

# 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

<b>LOCATION:</b>	SWC of State Road 520 and Maxim Parkway Orlando, Orange County, Florida			
<b>DESCRIPTION:</b>	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.			
<b>PRICE:</b>	\$2,400,000			
<b>OUTPARCELS:</b>	Available – Pricing to be determined based on size of parcel and location			
<b>ZONING:</b>	C-1, per Orange County Property Appraiser			
<b>UTILITIES/ RETENTION:</b>	There is a 10-inch water main along SR 520 (front) and gravity sewer along the rear. Utility provider is Pluris Utilities Wedgefield.			
<b>2024 TRAFFIC COUNTS:</b>	<b>AADT</b> per Orange County Traffic Engineering			
	<b>State Road 520</b> (1.5 miles south of Colonial Dr.)	<b>18,928</b>		
	<b>Maxim Parkway</b> (350 ft W of SR 520)	<b>10,704</b>		
<b>2025 DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	
	Population	3,325	7,593	22,043
	Median HH Income	\$94,345	\$117,874	\$108,293
	Average HH Income	\$111,495	\$128,801	\$130,449
<b>COMMENTS:</b>	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

Courtesy Rick Singh, CFA, Orange County Property Appraiser

St Johns River  
Water Mgt  
District 80  
111.5 acres +/-



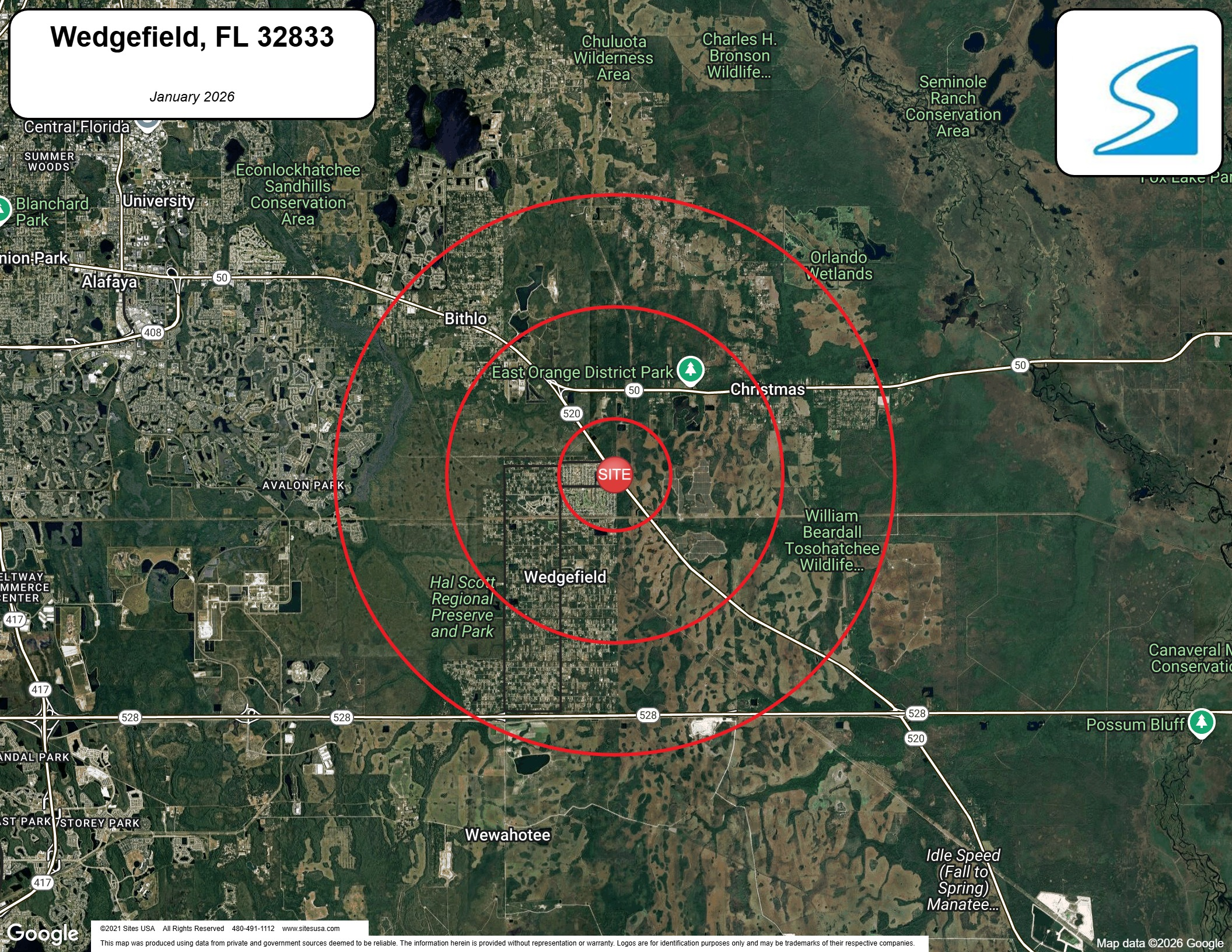
Created: 6/9/2014

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

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

# Wedgefield, FL 32833

January 2026



SITE

# Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5139/-81.0623

<b>Wedgefield, FL 32833</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>State Road 520 &amp; Maxim Parkway</b>				
<b>Population</b>				
2025 Estimated Population		3,326	7,593	22,043
2030 Projected Population		3,239	7,575	21,670
2020 Census Population		3,122	7,033	20,658
2010 Census Population		2,792	6,096	16,290
Projected Annual Growth 2025 to 2030		-0.5%	-	-0.3%
Historical Annual Growth 2010 to 2025		1.3%	1.6%	2.4%
<b>Households</b>				
2025 Estimated Households		1,233	2,730	7,802
2030 Projected Households		1,222	2,758	7,769
2020 Census Households		1,140	2,479	7,130
2010 Census Households		958	2,092	5,516
Projected Annual Growth 2025 to 2030		-0.2%	0.2%	-
Historical Annual Growth 2010 to 2025		1.9%	2.0%	2.8%
<b>Age</b>				
2025 Est. Population Under 10 Years		9.8%	10.4%	10.9%
2025 Est. Population 10 to 19 Years		11.5%	11.2%	12.5%
2025 Est. Population 20 to 29 Years		9.6%	9.7%	10.6%
2025 Est. Population 30 to 44 Years		20.4%	19.7%	20.7%
2025 Est. Population 45 to 59 Years		21.6%	23.5%	23.5%
2025 Est. Population 60 to 74 Years		19.0%	18.3%	16.1%
2025 Est. Population 75 Years or Over		8.1%	7.2%	5.9%
2025 Est. Median Age		43.1	43.2	41.3
<b>Marital Status &amp; Gender</b>				
2025 Est. Male Population		48.8%	49.6%	49.9%
2025 Est. Female Population		51.2%	50.4%	50.1%
2025 Est. Never Married		21.0%	23.1%	27.2%
2025 Est. Now Married		50.4%	55.3%	53.8%
2025 Est. Separated or Divorced		21.4%	15.8%	15.0%
2025 Est. Widowed		7.1%	5.7%	4.0%
<b>Income</b>				
2025 Est. HH Income \$200,000 or More		8.4%	12.5%	14.1%
2025 Est. HH Income \$150,000 to \$199,999		15.2%	22.8%	16.6%
2025 Est. HH Income \$100,000 to \$149,999		15.4%	17.5%	22.3%
2025 Est. HH Income \$75,000 to \$99,999		21.5%	17.4%	14.5%
2025 Est. HH Income \$50,000 to \$74,999		24.6%	15.4%	12.3%
2025 Est. HH Income \$35,000 to \$49,999		7.0%	6.8%	5.3%
2025 Est. HH Income \$25,000 to \$34,999		4.3%	2.3%	3.0%
2025 Est. HH Income \$15,000 to \$24,999		1.5%	1.9%	5.7%
2025 Est. HH Income Under \$15,000		2.1%	3.4%	6.2%
2025 Est. Average Household Income		\$111,495	\$128,801	\$130,449
2025 Est. Median Household Income		\$94,345	\$117,874	\$108,293
2025 Est. Per Capita Income		\$41,343	\$46,315	\$46,172
2025 Est. Total Businesses		110	308	906
2025 Est. Total Employees		380	1,011	3,268

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<b>State Road 520 &amp; Maxim Parkway</b>				
<b>Race</b>				
2025 Est. White		57.1%	57.7%	59.0%
2025 Est. Black		13.9%	13.9%	12.3%
2025 Est. Asian or Pacific Islander		6.6%	5.8%	5.4%
2025 Est. American Indian or Alaska Native		0.6%	0.4%	0.4%
2025 Est. Other Races		21.7%	22.2%	23.0%
<b>Hispanic</b>				
2025 Est. Hispanic Population		1,003	2,317	6,823
2025 Est. Hispanic Population		30.1%	30.5%	31.0%
2030 Proj. Hispanic Population		31.5%	31.9%	32.4%
2020 Hispanic Population		31.3%	34.6%	37.3%
<b>Education (Adults 25 &amp; Older)</b>				
2025 Est. Adult Population (25 Years or Over)		2,478	5,600	15,700
2025 Est. Elementary (Grade Level 0 to 8)		3.9%	3.6%	3.0%
2025 Est. Some High School (Grade Level 9 to 11)		3.0%	3.6%	4.2%
2025 Est. High School Graduate		27.1%	27.2%	24.2%
2025 Est. Some College		16.1%	17.6%	17.1%
2025 Est. Associate Degree Only		8.7%	9.7%	9.4%
2025 Est. Bachelor Degree Only		30.1%	27.3%	27.1%
2025 Est. Graduate Degree		11.1%	11.0%	14.9%
<b>Housing</b>				
2025 Est. Total Housing Units		1,293	2,858	8,251
2025 Est. Owner-Occupied		81.4%	83.5%	76.0%
2025 Est. Renter-Occupied		14.0%	12.1%	18.5%
2025 Est. Vacant Housing		4.6%	4.5%	5.4%
<b>Homes Built by Year</b>				
2025 Homes Built 2010 or later		9.6%	15.8%	15.1%
2025 Homes Built 2000 to 2009		37.5%	40.5%	43.2%
2025 Homes Built 1990 to 1999		21.0%	14.5%	10.9%
2025 Homes Built 1980 to 1989		16.8%	16.1%	12.4%
2025 Homes Built 1970 to 1979		4.6%	3.4%	5.5%
2025 Homes Built 1960 to 1969		1.5%	1.7%	2.3%
2025 Homes Built 1950 to 1959		3.3%	2.2%	3.5%
2025 Homes Built Before 1949		1.2%	1.3%	1.7%
<b>Home Values</b>				
2025 Home Value \$1,000,000 or More		1.6%	3.2%	3.0%
2025 Home Value \$500,000 to \$999,999		12.1%	27.0%	31.0%
2025 Home Value \$400,000 to \$499,999		29.5%	25.2%	23.4%
2025 Home Value \$300,000 to \$399,999		30.9%	23.3%	19.6%
2025 Home Value \$200,000 to \$299,999		20.1%	14.8%	10.0%
2025 Home Value \$150,000 to \$199,999		1.0%	2.0%	3.5%
2025 Home Value \$100,000 to \$149,999		0.2%	0.6%	2.2%
2025 Home Value \$50,000 to \$99,999		0.7%	1.3%	3.3%
2025 Home Value \$25,000 to \$49,999		2.3%	1.8%	1.9%
2025 Home Value Under \$25,000		1.5%	0.8%	2.1%
2025 Median Home Value		\$379,261	\$431,086	\$429,846
2025 Median Rent		\$1,724	\$1,757	\$1,697

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<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	2,757	6,278	17,947
2025 Est. Civilian Employed	54.9%	60.9%	67.7%
2025 Est. Civilian Unemployed	0.5%	0.6%	1.2%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	44.5%	38.4%	31.1%
2025 Labor Force Males	48.2%	49.4%	49.9%
2025 Labor Force Females	51.8%	50.6%	50.1%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	1,515	3,825	12,156
2025 Mgmt, Business, & Financial Operations	18.3%	24.3%	22.1%
2025 Professional, Related	28.2%	22.9%	25.7%
2025 Service	11.9%	15.8%	14.4%
2025 Sales, Office	25.3%	20.5%	19.9%
2025 Farming, Fishing, Forestry	-	0.1%	0.3%
2025 Construction, Extraction, Maintenance	2.7%	4.3%	8.8%
2025 Production, Transport, Material Moving	13.6%	12.1%	8.9%
2025 White Collar Workers	71.9%	67.7%	67.6%
2025 Blue Collar Workers	28.1%	32.3%	32.4%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	70.4%	66.9%	66.3%
2025 Drive to Work in Carpool	5.5%	9.0%	11.3%
2025 Travel to Work by Public Transportation	0.1%	0.5%	1.4%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	0.1%	0.4%	1.5%
2025 Other Means	1.3%	0.7%	0.9%
2025 Work at Home	22.5%	22.5%	18.7%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	2.2%	4.8%	8.6%
2025 Travel to Work in 15 to 29 Minutes	22.8%	23.3%	28.6%
2025 Travel to Work in 30 to 59 Minutes	57.2%	56.6%	51.4%
2025 Travel to Work in 60 Minutes or More	17.8%	15.3%	11.4%
2025 Average Travel Time to Work	34.3	33.0	31.4
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$134.08 M	\$331.47 M	\$932.89 M
2025 Est. Apparel	\$2.53 M	\$6.19 M	\$17.45 M
2025 Est. Contributions, Tax and Retirement	\$35.44 M	\$95.31 M	\$265.96 M
2025 Est. Education	\$3.1 M	\$7.8 M	\$21.75 M
2025 Est. Entertainment	\$7.82 M	\$19.15 M	\$54 M
2025 Est. Food, Beverages, Tobacco	\$16.52 M	\$39.23 M	\$111.89 M
2025 Est. Health Care	\$8.44 M	\$18.69 M	\$52.61 M
2025 Est. Household Furnishings and Equipment	\$3.63 M	\$8.97 M	\$25.18 M
2025 Est. Household Operations, Shelter, Utilities	\$29.57 M	\$70.63 M	\$203.66 M
2025 Est. Miscellaneous Expenses	\$2.34 M	\$5.76 M	\$16.16 M
2025 Est. Personal Care	\$1.77 M	\$4.17 M	\$11.91 M
2025 Est. Transportation	\$22.93 M	\$55.57 M	\$152.32 M

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