

## **EXECUTIVE SUMMARY**

- Location:** 16959 East Colonial Drive  
Orlando, FL 32820-1912
- NE Corner of East Colonial Drive (SR50) &  
Chuluota Road (CR419) , Orange County , Florida
- Size:** 86,265 SF or 1.98 acres
- Zoning:** C-1 Commercial
- Access:** Curb cut access from both East Colonial  
Drive (SR50) & Chuluota Road (CR 419).
- Description:** The site is located at the NE corner of the  
signalized intersection of the Location  
described above. The site is currently  
occupied by a Circle K Convenience Store  
and Shell Gas Station. The other 3 corners in  
the intersection are occupied by solid  
national tenants including Publix,  
Walgreens, McDonalds, Burger King, BP  
Connect, Advance Auto, Auto Zone, Taco  
Bell, Tractor Supply , Dollar General and  
Fifth Third Bank.
- Corner Lakes Middle School is located just  
to the West of the site and East River High  
School is located just to the South of the  
Site.



Area

Highlights: Developers have submitted two proposals to build over 5,000 homes in the immediate area.

See attached info.

The two proposed projects are known as ***Lake Pickett North and Lake Pickett South***, and are known as “**Sustany**” and **The “Grow”**.

On September 20<sup>th</sup>, 2016 Orange County commissioners approved the “Grow” estimated to be a One Billion dollar project upon completion and will include 2,078 homes that spans 1,189 acres behind the University of Central Florida near Lake Pickett Road and the Econlockhatchee River. The project has since been sidelined due to local residents trying to fight new residential housing in the area. Everyone is patiently waiting for a ruling from the Orange County Administrative Hearing created to try and resolve the issues related to the existing developer and those that are opposing it.

The other project was actually turned down by the Orange County commission in November of 2016 and may be a while before the project can

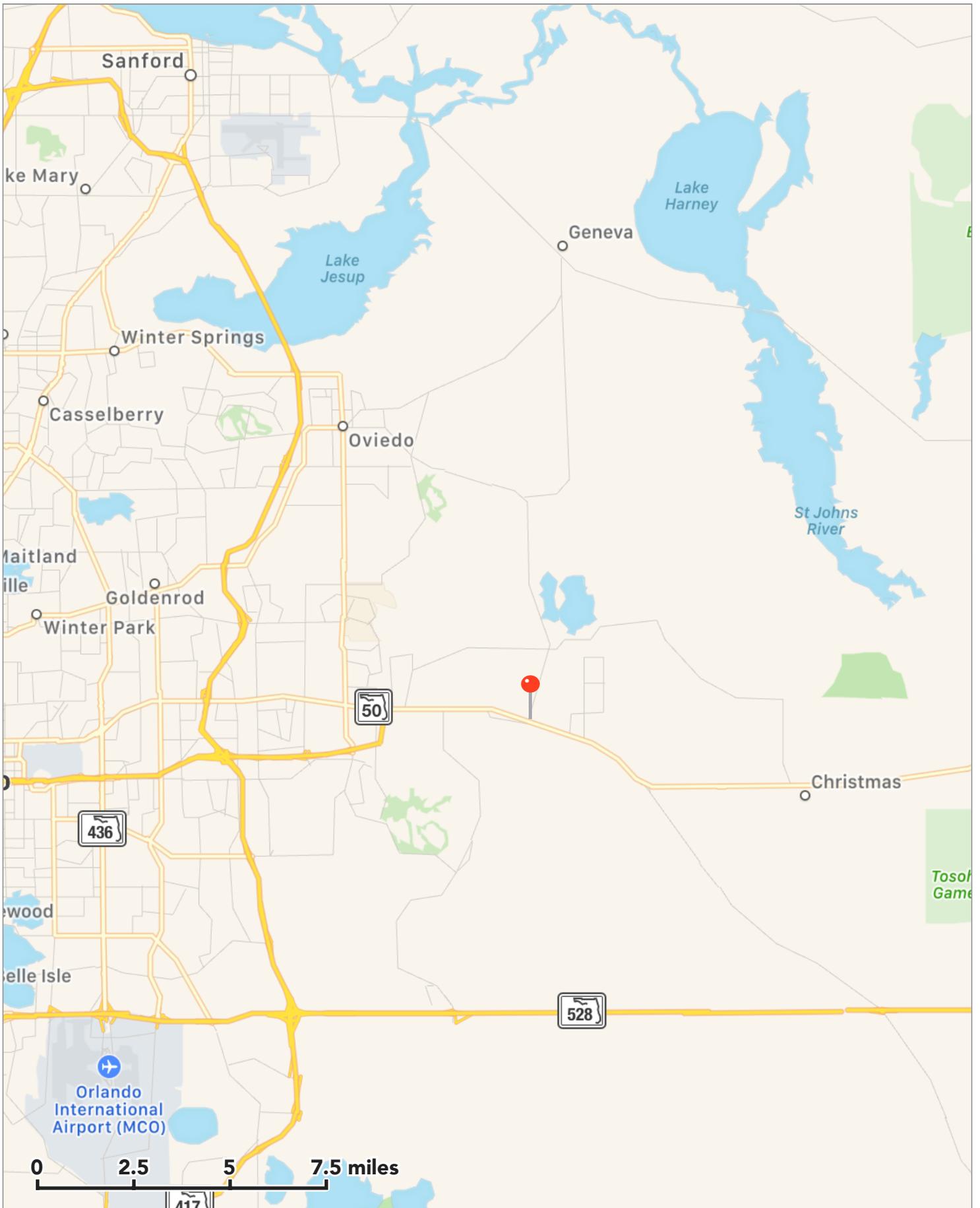
be resubmitted to the Orange County commission again.

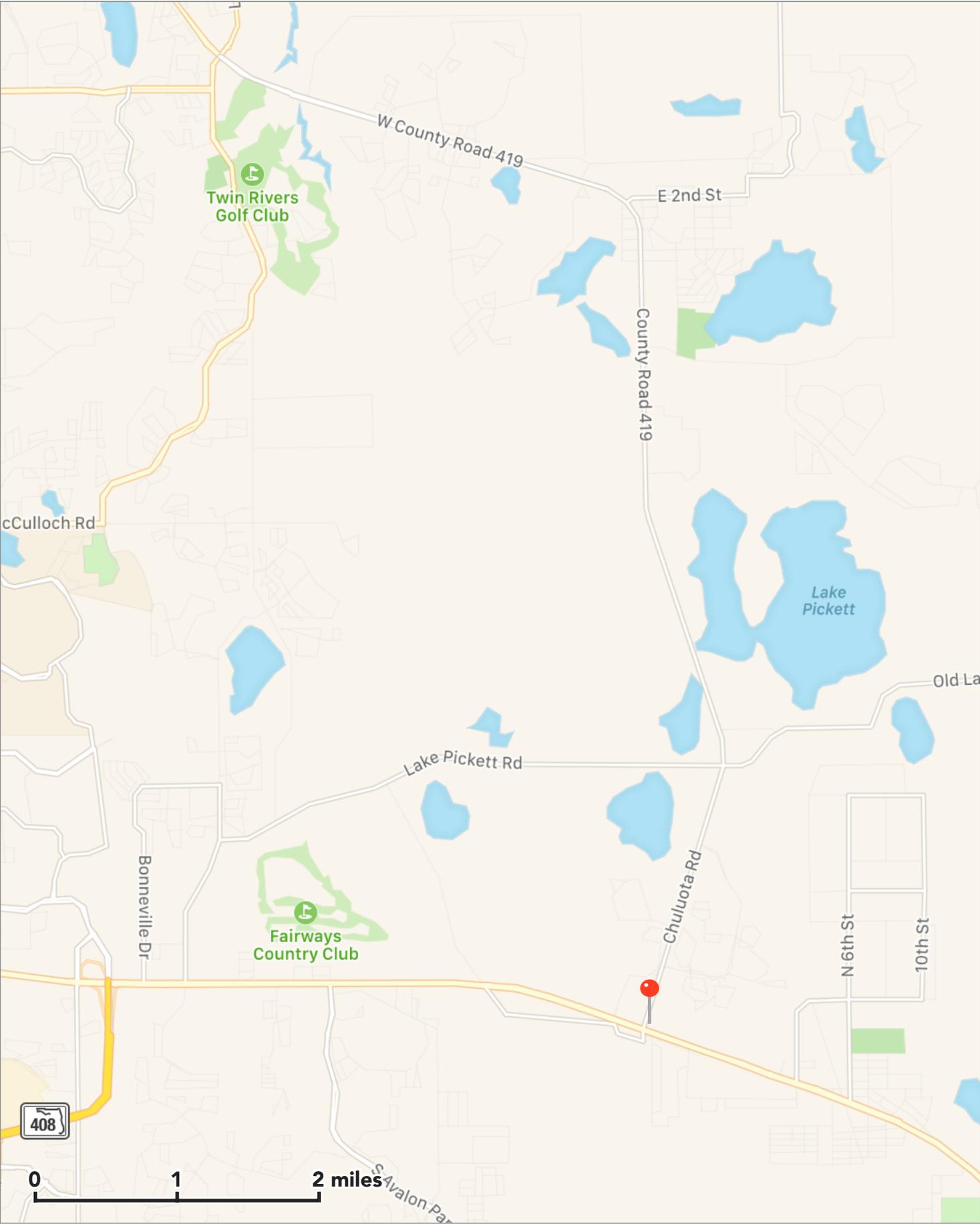
There are also plans to widen East Colonial Drive and apparently the Orange County commission has negotiated about \$26,000,000 in road impact fees from the developers of the Lake Pickett properties.

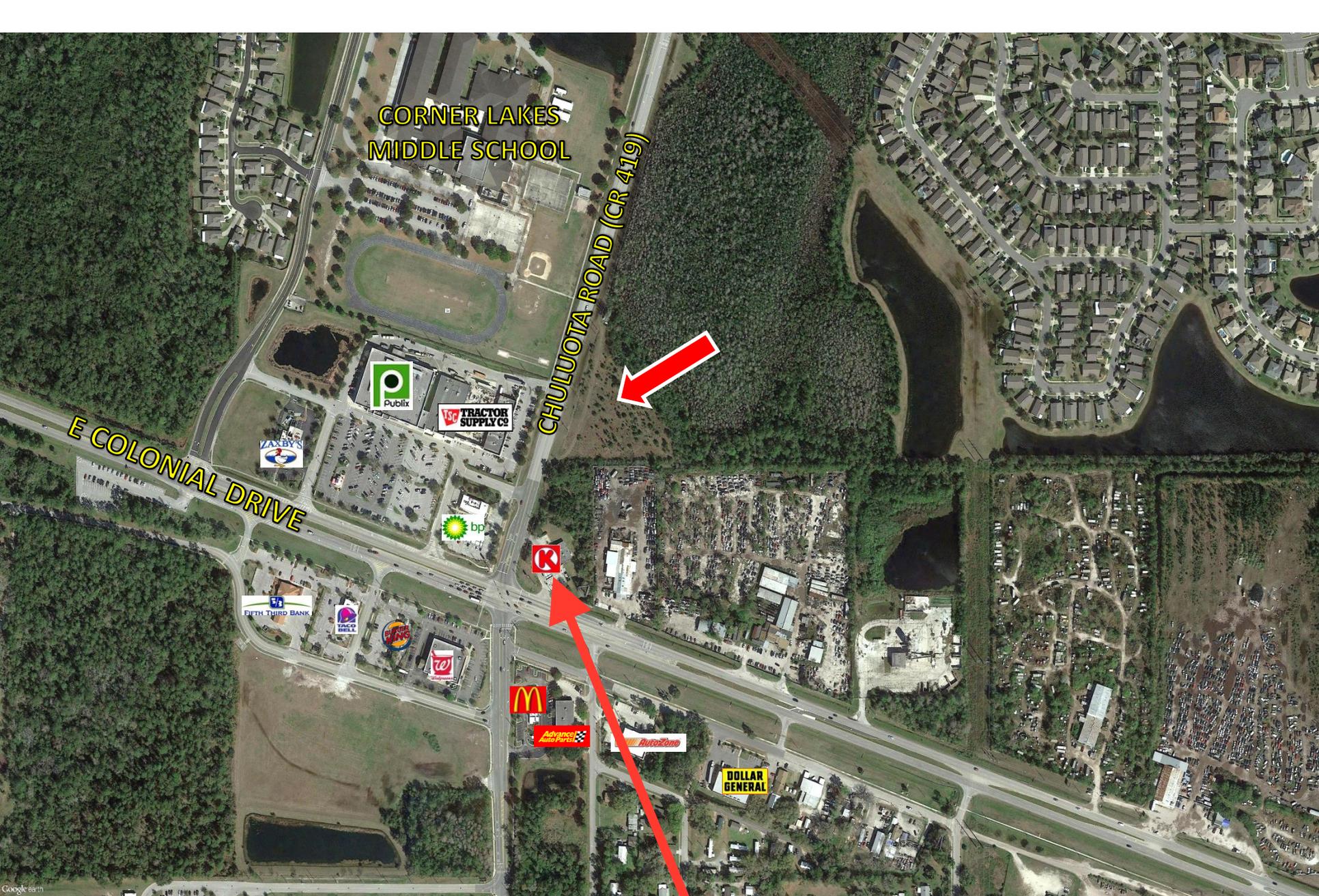
The overall benefits of these two residential projects or variations of these two projects for this area and the University of Central Florida , which is the second largest University in the country, are huge.

**For More Information on this property please contact:**

**JOHN F COHANE  
COHANE REALTY ADVISORS  
954-647-1929  
JOHN@COHANEREALTYADVISORS.COM**







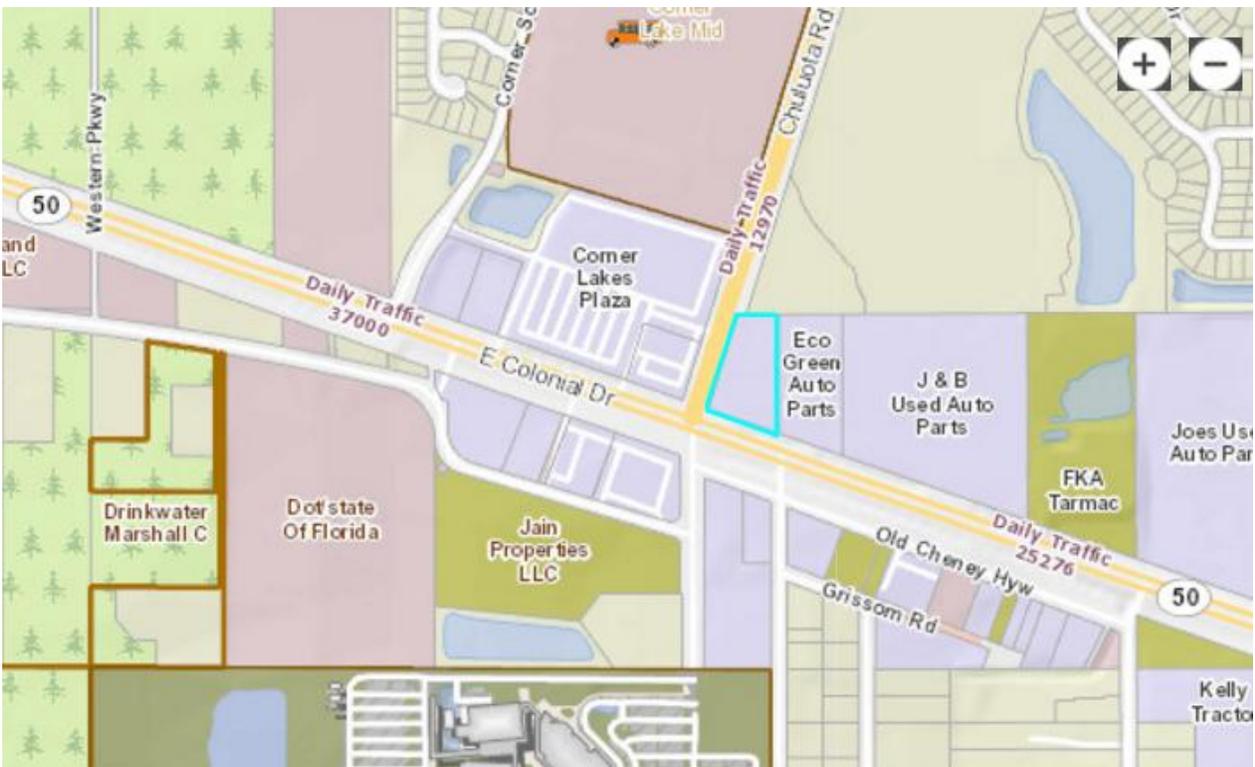
CORNER LAKES  
MIDDLE SCHOOL

CHULUOTA ROAD (CR 419)

E COLONIAL DRIVE

**Proposed 1.98 Acre Parcel**

Identification of the Subject Property



**OCA Web Map**

	Major Roads		Proposed Road		Residential		Commercial/Industrial Vacant Land		Parks		6 Lot Number
	Florida Turnpike		Public Roads		Agriculture		Agricultural Curtilage		Lakes and Rivers		06060 Parcel Number
	Interstate 4		Gated Roads		Commercial/Institutional/Misc		Hydro		Building		3106 Parcel Address
	Toll Road		Road Under Construction		Block Line		Waste Land		E Block Number		111.9 Parcel Dimension
	Lot Line										

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 4/27/2017

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

# Lake Pickett North, Lake Pickett South properties



By **Karen Talley**  
GrowthSpotter

**D**evelopers have proposed through 2015 and 2016 the building of nearly 5,000 homes and 237,000 square feet of nonresidential space on former ranch lands east of the Econlockhatchee River in east Orange County.

The proposed projects, known as Lake Pickett North and Lake Pickett South, have now been given names by their developers: Sustany, "an eco-literate community" for Lake Pickett North, and "The Grow, "a farm and garden community" for Lake Pickett South.

County commissioners rejected the plans for Sustany on Nov. 15 that would have added 1,999 homes to the area, after getting more than 1,000 requests from citizens to delay the vote or reject the project. Sustany's developer must wait two years to resubmit the project, unless they change the plan significantly.

On Sept. 20, commissioners approved the development and regulating plans for The Grow. The board also voted to deny an appeal of changes made to the county's master plan in July, which made rezoning of the land possible.

Residents who rallied against the two projects have said the ambitious building would destroy their way of life, add traffic to an already greatly congested area and impinge on wetlands.

The parcels were previously part of the Rybolt and Circle C ranch lands. Development proposals going back to 2009 have either been denied or withdrawn by the property owners in the face of opposition.

## **FAST FACTS**

**LOCATION:** Just south of Seminole County's boundry, north of Colonial Drive, east of Tanner Road and west of Chuluota Road. East of the Econlockhatchee River.

**OWNERS:** Lake Pickett North: Eloise A Rybolt Revocable Trust, Lake Pickett North LLC, Mary Rybolt Lamar, Rolling R Ranch LTD.

Lake Pickett South: Banksville of Florida, Nivesa of Florida, New Ideas, Lopez Robert T Trust and Byrdley Realty Co. LP

**DEVELOPERS:** Sean Froelich for Lake Pickett North; Dwight Saathoff for Lake Pickett South

**START DATE:** Saathoff said during the public meeting that ground-breaking for the Lake Pickett South project could be in September of 2016, providing all necessary approvals are in place

**END DATE:** Not determined

**PROJECT BUDGET:** Not yet determined, but initial work would require millions of dollars to be committed to a number of infrastructure improvement projects, including roadways

**PLANNING FIRMS:** Lake Pickett North: **Poulos and Bennett**; Lake Pickett South: **VHB**

**DESCRIPTION:** 2,673 acres in east Orange County that developers want to build out, while area residents are fighting to keep its rural character.

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# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 28.5607/-81.1296

RF1

## East Colonial Drive & Chuluota Road

Orlando, FL 32820

1 mi radius    2 mi radius    3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
<b>POPULATION</b>	2015 Estimated Population	4,898	16,165	33,890
	2020 Projected Population	5,399	17,889	37,557
	2010 Census Population	4,447	14,739	31,477
	2000 Census Population	2,844	6,652	13,143
	Projected Annual Growth 2015 to 2020	2.0%	2.1%	2.2%
	Historical Annual Growth 2000 to 2015	4.8%	9.5%	10.5%
<b>HOUSEHOLDS</b>	2015 Estimated Households	1,724	5,525	11,895
	2020 Projected Households	1,843	5,926	12,781
	2010 Census Households	1,538	4,958	10,883
	2000 Census Households	1,036	2,385	5,042
	Projected Annual Growth 2015 to 2020	1.4%	1.5%	1.5%
	Historical Annual Growth 2000 to 2015	4.4%	8.8%	9.1%
<b>AGE</b>	2015 Est. Population Under 10 Years	13.5%	14.0%	13.8%
	2015 Est. Population 10 to 19 Years	13.9%	14.6%	14.3%
	2015 Est. Population 20 to 29 Years	11.6%	13.5%	14.1%
	2015 Est. Population 30 to 44 Years	22.6%	23.4%	23.0%
	2015 Est. Population 45 to 59 Years	22.4%	20.7%	19.4%
	2015 Est. Population 60 to 74 Years	12.9%	11.1%	11.6%
	2015 Est. Population 75 Years or Over	3.1%	2.8%	3.9%
	2015 Est. Median Age	36.5	34.2	35.0
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	50.7%	50.0%	49.5%
	2015 Est. Female Population	49.3%	50.0%	50.5%
	2015 Est. Never Married	29.7%	33.3%	33.9%
	2015 Est. Now Married	50.3%	49.1%	47.5%
	2015 Est. Separated or Divorced	13.6%	13.3%	13.7%
	2015 Est. Widowed	6.4%	4.3%	4.9%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	2.1%	3.3%	3.5%
	2015 Est. HH Income \$150,000 to \$199,999	2.8%	4.6%	5.2%
	2015 Est. HH Income \$100,000 to \$149,999	15.6%	17.8%	16.3%
	2015 Est. HH Income \$75,000 to \$99,999	9.7%	10.7%	11.7%
	2015 Est. HH Income \$50,000 to \$74,999	16.8%	17.3%	17.1%
	2015 Est. HH Income \$35,000 to \$49,999	11.4%	13.1%	13.5%
	2015 Est. HH Income \$25,000 to \$34,999	11.6%	10.2%	11.1%
	2015 Est. HH Income \$15,000 to \$24,999	13.9%	10.7%	10.7%
	2015 Est. HH Income Under \$15,000	16.1%	12.3%	10.8%
	2015 Est. Average Household Income	\$60,226	\$69,425	\$70,395
	2015 Est. Median Household Income	\$48,395	\$55,649	\$56,664
	2015 Est. Per Capita Income	\$21,196	\$23,730	\$24,715
2015 Est. Total Businesses	115	278	534	
2015 Est. Total Employees	703	1,663	3,221	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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1 mi radius 2 mi radius 3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
<b>RACE</b>	2015 Est. White	82.1%	75.5%	74.1%
	2015 Est. Black	6.4%	9.5%	9.8%
	2015 Est. Asian or Pacific Islander	3.7%	5.7%	6.4%
	2015 Est. American Indian or Alaska Native	0.6%	0.4%	0.4%
	2015 Est. Other Races	7.3%	8.8%	9.3%
<b>HISPANIC</b>	2015 Est. Hispanic Population	1,074	4,458	9,774
	2015 Est. Hispanic Population	21.9%	27.6%	28.8%
	2020 Proj. Hispanic Population	24.3%	29.5%	30.7%
	2010 Hispanic Population	18.8%	25.5%	27.0%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	4,142	13,033	26,796
	2015 Est. Elementary (Grade Level 0 to 8)	9.3%	6.8%	6.0%
	2015 Est. Some High School (Grade Level 9 to 11)	16.5%	13.6%	11.0%
	2015 Est. High School Graduate	25.6%	19.3%	18.9%
	2015 Est. Some College	13.8%	15.5%	16.3%
	2015 Est. Associate Degree Only	6.8%	8.5%	9.0%
	2015 Est. Bachelor Degree Only	12.6%	17.3%	19.8%
	2015 Est. Graduate Degree	15.4%	19.0%	19.1%
<b>HOUSING</b>	2015 Est. Total Housing Units	1,841	5,878	12,705
	2015 Est. Owner-Occupied	71.1%	70.5%	69.9%
	2015 Est. Renter-Occupied	22.6%	23.5%	23.7%
	2015 Est. Vacant Housing	6.4%	6.0%	6.4%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	21.7%	25.5%	23.6%
	2010 Homes Built 2000 to 2004	12.9%	21.1%	23.3%
	2010 Homes Built 1990 to 1999	12.8%	18.3%	20.9%
	2010 Homes Built 1980 to 1989	22.6%	15.1%	16.0%
	2010 Homes Built 1970 to 1979	13.0%	8.8%	7.6%
	2010 Homes Built 1960 to 1969	8.9%	6.3%	4.5%
	2010 Homes Built 1950 to 1959	3.8%	2.5%	2.5%
	2010 Homes Built Before 1949	4.4%	2.4%	1.7%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	1.0%	1.1%	1.1%
	2010 Home Value \$500,000 to \$999,999	3.2%	3.4%	3.6%
	2010 Home Value \$400,000 to \$499,999	3.2%	4.5%	4.9%
	2010 Home Value \$300,000 to \$399,999	9.7%	13.6%	13.4%
	2010 Home Value \$200,000 to \$299,999	16.1%	20.4%	21.2%
	2010 Home Value \$150,000 to \$199,999	13.0%	14.3%	13.9%
	2010 Home Value \$100,000 to \$149,999	20.2%	15.0%	12.4%
	2010 Home Value \$50,000 to \$99,999	23.8%	19.3%	16.2%
	2010 Home Value \$25,000 to \$49,999	5.2%	5.0%	8.6%
	2010 Home Value Under \$25,000	4.6%	3.4%	4.7%
	2010 Median Home Value	\$148,703	\$177,284	\$177,599
2010 Median Rent	\$844	\$885	\$901	

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<b>LABOR FORCE</b>	2015 Est. Labor Population Age 16 Years or Over	3,831	12,488	26,295
	2015 Est. Civilian Employed	62.5%	62.9%	62.5%
	2015 Est. Civilian Unemployed	3.7%	3.9%	3.7%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	33.7%	33.3%	33.8%
	2015 Labor Force Males	50.7%	49.8%	49.1%
	2015 Labor Force Females	49.3%	50.2%	50.9%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	1,807	6,423	13,626
	2010 Mgmt, Business, & Financial Operations	13.1%	14.0%	15.3%
	2010 Professional, Related	16.8%	20.8%	22.6%
	2010 Service	15.6%	16.3%	17.8%
	2010 Sales, Office	26.6%	28.5%	28.1%
	2010 Farming, Fishing, Forestry	0.6%	0.3%	0.2%
	2010 Construction, Extraction, Maintenance	18.3%	12.2%	9.2%
	2010 Production, Transport, Material Moving	9.0%	7.8%	6.7%
	2010 White Collar Workers	56.5%	63.4%	66.0%
	2010 Blue Collar Workers	43.5%	36.6%	34.0%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	84.1%	84.7%	84.2%
	2010 Drive to Work in Carpool	8.3%	7.3%	7.4%
	2010 Travel to Work by Public Transportation	0.1%	0.1%	0.1%
	2010 Drive to Work on Motorcycle	-	0.1%	0.4%
	2010 Walk or Bicycle to Work	0.6%	0.6%	0.7%
	2010 Other Means	0.6%	0.9%	1.0%
	2010 Work at Home	6.2%	6.1%	6.2%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	13.3%	12.3%	11.9%
	2010 Travel to Work in 15 to 29 Minutes	30.6%	33.0%	32.7%
	2010 Travel to Work in 30 to 59 Minutes	45.3%	45.6%	46.8%
	2010 Travel to Work in 60 Minutes or More	10.7%	9.1%	8.6%
	2010 Average Travel Time to Work	30.6	30.1	30.2
<b>CONSUMER EXPENDITURE</b>	2015 Est. Total Household Expenditure	\$85.3 M	\$302 M	\$656 M
	2015 Est. Apparel	\$2.95 M	\$10.5 M	\$22.9 M
	2015 Est. Contributions, Gifts	\$5.38 M	\$19.7 M	\$43.4 M
	2015 Est. Education, Reading	\$3.12 M	\$11.5 M	\$25.1 M
	2015 Est. Entertainment	\$4.76 M	\$16.9 M	\$36.8 M
	2015 Est. Food, Beverages, Tobacco	\$13.3 M	\$46.7 M	\$101 M
	2015 Est. Furnishings, Equipment	\$2.85 M	\$10.3 M	\$22.4 M
	2015 Est. Health Care, Insurance	\$7.60 M	\$26.4 M	\$57.4 M
	2015 Est. Household Operations, Shelter, Utilities	\$26.5 M	\$93.7 M	\$203 M
	2015 Est. Miscellaneous Expenses	\$1.27 M	\$4.47 M	\$9.69 M
	2015 Est. Personal Care	\$1.11 M	\$3.92 M	\$8.51 M
2015 Est. Transportation	\$16.5 M	\$58.0 M	\$126 M	

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