LANDCHECKS
Next Projects, First Insights!

LandFinder **Ai**
The Future of Land Acquisition

Summary   Report

**for**

Location:4401   Seaboard   Road,   Orlando,   FL,   USA

Zip   Code:32808

Latitude/Longitude:28.582119,   -81.437083

Report   Date: 12-30-2025
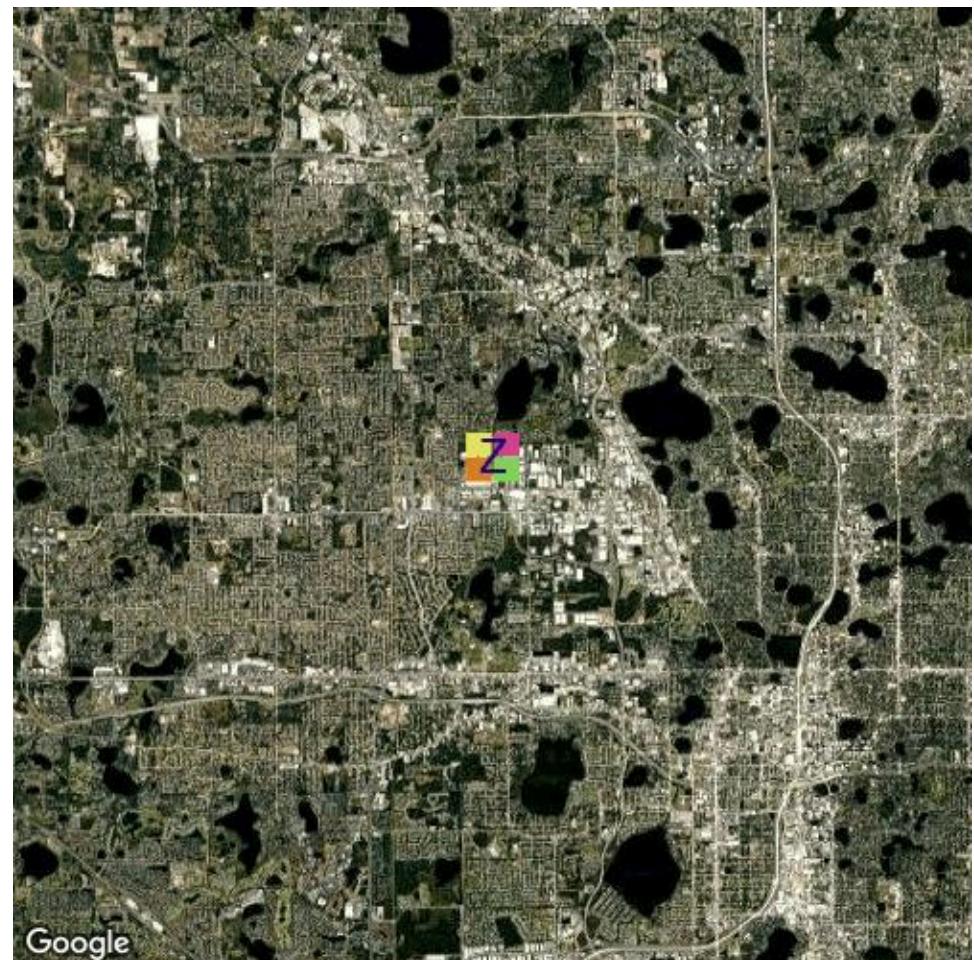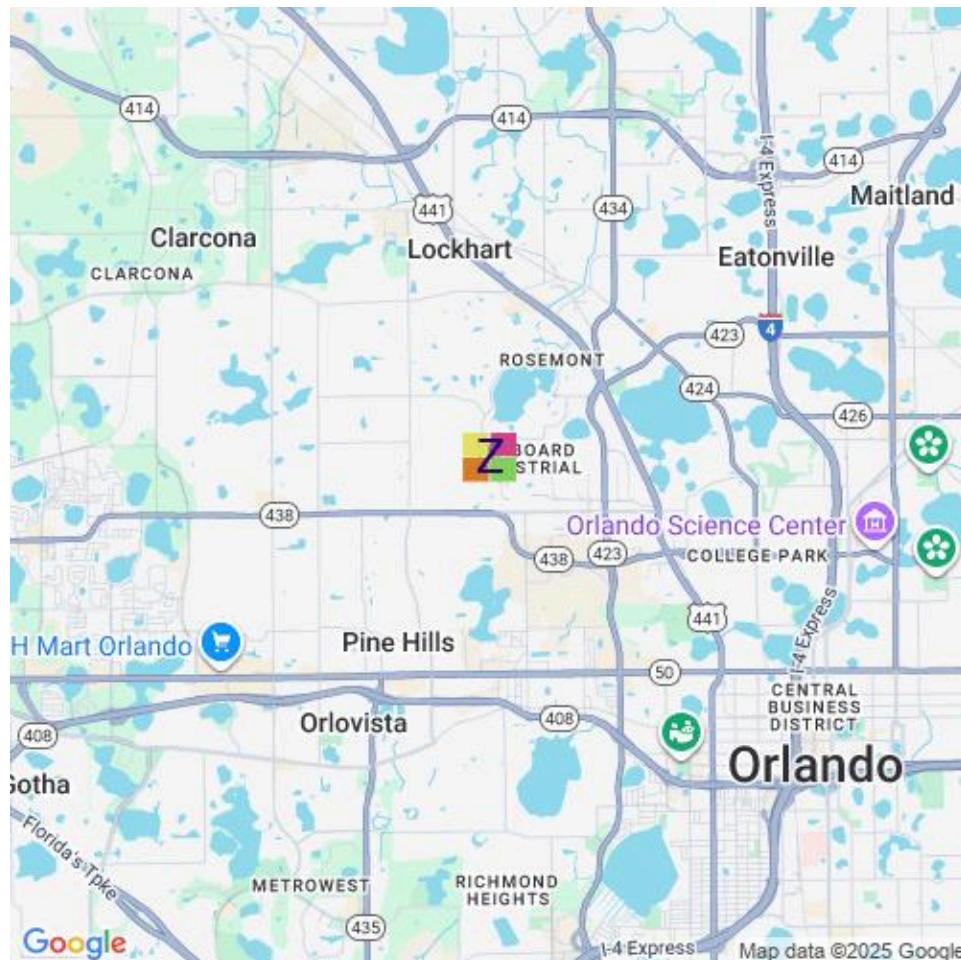
Summary   Report

Macro-Micro   Overview

The Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA) is a four-county region in Central Florida including Lake, Orange, Osceola, and Seminole counties, with Orlando, Kissimmee, and Sanford as its principal cities. With a population exceeding 2.7 million as of 2023, it is a major economic hub centered on tourism and a diverse range of industries like technology, healthcare, and aerospace, and is home to major educational institutions like the University of Central Florida.

Macro-Micro   Economy

The Orlando-Kissimmee-Sanford, FL-Metro CBSA economy is one of the fastest-growing in the United States, characterized by a mix of a strong, dominant tourism sector and increasing diversification in high-growth industries. Recent economic performance has been exceptional, driven by significant job creation, population growth, and rising nominal GDP.

Macro-Micro   Transportation

The major transportation corridors in the Orlando-Kissimmee-Sanford metropolitan area are dominated by a network of highways and toll roads, most notably Interstate 4, which acts as the region's primary artery, connecting Daytona Beach, Orlando, and Tampa. This core interstate is supplemented by a major beltway system, including the Central Florida GreeneWay (SR 417), the Daniel Webster Western Beltway (SR 429), and the Beachline Expressway (SR 528), all managed by the Central Florida Expressway Authority. Other important routes include Florida's Turnpike, which provides a key north-south connection throughout the state, and US 17/92, a major arterial road running through Kissimmee, Orlando, and Sanford. Complementing the road network are passenger rail services like SunRail, which serves commuters in Orange, Seminole, and Osceola counties, and Brightline, which connects Orlando International Airport to South Florida.

County   Overview

Orange County, Florida is located in the central part of the state, with its county seat in Orlando, which is a major tourism destination. The economy is heavily influenced by tourism and hospitality, with visitors contributing billions of dollars and supporting a significant portion of jobs in the region. Other key industries include healthcare and social assistance, retail trade, and professional, scientific, and technical services. The transportation network is extensive and is undergoing significant investment to address rapid population growth and increasing congestion. Major corridors include Interstate 4, which is the primary interstate highway running through the county, as well as new expressways like State Road 516 and the planned State Road 534. The county's multi-modal system also includes public transportation with a bus rapid transit circulator called LYMMO, and the expansion of the SunRail commuter train.

ZCTA   Demographics

Based upon the 2020 Census, the subject state indicated a population of 21,536,064. The 2022 ACS 5 year projection indicated a future population of 21,632,200, however, data provided to Informme.AI from our Census Specialist/Demographic Partner suggests the actual projection should be 23,893,950. This suggests an actual annual growth rate for the subject state of 2.2% versus the ACS projected annual growth rate of 0.1%. The subject is located within Zip Code 32808, Orlando, or Orange County. Based upon the prior Census, the most recent ACS, and data from our Census Data specialist, Zip Code Census Annual Growth (ACS) is projected to be 3.9% whereas current real world data suggests it is actually -0.2%. Estimated population is 51,960. Internal data suggests the actual estimated per annum growth within the subject Zip Code is -0.2%, which is lower than that of the state. Similar analysis suggests the typical household size is 2.8, the median age is 33.8, and Median Household Income is $42,259. There are an estimated 18,295 households within the subject Zip Code.

Summary Report

Summary Statistics

Commercial - Proposed	Industrial - Proposed	Residential - Proposed
Records	Records	Records
16	20	13
Total BSF	Total BSF	Total DU's
10,248	116,980	789
Land Listing	Land Listing	Land Listing
Records	Records	Records
4	4	4
Avg Asking Price	Avg Acres	Avg Price/Acre
$853,750	1.50	$569,167
ST Listing	ST Listing	ST Listing
Records	Records	Records
3	3	3
Avg Asking Price	Avg Asking Cap Rate	Avg Asking NOI
$3,910,415	0.0491%	$125,123
New Home Listing	New Home Listing	New Home Listing
Records	Records	Records
7	7	7
Avg Asking Price	Avg BSF	Avg Price/BSF
$669,000	1,931	$347

Zip Code (ZCTA Data)

CBSA Type	Orlando-Kissimmee-Sanford, FL-Metro
City	ORLANDO
State	FL
State FIPS	12
County	ORANGE
County FIPS	95
FIPS	12095
Market Type (Micro-Market)	Rural area, limited supporting development.

Demographics (by Zip Code)

Census 2020 Population (Zip Code)	52551
Census Proj 2027 Pop. (Zip Code)	62827
Intenal Est. 2027 Pop.(Zip Code)	51960
Census Proj Med. Age (Zip Code)	32.1
Internal Estimated Med. Age (Zip Code)	33.8
Census Proj HH (Zip Code)	19816
Internal Proj. HH (Zip Code)	18295
Census Proj HH Med Income (Zip Code)	$42259
Internal Proj HH Med Income (Zip Code)	$42259
HH Range	$1K-$49.9K

Hyper Links(URLs)

Summary   Report

Census (ZCTA)	FEMA
Google Maps	State DOT
State Business	EMMA
County PA	County Zoning Department
County GIS	County Impact Fees
DDA	

Note: County   links   are   AI   Generated   and   should   be   verified   by   the   user.
Note: EMMA   (Electronic   Municipal   Market   Access   -   Bonds).
Note: Office   of   Policy   Development   and   Research   DDA   (Difficult   Dev   Areas)   If   Null,   not   in   DDA

Data   Summary   within   3   miles

Section	Lead Type	Category	Sub Category	Record Count	BSF	DU
Agricultural Projects	Permit	AGRICULTURAL	Agricultural	1		
Agricultural Projects	Permit-WDN	AGRICULTURAL	Agricultural	1		
Cell Towers	Existing	Cell Tower	Cell Tower	75		
Commercial Projects	Adjacent Land	COMMERCIAL	Automotive	1	3,848	
Commercial Projects	Adjacent Land	COMMERCIAL	Church	1	2,400	
Commercial	Permit	COMMERCIAL	Gen Office	1	4,000	

Summary Report

Section	Lead Type	Category	Sub Category	Record Count	BSF	DU
Projects						
Commercial Projects	Permit	COMMERCIAL	Gen Retail	1		
Commercial Projects	Permit-CONC	COMMERCIAL	Restaurant	1		
Commercial Projects	Permit-PA	COMMERCIAL	Automotive	2		
Commercial Projects	Permit-PA	COMMERCIAL	Gen Office	1		
Commercial Projects	Permit-PA	COMMERCIAL	Other	1		
Commercial Projects	Permit-PA	COMMERCIAL	Road Proj.	1		
Commercial Projects	Permit-WDN	COMMERCIAL	Other	1		
Commercial Projects	Permit-WDN	COMMERCIAL	QSR	1		
Commercial Projects	Rezoning	COMMERCIAL	Auto Repair	2		
Commercial Projects	Rezoning	COMMERCIAL	Church	1		1
Commercial Projects	Rezoning	COMMERCIAL	Gen Office	1		

Summary   Report

Section	Lead Type	Category	Sub Category	Record Count	BSF	DU
Government Projects	Permit	GOVERNMENT	Other	1	840	
Government Projects	Permit-EXT	GOVERNMENT	Other	1		
Government Projects	Permit-EXT	GOVERNMENT	Road Proj.	1		
Government Projects	Permit-PA	GOVERNMENT	Road Proj.	3		
Industrial Projects	Permit	INDUSTRIAL	Warehouse	3		
Industrial Projects	Permit-EXP	INDUSTRIAL	Warehouse	1		
Industrial Projects	Permit-PA	INDUSTRIAL	Distribution	1		
Industrial Projects	Permit-PA	INDUSTRIAL	Road Proj.	1		
Industrial Projects	Permit-PA	INDUSTRIAL	Warehouse	3		
Industrial Projects	Permit-WDN	INDUSTRIAL	Self-Storage	1	101,930	
Industrial Projects	Permit-WDN	INDUSTRIAL	Warehouse	2		
Industrial	Rezoning	INDUSTRIAL	Warehouse	8		

Summary   Report

Section	Lead Type	Category	Sub Category	Record Count	BSF	DU
Projects					15,050	
Land Listings	Listing Land	AGRICULTURAL	Land	1		
Land Listings	Listing Land	COMMERCIAL	Land	2		
Land Listings	Listing Land	RESIDENTIAL	Land	1		
Market Overview	Existing	COMMERCIAL	Big Box	3		
Market Overview	Existing	COMMERCIAL	Branch Bank	14		
Market Overview	Existing	COMMERCIAL	C-Store	40		
Market Overview	Existing	COMMERCIAL	Gen Retail	12		
Market Overview	Existing	COMMERCIAL	Grocer	4		
Market Overview	Existing	COMMERCIAL	QSR	46		
Market Overview	Existing	COMMERCIAL	Restaurant	2		
Market Overview	Existing	GOVERNMENT	School	23		
Market Overview	Existing	RESIDENTIAL	Hotel	2		

Summary   Report

Section	Lead Type	Category	Sub Category	Record Count	BSF	DU
Market Overview	Existing	RESIDENTIAL	LIHTC	17		3,412
Market Overview	Existing	COMMERCIAL	Hospital	1		
Market Overview	Existing	GOVERNMENT	School	23		
New Home Listings	Listing NHM	RESIDENTIAL	SFD	7	13,515	
Residential Projects	Adjacent Land	RESIDENTIAL	Apt	2		608
Residential Projects	Permit-EXP	RESIDENTIAL	SFD	1		
Residential Projects	Permit-OP	RESIDENTIAL	Apt	1		1,000
Residential Projects	Permit-PA	RESIDENTIAL	MHP	1		
Residential Projects	Permit-PA	RESIDENTIAL	SFD	1		
Residential Projects	Rezoning	RESIDENTIAL	MF	1		158
Residential Projects	Rezoning	RESIDENTIAL	SFD	3		2

Summary   Report

Section	Lead Type	Category	Sub Category	Record Count	BSF	DU
Residential Projects	Rezoning	RESIDENTIAL	TH	3		21
Road Projects	Existing	Road Projects	Construction	54		
Single Tenant	ST Listing	COMMERCIAL	Gen Retail	2	11,580	
Single Tenant	ST Listing	COMMERCIAL	QSR	1	4,121	
Traffic Counts	Existing	Traffic Counts	Traffic	68		

Summary   Report

Commercial   Projects
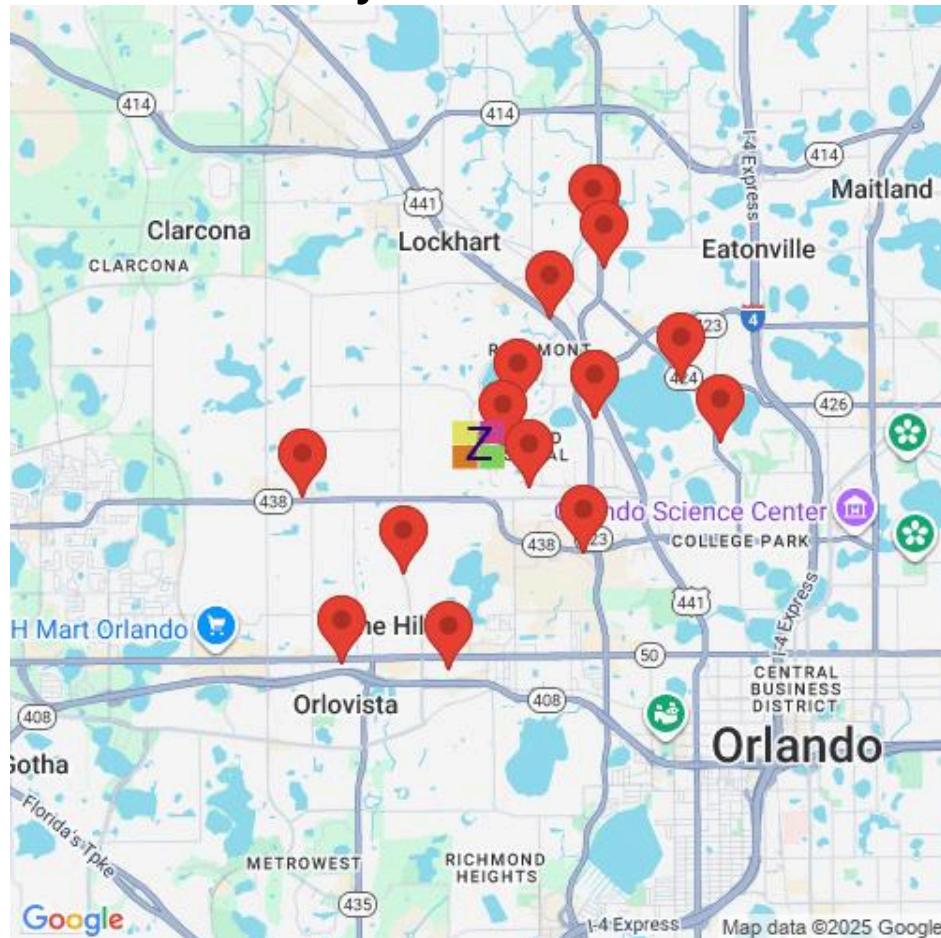
Lead	Type	Count	BSF	DU
Adjacent Land	Automotive	1	3,848	
Adjacent Land	Church	1	2,400	
Permit	Gen Office	1	4,000	
Permit	Gen Retail	1		
Permit-CONC	Restaurant	1		
Permit-PA	Automotive	2		
Permit-PA	Gen Office	1		
Permit-PA	Other	1		
Permit-PA	Road Proj.	1		
Permit-WDN	Other	1		
Permit-WDN	QSR	1		
Rezoning	Auto Repair	2		
Rezoning	Church	1		1
Rezoning	Gen Office	1		
Total		16	10,248	1

Industrial   Projects
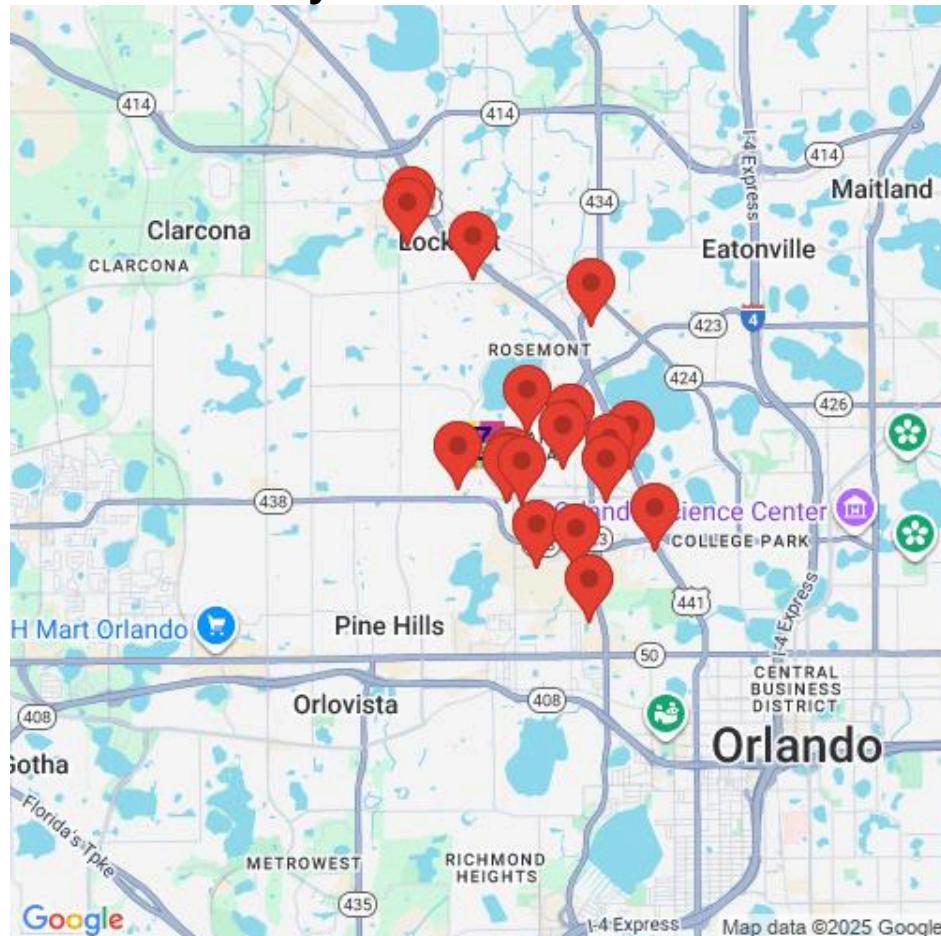
Lead	Type	Count	BSF	DU
Permit	Warehouse	3		
Permit-EXP	Warehouse	1		
Permit-PA	Distribution	1		
Permit-PA	Road Proj.	1		
Permit-PA	Warehouse	3		
Permit-WDN	Self-Storage	1	101,930	
Permit-WDN	Warehouse	2		
Rezoning	Warehouse	8	15,050	
Total		20	116,980	0

Summary Report

Residential Projects
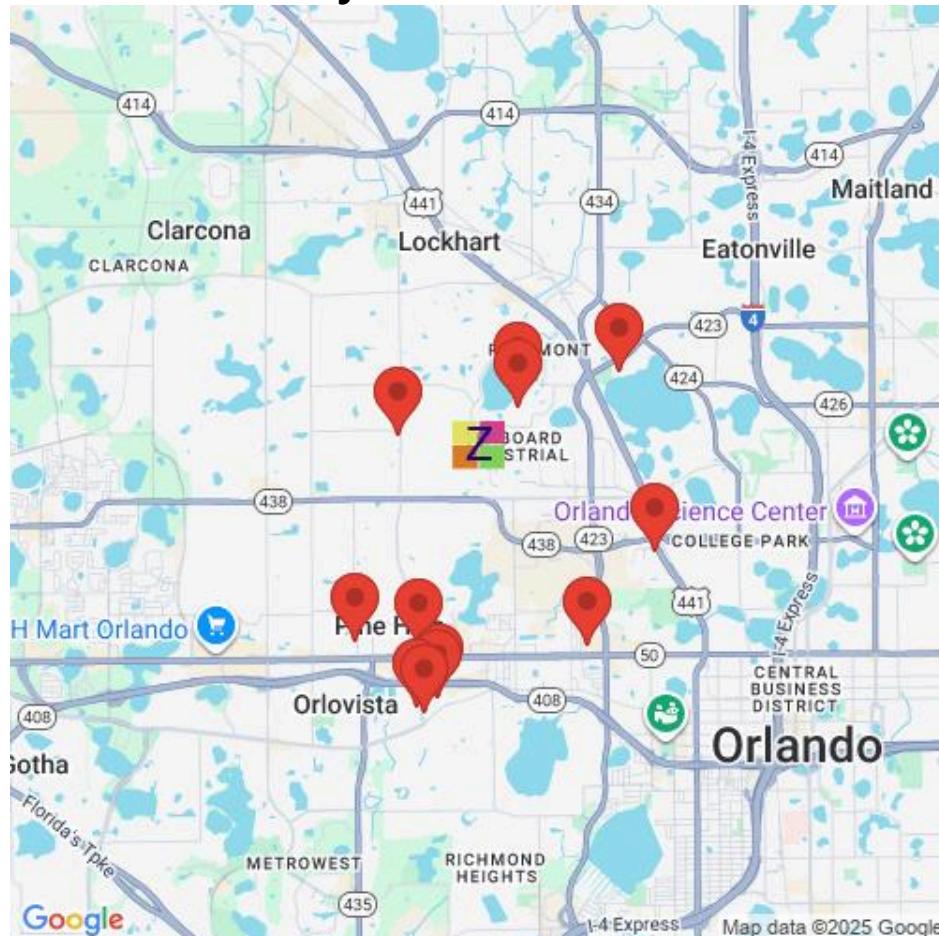
Lead	Type	Count	BSF	DU
Adjacent Land	Apt	2		608
Permit-EXP	SFD	1		
Permit-OP	Apt	1		1,000
Permit-PA	MHP	1		
Permit-PA	SFD	1		
Rezoning	MF	1		158
Rezoning	SFD	3		2
Rezoning	TH	3		21
Total		13	0	1,789

Summary   Report

Market   Overview
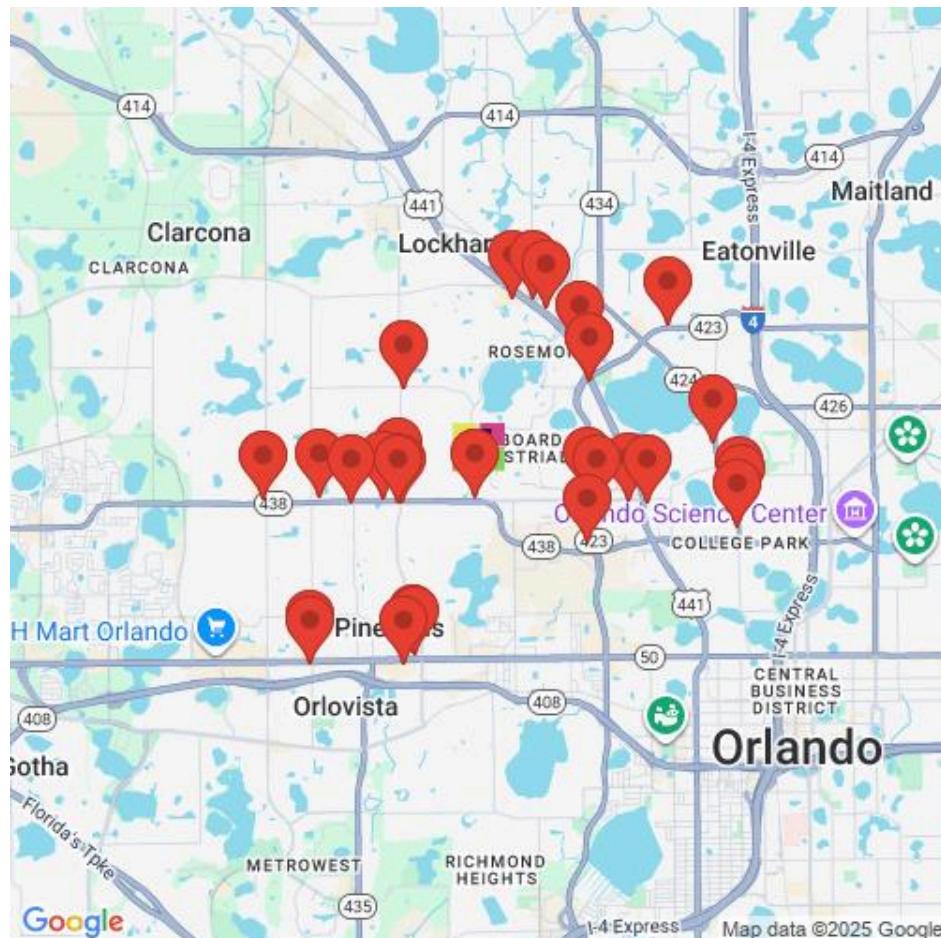
Lead	Type	Count	BSF	DU
Existing	Big Box	3		
Existing	Branch Bank	14		
Existing	C-Store	40		
Existing	Gen Retail	12		
Existing	Grocer	4		
Existing	QSR	46		
Existing	Restaurant	2		
Existing	School	23		
Existing	Hotel	2		
Existing	LIHTC	17		3,412
Existing	Hospital	1		
Existing	School	23		
Total		187	0	3,412

Summary   Report

Land   Listings
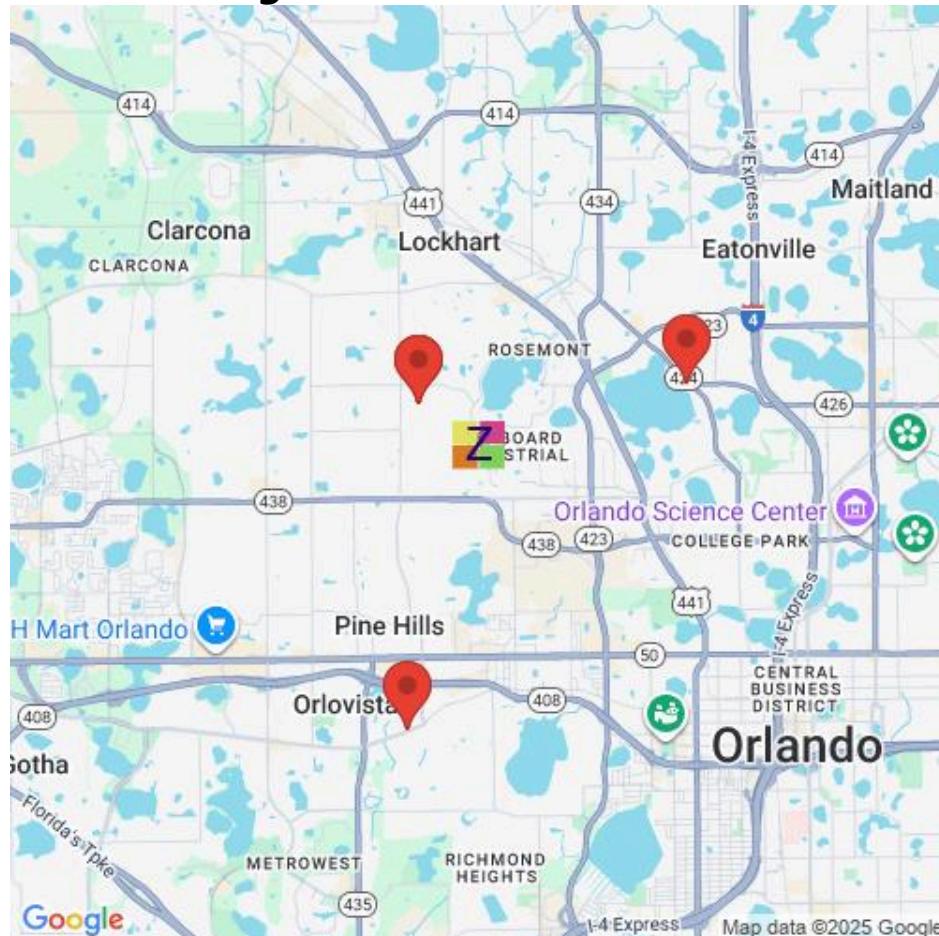
Lead	Type	Count	BSF	DU
Listing Land	Land	1		
Listing Land	Land	2		
Listing Land	Land	1		
Total		4	0	0

Summary   Report

New   Home   Listings
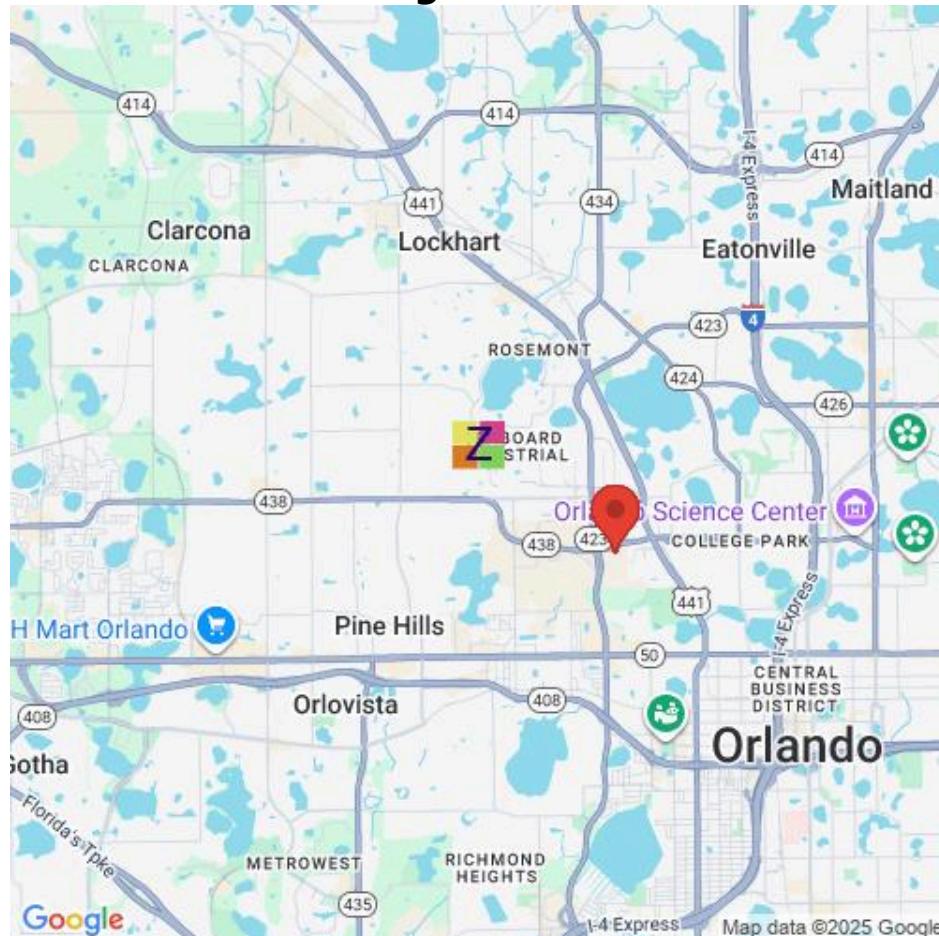
Lead	Type	Count	BSF	DU
Listing NHM	SFD	7	13,515	
Total		7	13,515	0

Summary   Report

Single   Tenant   Listings
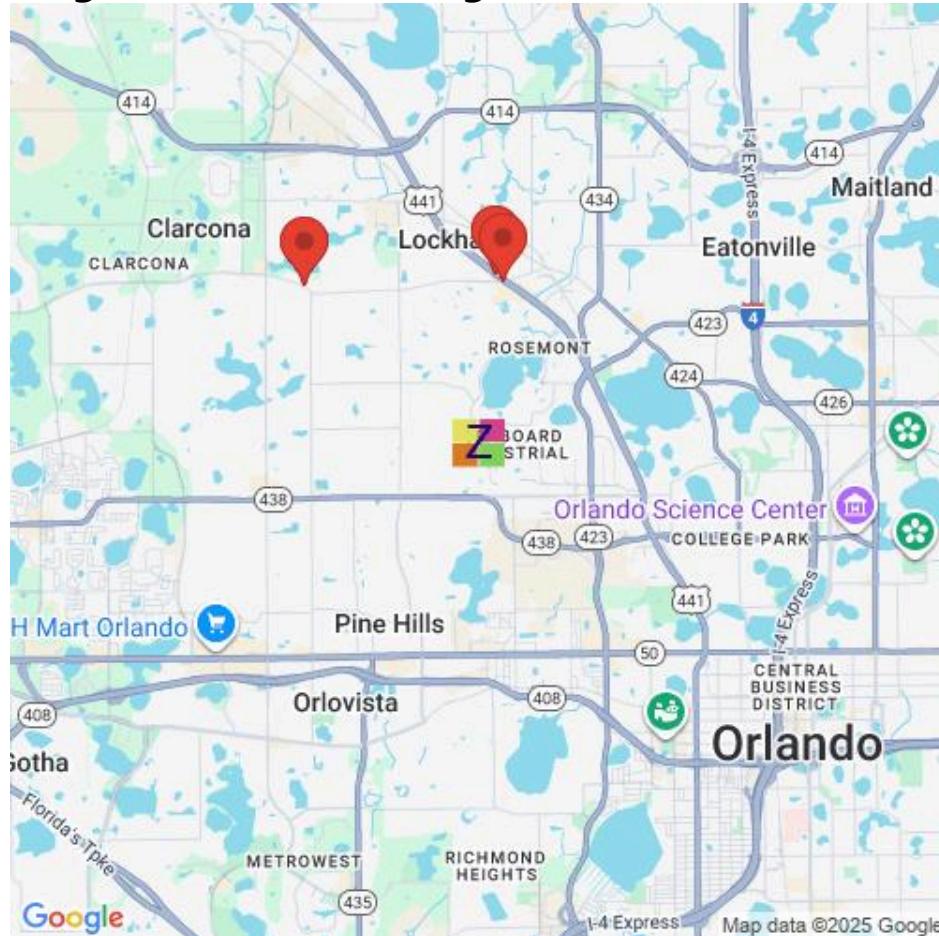
Lead	Type	Count	Acres	BSF
ST Listing	Gen Retail	2	1	11,580
ST Listing	QSR	1	1	4,121
Total		3	2	15,701

Summary Report

Traffic Counts
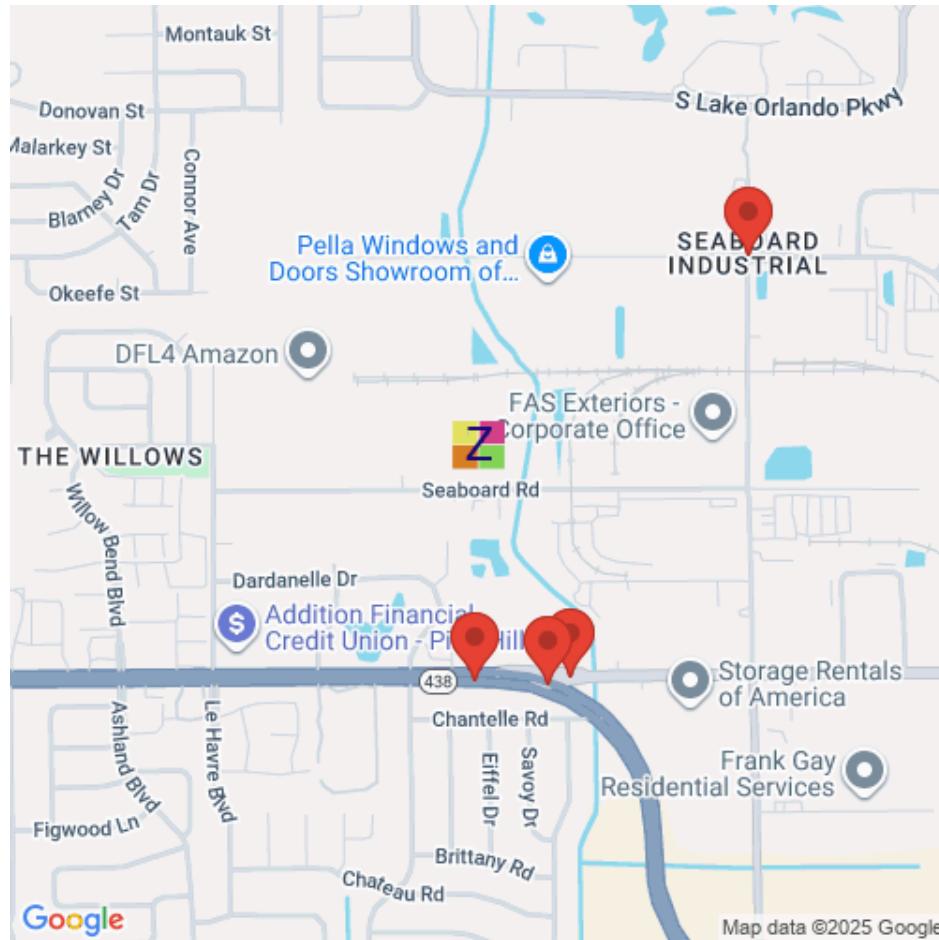
ID	Road	AADT	Distance
A	GOOD HOMES RD to SR435 / KIRKMAN RD	97,000	2.59
B	PRINCETON ST to SMITH ST	950	2.26
C	COLONIAL DR to W SMITH ST	950	2.73
D	SR-408 EB ON RAMP to OLD WINTER GARDEN RD	9,200	2.43
E	EDGEWATER DR to CLAY AVE	9,200	2.88
F	SR423/JOHN YOUNG PKY to SR-500/US 441	8,700	1.29
G	RIO GRANDE AVE to SR 50 / COLONIAL DR	8,300	2.77
H	SR-50/COLONIAL DR to SR-438/ SILVER STAR	8,200	1.42
I	CLARCONA OCOEE RD to MAITLAND BLVD/SR 414	7,600	2.28
J	TO PRINCETON to COOLIDGE AVE	7,400	2.18
K	N GORE OF ROUNDABOUT to US-441/SR-500	7,300	1.47
L	US-441/OBT to SR-434/FOREST CITY R	7,100	1.95
M	JOHN YOUNG PKWY to GREYHOUND BUS STA	650	2.72
N	MERCY DR to US 441/OBT	6,500	0.48
O	POWERS DR to N LAKE ORLANDO PKWY	6,100	0.77
P	COLONIAL DR to PRINCETON ST	52,000	1.58
Q	SR 408 WB to SR 435	5,400	2.54
R	POWERS DR to PINE HILLS RD	5,000	1
S	GOOD HOMES RD to PINE HILLS RD	5,000	1.78
T	SR 435 to SR 408 EB	5,000	2.56
U	CR-526/WINTER GDN RD to SR-50/ COLONIAL DR	49,500	2.47
V	CHURCH ST to CR-526/WINTER GDN RD	49,000	2.88
W	HIAWASSEE RD to KIRKMAN RD	41,500	2.37

Summary   Report

ID	Road	AADT	Distance
X	N LAKE ORLANDO PKWY to ORANGE BLOSSOM TRL	4,800	1.53
Y	PINE HILLS RD to RAMP 901	4,600	2.38
Z	SR 423 to SR 408 WB	4,600	2.9

Agricultural   Projects
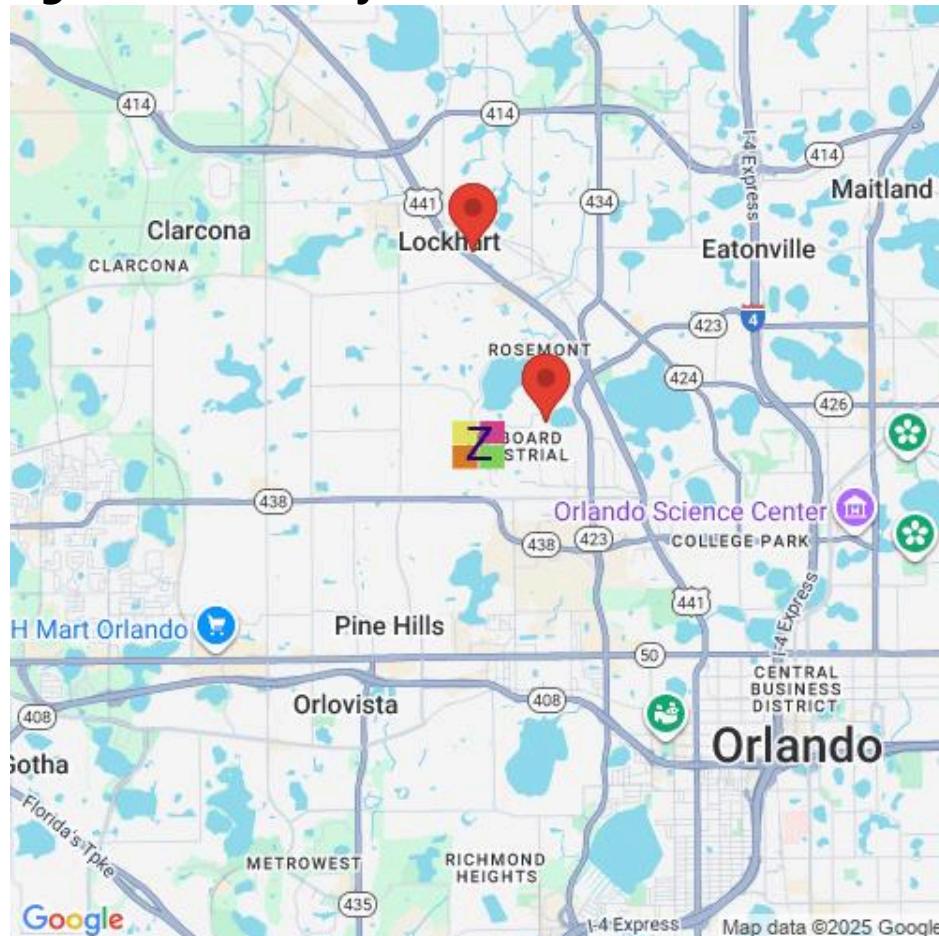
Lead	Type	Count	BSF
Permit	Agricultural	1	
Permit-WDN	Agricultural	1	
Total		2	0

Summary   Report

Government   Projects
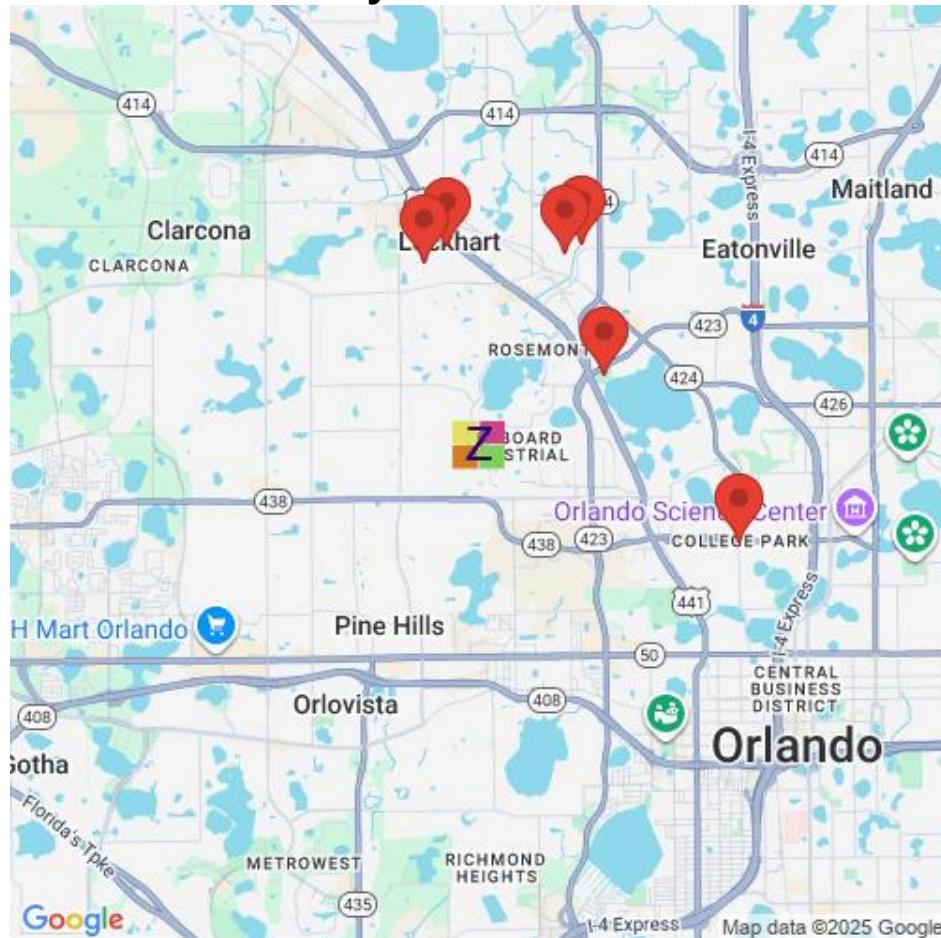
Lead	Type	Count
Permit	Other	1
Permit-EXT	Other	1
Permit-EXT	Road Proj.	1
Permit-PA	Road Proj.	3
Total		6
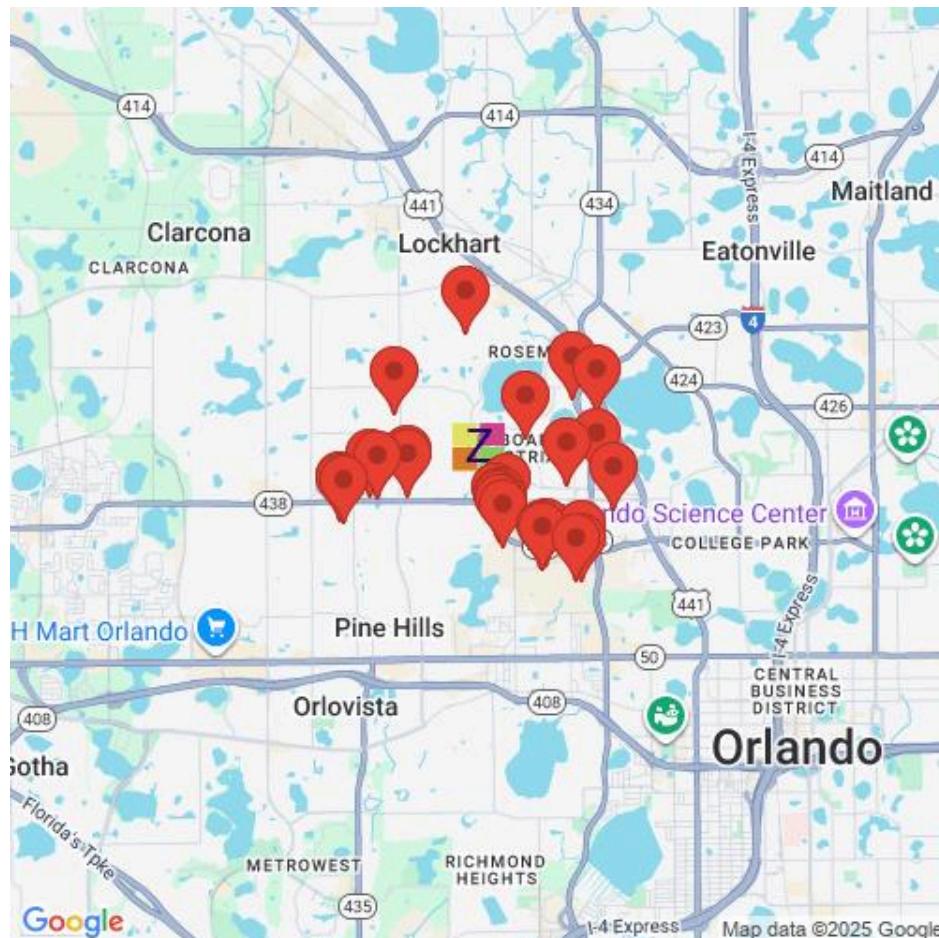
Cell   Towers

Lead	Type	Count
Existing	Cell Tower	75
Total		75

Summary   Report

Road   Projects
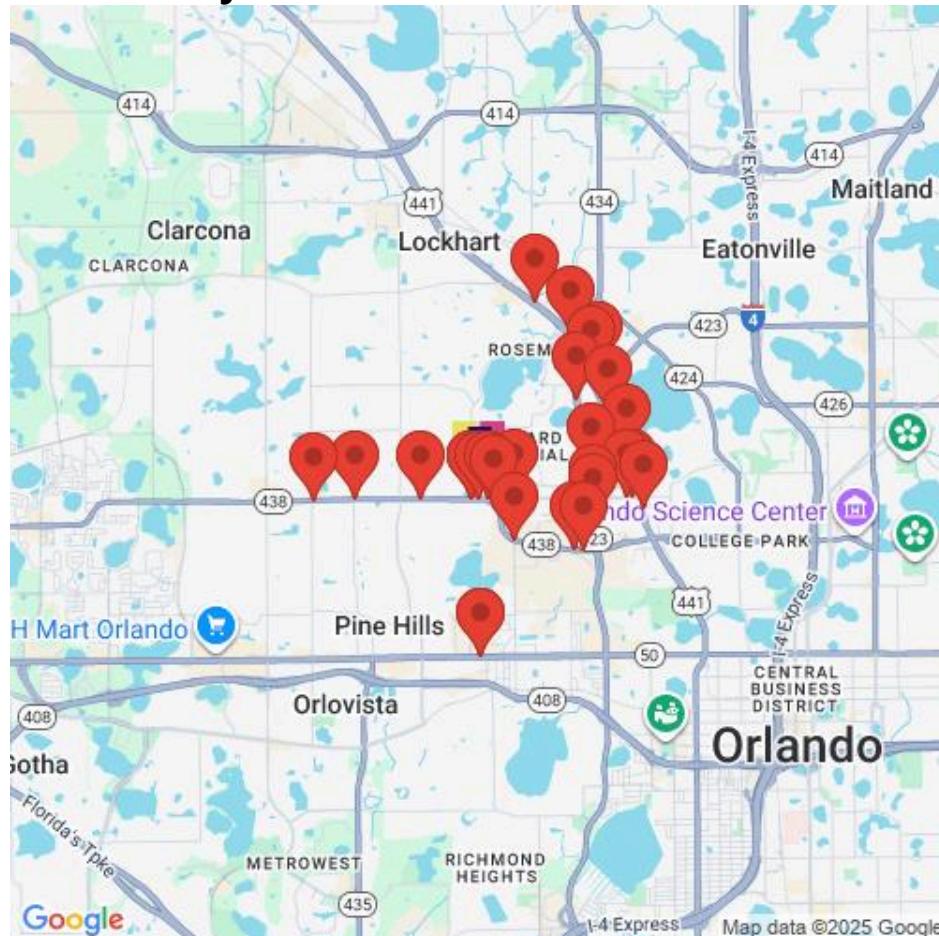
Lead	Type	Count
Existing	Construction	54
Total		54

Definitions & Disclaimers

1. Links are provided to source databases and/or documents. All users are responsible for final verification of notes, BSF, DU, etc.
2. Webbased URL/Hyperlinks were identified by AI and should be vetted by the user.
3. CDD (Community Development District (Data obtained from EMMA)
4. Density (Units per Acre
5. FAR (Floor Area Ratio)
6. BSF (Buildable Square Foot), data obtained from rezoning, construction, or government databases/documentation.
7. DU (Dwelling Units), data obtained from rezoning, construction, or government databases/documentation.
8. Adjacent Land, visual view suggests there may be vacant land nearby for more intense development.
9. Permit-EXT (Florida based terminology, suggesting the owner is extending the permits for 5 year period.)
10. Permit-JD (Florida based terminology, suggesting a Jurisdictional Wetland application was submitted.)
11. Permit-CONC (Florida based terminology, suggesting a Conceptual Permit was submitted.)
12. Permit-WDN (Florida based terminology, suggesting a Construction Application was withdrawn.)
13. Rezoning (Nationwide terminology, suggesting a Rezoning application was submitted.
14. Permit-OP (Florida based terminology, suggesting there may be additional outparcels or other opportunities available.)
15. Existing (Suggests a developed commercial, government, industrial, or residential development. Data is sourced at regular intervals from third parties.)
16. Land Listing (Listing Data is obtained from various web-based and paid data sources. All data should be individually verified.)
17. Big Box (Suggests large commercial retail such as Costco, WalMart, Sams, Target, etc.)
18. LIHTC (Low Income Housing Tax Credit - MF Apt project)
19. Commercial refers to more intense development such as C-Store, QSR, Big Box, Office, Grocer, etc.
20. Residential refers to slightly less intense development such as SFD, TH, Condo, Apt, LIHTC, etc.
21. Inudstrial referst to intense development such as Distribution, Warehouse, Self Storage, Borrow Pit, etc.
22. Agricultural refers to the least intense development such as recreation, farming, rural residential, etc.
23. AADT (Average Annual Daily Traffic)
24. Listing NWHM (Base Floor Plans for new home builders.) Developed Lot Ratios Rural (17%), Transitioning

(22%), and Infill (27%). Updated quarterly.

All data is verified once by Landchecks/Landfinder.AI Users are responsible for final verification of all data. Users understand and agree that applicants may alter their intended development based upon a multitude of factors after their initial submittal.