



118,700 ±
Cars/Day



37,500 ±
Cars/Day

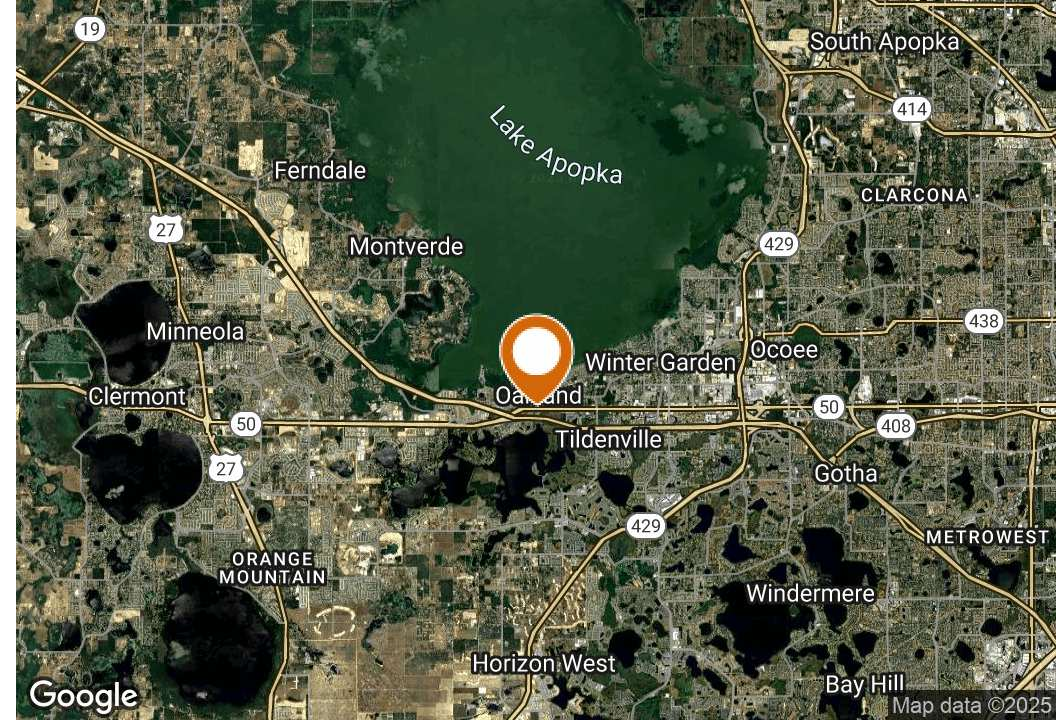
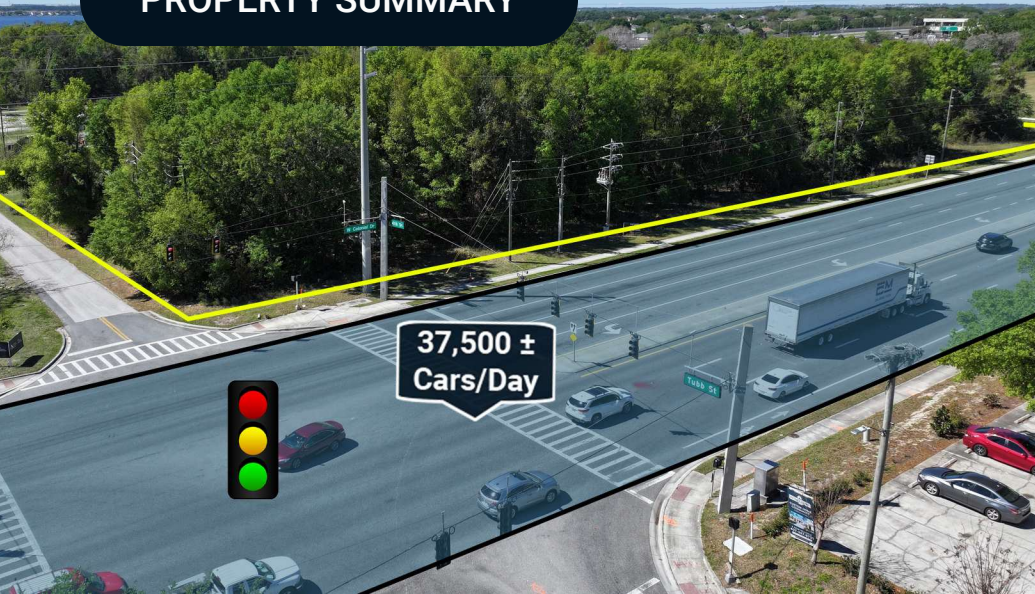
SR 50 4.41 ACRE RETAIL/DEVELOPMENT PARCEL

16250 W Colonial Drive, Winter Garden, FL 34787

Marvin Puryear
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	4.41 Acres
Price / Acre:	\$793,651
Zoning:	C-1 (Property must be annexed through Oakland for utilities)
Market:	Central Florida
Submarket:	Winter Garden/Oakland
Traffic Count:	37,500 ± Cars/Day

PROPERTY OVERVIEW

4.41 Acre Commercial Development Lot located on SR50 / West Colonial Drive (4 lanes), Oakland, FL (Winter Garden) area, 15 miles west of downtown Orlando in the Central Florida/Orlando metro, between Clermont and Winter Garden, FL., just off the Florida Turnpike. Lot is situated on the SW corner of a signalized intersection with an AADT of 37,500 trips, ideal for retail/office development. Site topo is flat. Utilities: Power, Cable/Phone at site. Water/Sewer available via City of Oakland (annexation required); Current jurisdiction is in unincorporated Orange County.

PROPERTY HIGHLIGHTS

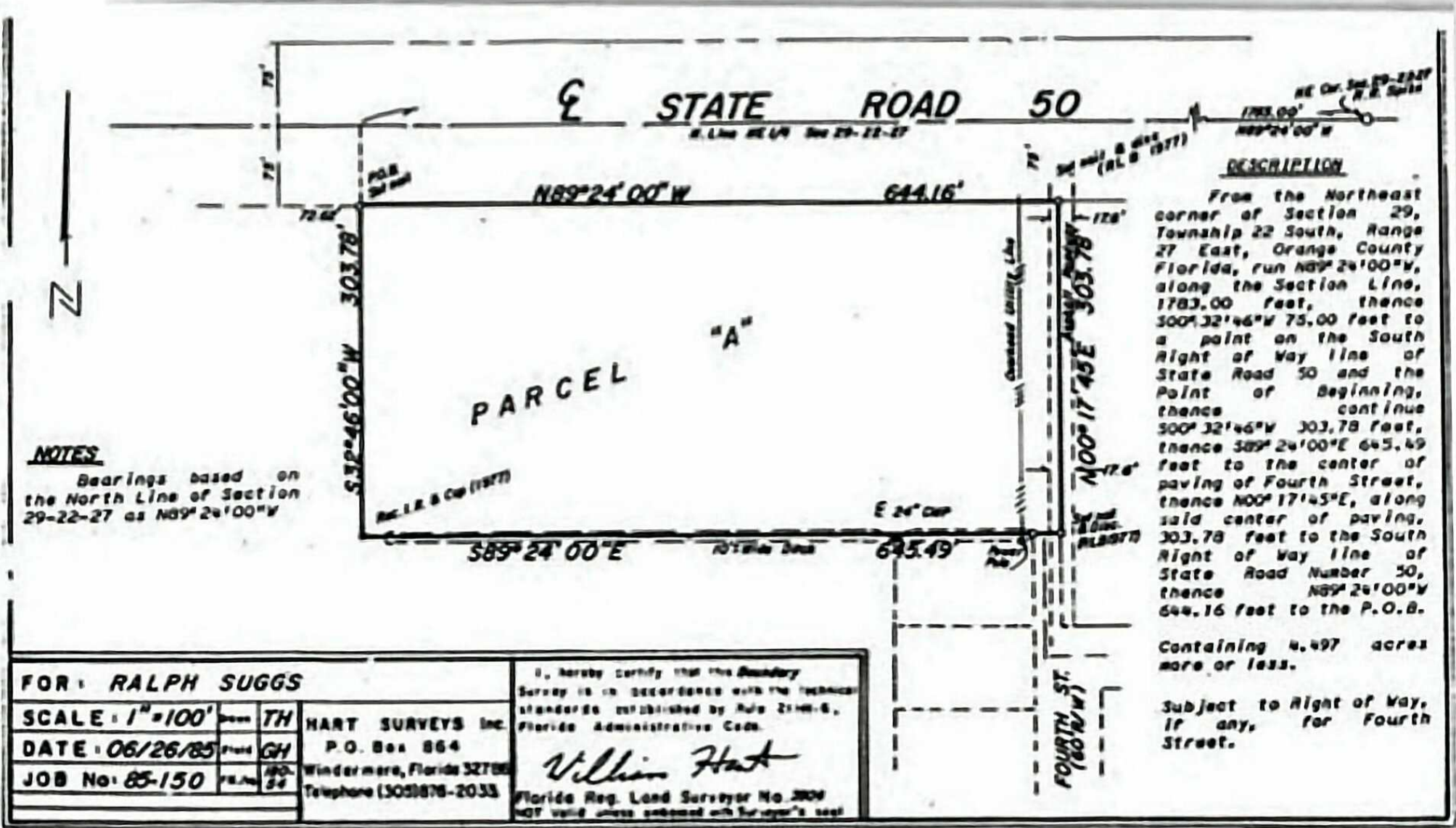
- 4.41 Acres located on SR50 / West Colonial Drive (4-lanes) Winter Garden / Oakland
- At an existing signalized intersection
- AADT 37,500
- Utilities via City of Oakland (annexation)
- Retail/Office Development Lot

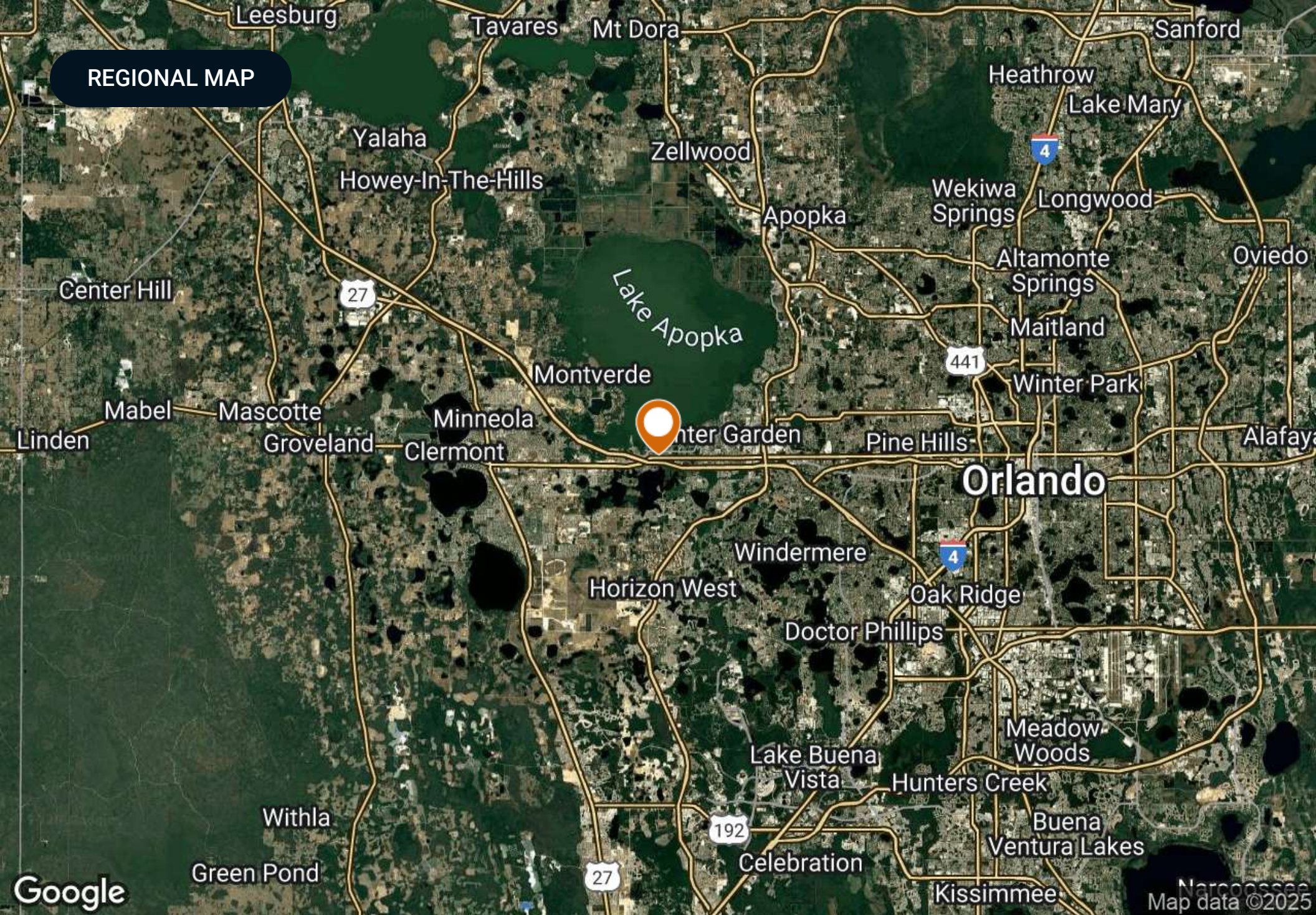
AERIAL PHOTOS

Johns Lake



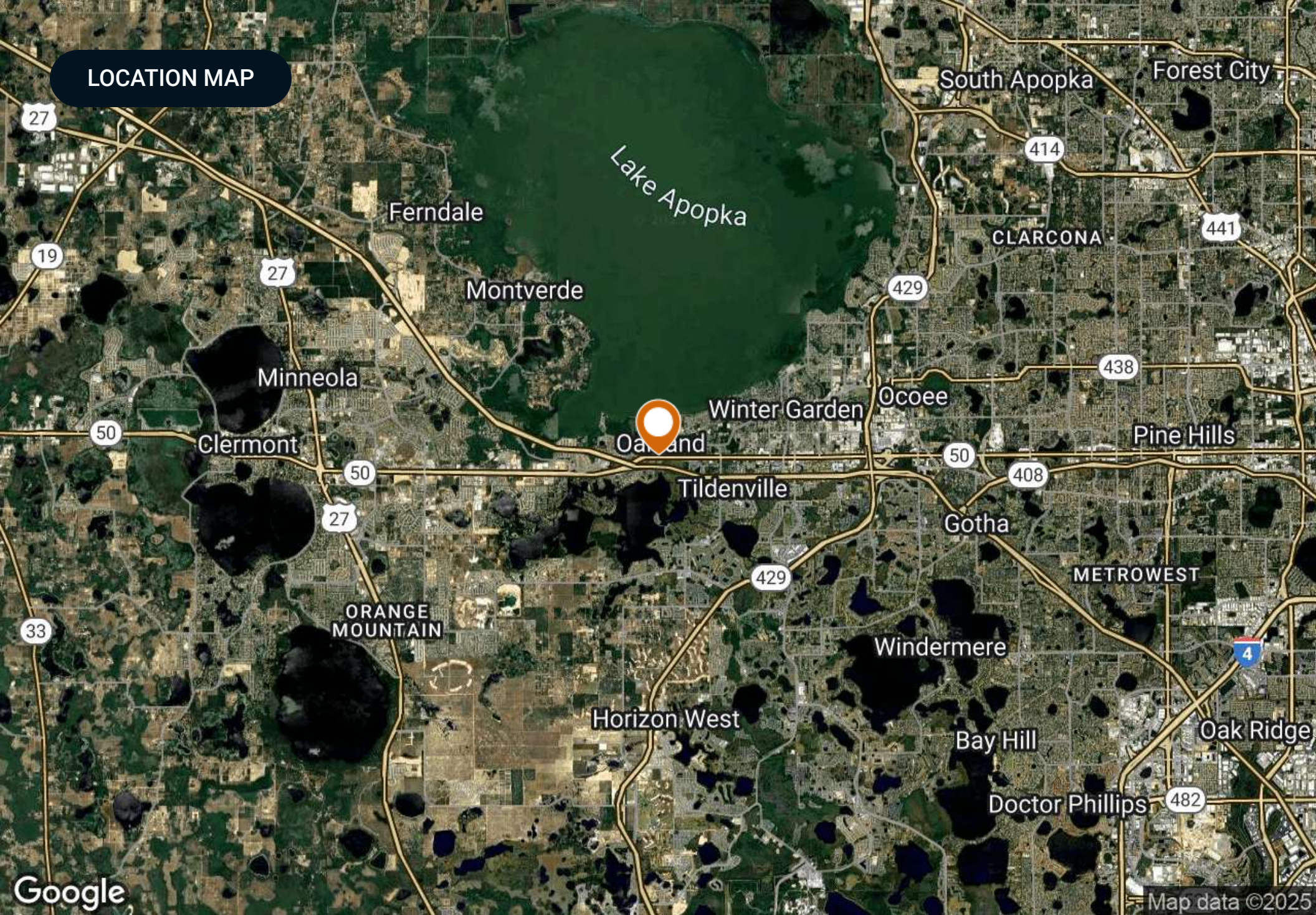
SURVEY



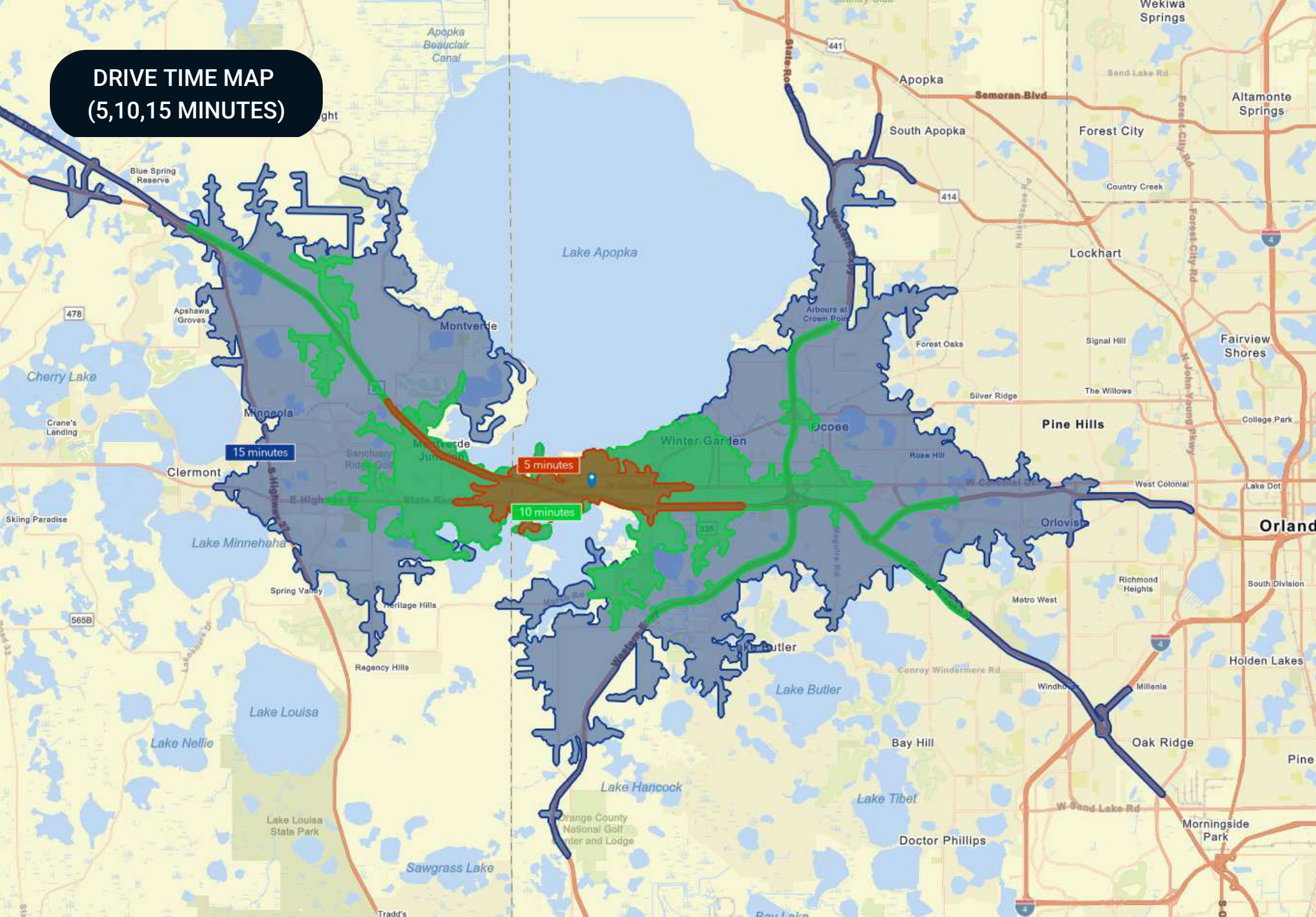


REGIONAL MAP

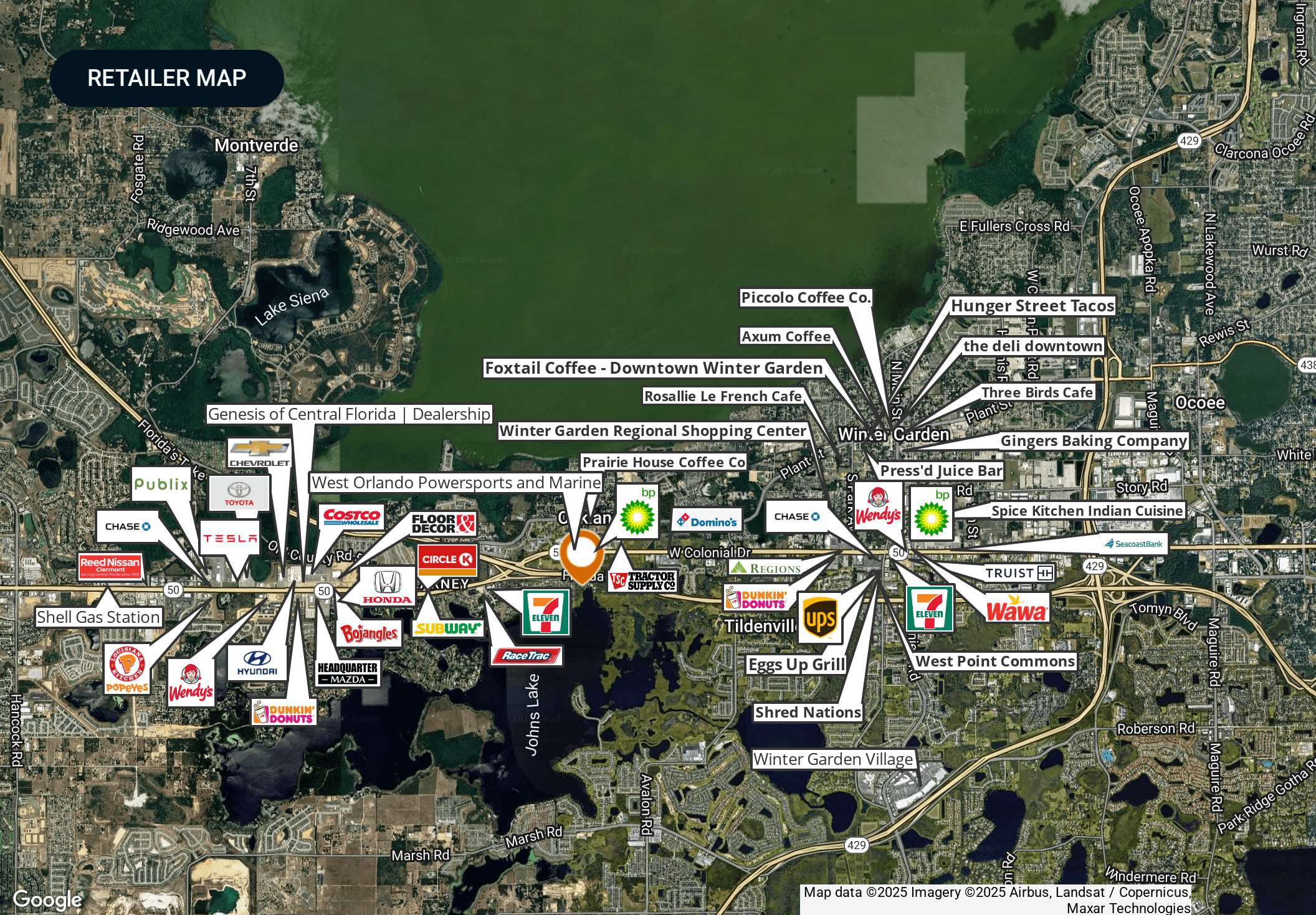
LOCATION MAP



**DRIVE TIME MAP
(5,10,15 MINUTES)**



RETAILER MAP



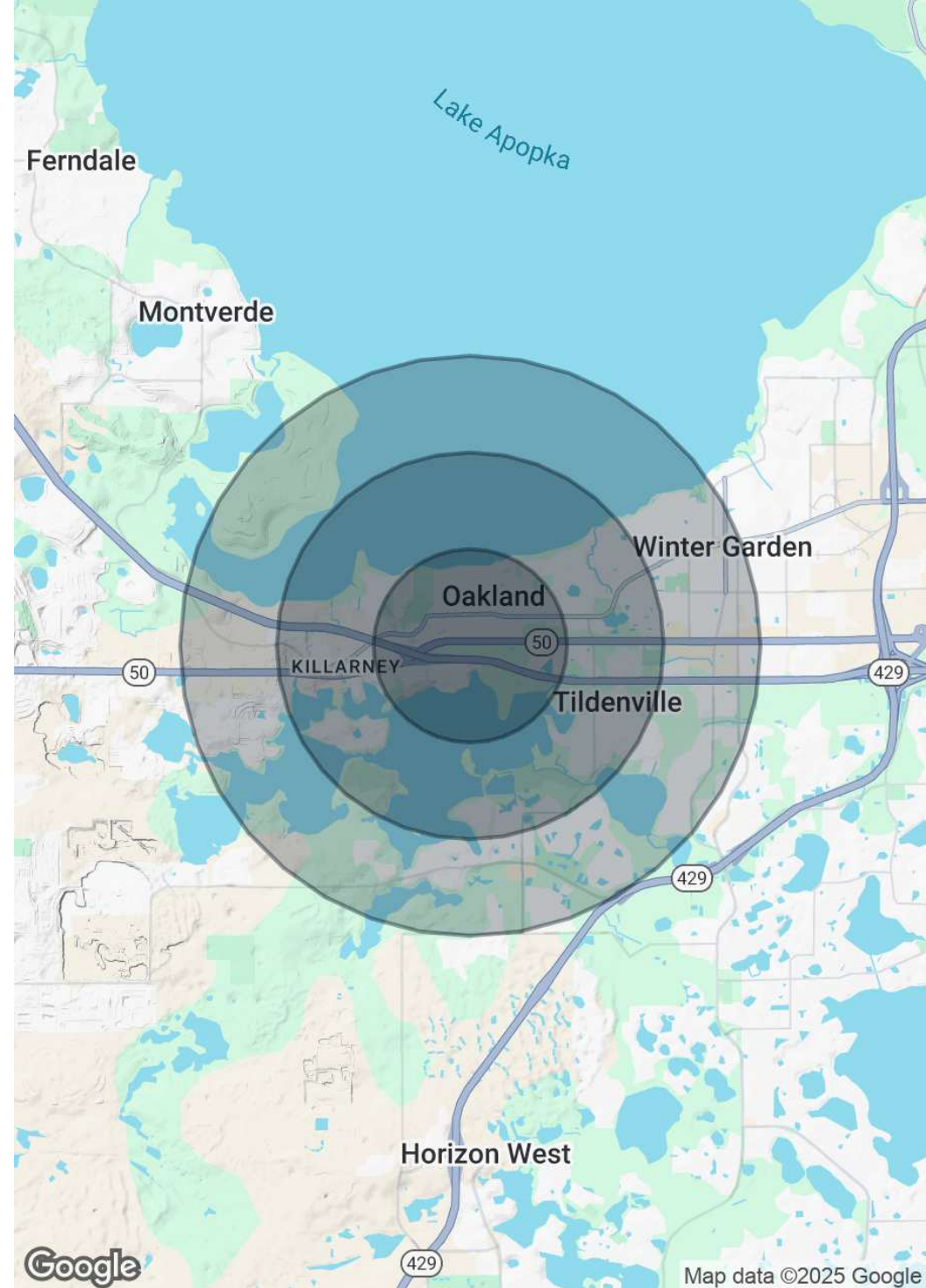
Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,279	15,362	39,140
Average Age	40	39	39
Average Age (Male)	40	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,589	5,468	13,948
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$153,502	\$155,277	\$146,252
Average House Value	\$593,685	\$574,004	\$535,128

Demographics data derived from AlphaMap



ADVISOR BIOGRAPHY



MARVIN PURYEAR

Senior Advisor

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PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at Saunders Real Estate.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 agents in two international franchised brokerages in the Central Florida area: a Top-50 ERA residential brokerage and a Coldwell Banker Commercial brokerage. During this time, Marvin was consistently one of the top selling brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Marvin is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing



For more information visit www.saundersrealestate.com

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