Occupied	81.6%	81.6%	76.6%
	2021 Est. Renter-Occupied	13.4%	13.3%	17.4%
	2021 Est. Vacant Housing	5.0%	5.1%	6.0%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	5.9%	6.2%	8.9%
	2021 Homes Built 2000 to 2009	38.6%	38.5%	36.4%
	2021 Homes Built 1990 to 1999	15.1%	14.9%	17.0%
	2021 Homes Built 1980 to 1989	25.6%	25.0%	18.3%
	2021 Homes Built 1970 to 1979	4.9%	5.2%	6.7%
	2021 Homes Built 1960 to 1969	1.0%	1.1%	2.4%
	2021 Homes Built 1950 to 1959	3.1%	3.3%	3.3%
	2021 Homes Built Before 1949	0.8%	0.8%	1.0%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.3%	0.3%	0.5%
	2021 Home Value \$500,000 to \$999,999	2.7%	3.0%	6.0%
	2021 Home Value \$400,000 to \$499,999	14.3%	14.1%	11.7%
	2021 Home Value \$300,000 to \$399,999	21.3%	21.5%	24.9%
	2021 Home Value \$200,000 to \$299,999	43.7%	43.0%	37.1%
	2021 Home Value \$150,000 to \$199,999	8.5%	8.5%	8.1%
	2021 Home Value \$100,000 to \$149,999	3.2%	3.4%	4.5%
	2021 Home Value \$50,000 to \$99,999	2.6%	2.7%	3.5%
	2021 Home Value \$25,000 to \$49,999	2.0%	2.1%	2.1%
	2021 Home Value Under \$25,000	1.3%	1.4%	1.4%
	2021 Median Home Value	\$278,242	\$278,793	\$286,225
	2021 Median Rent	\$1,294	\$1,299	\$1,314

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	2,476	5,621	13,656
	2021 Est. Civilian Employed	54.3%	54.6%	56.2%
	2021 Est. Civilian Unemployed	3.3%	3.3%	3.5%
	2021 Est. in Armed Forces	-	-	-
	2021 Est. not in Labor Force	42.4%	42.1%	40.3%
	2021 Labor Force Males	49.4%	49.5%	49.9%
	2021 Labor Force Females	50.6%	50.5%	50.1%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	1,344	3,068	7,673
	2021 Mgmt, Business, & Financial Operations	21.4%	21.4%	19.9%
	2021 Professional, Related	19.3%	19.3%	23.5%
	2021 Service	15.5%	15.7%	16.4%
	2021 Sales, Office	24.1%	23.9%	21.8%
	2021 Farming, Fishing, Forestry	-	-	0.2%
	2021 Construction, Extraction, Maintenance	9.5%	9.5%	9.8%
	2021 Production, Transport, Material Moving	10.2%	10.0%	8.4%
	2021 White Collar Workers	64.8%	64.7%	65.2%
	2021 Blue Collar Workers	35.2%	35.3%	34.8%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	81.6%	81.4%	78.2%
	2021 Drive to Work in Carpool	10.7%	10.7%	10.7%
	2021 Travel to Work by Public Transportation	0.2%	0.2%	0.2%
	2021 Drive to Work on Motorcycle	-	-	-
	2021 Walk or Bicycle to Work	0.2%	0.3%	1.1%
	2021 Other Means	0.6%	0.6%	0.5%
	2021 Work at Home	6.8%	7.0%	9.4%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	1.2%	1.5%	4.3%
	2021 Travel to Work in 15 to 29 Minutes	15.5%	15.9%	20.8%
	2021 Travel to Work in 30 to 59 Minutes	63.0%	62.8%	59.2%
	2021 Travel to Work in 60 Minutes or More	16.0%	15.8%	12.5%
	2021 Average Travel Time to Work	36.5	36.4	34.5
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$74.71 M	\$169.89 M	\$408.24 M
	2021 Est. Apparel	\$2.63 M	\$5.98 M	\$14.48 M
	2021 Est. Contributions, Gifts	\$4.21 M	\$9.59 M	\$23.36 M
	2021 Est. Education, Reading	\$2.32 M	\$5.3 M	\$13.25 M
	2021 Est. Entertainment	\$4.26 M	\$9.7 M	\$23.39 M
	2021 Est. Food, Beverages, Tobacco	\$11.47 M	\$26.06 M	\$62.43 M
	2021 Est. Furnishings, Equipment	\$2.66 M	\$6.05 M	\$14.54 M
	2021 Est. Health Care, Insurance	\$6.9 M	\$15.67 M	\$37.26 M
	2021 Est. Household Operations, Shelter, Utilities	\$23.94 M	\$54.44 M	\$130.95 M
	2021 Est. Miscellaneous Expenses	\$1.42 M	\$3.22 M	\$7.73 M
	2021 Est. Personal Care	\$1 M	\$2.28 M	\$5.48 M
	2021 Est. Transportation	\$13.91 M	\$31.6 M	\$75.38 M

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