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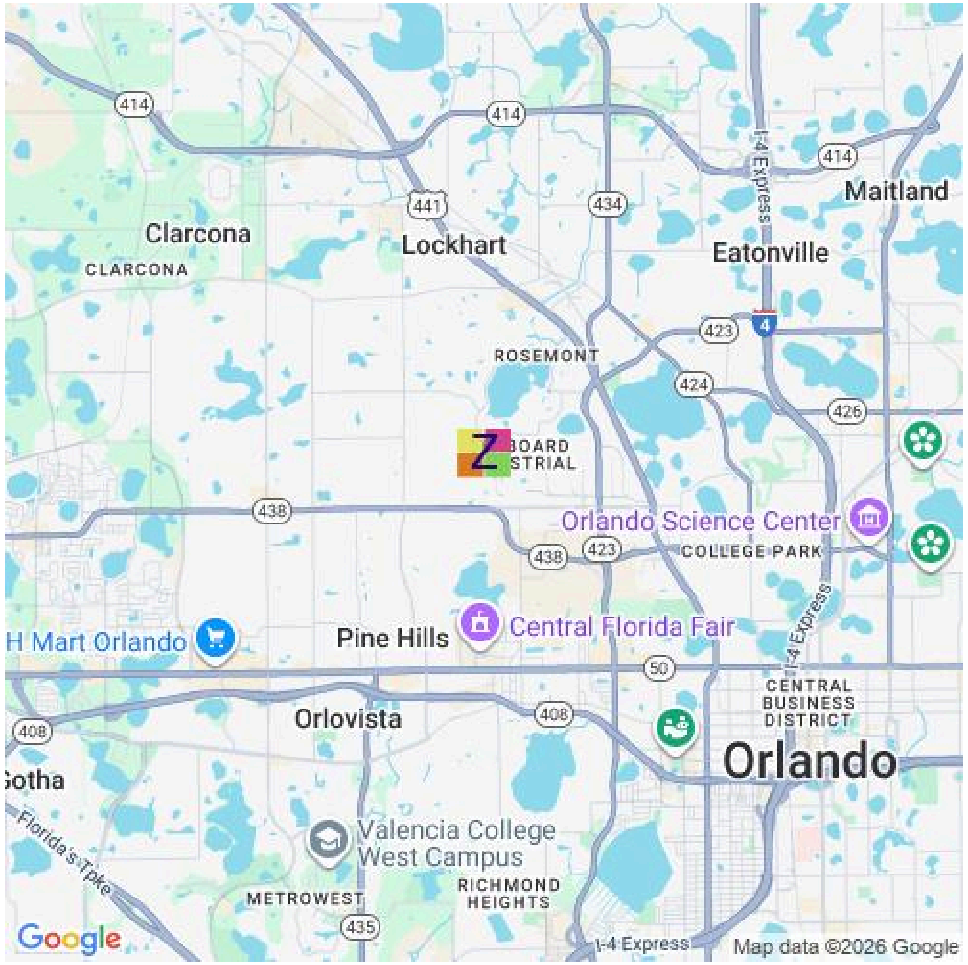
LandFinder Ai
The Future of Land Acquisition

SUMMARY REPORT

Site Intelligence & Market Analysis

Location	4401 Seaboard Road, Orlando, FL, USA
Zip Code	32808
Coordinates	28.582119, -81.437083
Search Radius	3 miles
Report Date	January 26, 2026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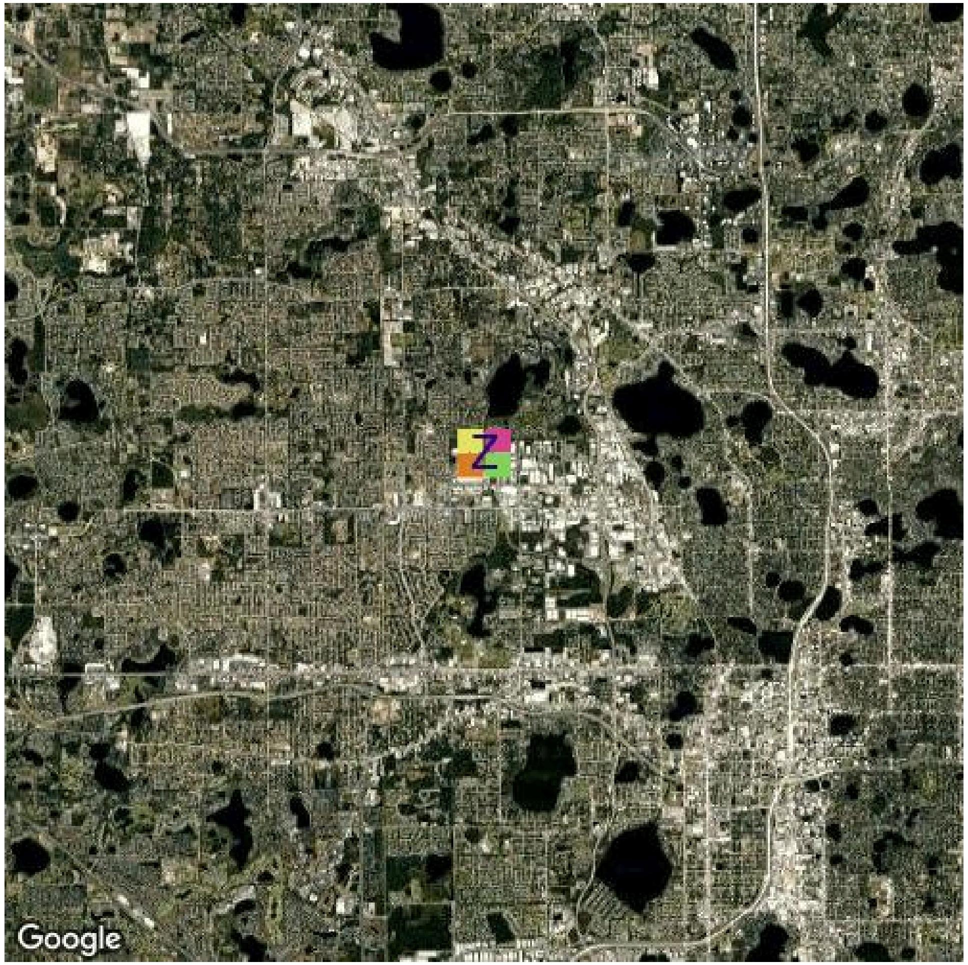
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Macro-Micro Overview

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 Statistics

Commercial - Proposed		Industrial - Proposed		Residential - Proposed	
Records	16	Records	20	Records	13
Total BSF	10,248	Total BSF	116,980	Total DU's	789

Land Listing		Land Listing		Land Listing	
Records	4	Records	4	Records	4
Avg Asking	$853,750	Avg Acres	1.50	Avg Price/Ac	$569,167

ST Listing		ST Listing		ST Listing	
Records	4	Records	4	Records	4
Avg Asking	$3,717,943	Avg Cap	0.06%	Avg NOI	$166,749

New Home Listing		New Home Listing		New Home Listing	
Records	7	Records	7	Records	7
Avg Price	$669,000	Avg BSF	1,931	Avg $/BSF	$347

Proposed Development Pipeline (Commercial, Industrial, Residential): Indicates volume of proposed projects.
Land Listing Benchmarks (Price per Acre and Parcel Size): These represent the most direct market comparables.
Inventory Velocity (Record Counts): This characteristic measures the depth and liquidity of the local market.
Yield and Income Indicators (ST Listings: Cap Rate & NOI): These metrics evaluate the performance of finished, income-producing assets.
Residential Exit Metrics (New Home Price & BSF): This data tracks the end-user market and is the primary input for the Residual Land Value Method.
Development Density (Total BSF and DU’s): These indicators measure the intensity of land use.

Comprehensive Intelligence Analysis: Orlando, FL

Location Context: Zip 32808 | Radius: 3 Miles | Market Type: Infill area with limited availability of land.

1. Demographic & Economic Foundation

- **Population Trend:** The area is exhibiting a growth trajectory of -1.1% based on internal estimates. The 51960 current population indicates steady migration that supports long-term land demand.
- **Demographic Maturity:** With an estimated median age of 33.8, the market consists of an established, equity-rich population profile. This demographic is typically less sensitive to short-term interest rate volatility.
- **Economic Power:** The median household income of $42,259 (HH Range: $1K-$49.9K) provides a strong foundation for residential residual land value, comfortably supporting move-up housing price points.

2. Development Pipeline Signals

- **Future Residential Supply:** 789 proposed units reflect high institutional interest. This pipeline activity, combined with the '25' market grade, suggests a competitive environment for new residential entitlements.
- **Commercial Transition:** The proposed 10,248 BSF of commercial space aligns with the Orlando-Kissimmee-Sanford, FL-Metro market profile, suggesting a transition toward high-density service and retail infrastructure.

3. Market Pricing & Affordability

- **Land Valuation Basis:** Active land listings are averaging $853,750 per acre, providing a transparent benchmark for Sales Comparison analysis.
- **Affordability Analysis:** New homes are averaging $669,000. In relation to the area's $42,259 median income, this suggests a balanced market with healthy absorption potential for new construction.

Zip Code 32808 (ZCTA Data)

CBSA Type	Orlando-Kissimmee-Sanford, FL-Metro	**City**	ORLANDO
State	FL	**State FIPS**	12
County	ORANGE	**County FIPS**	95
FIPS	12095		

Demographics (by Zip Code)

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

Hyper Links(URLs)

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

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

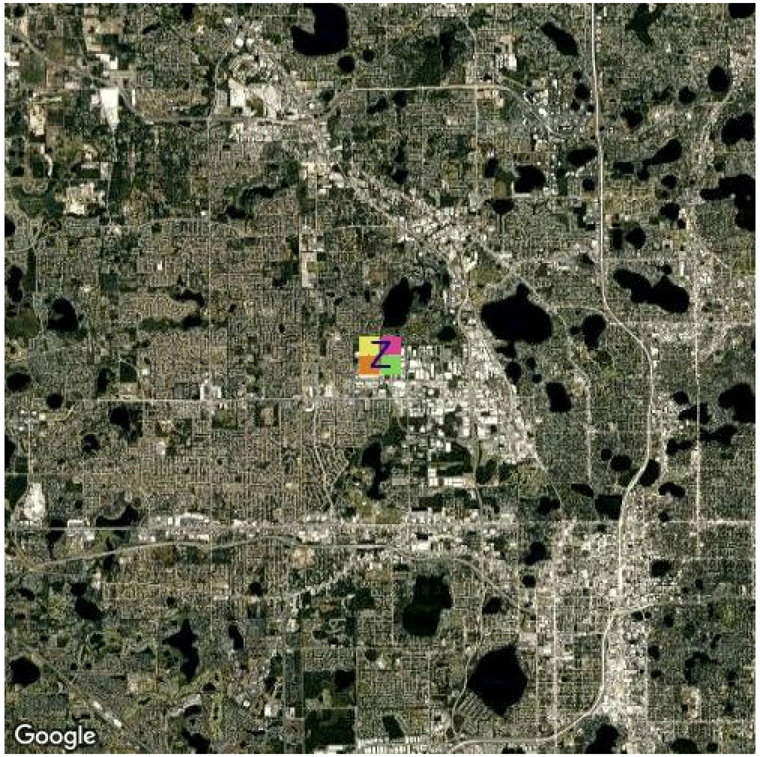
Data Summary within 3 miles

Type	Subtype	Record Count	BSF	DU
AGRICULTURAL	Agricultural	2	0	0
AGRICULTURAL	Land	1	0	0
Cell Tower	Cell Tower	75	0	0
COMMERCIAL	Auto Repair	2	0	0
COMMERCIAL	Automotive	3	3,848	0
COMMERCIAL	Big Box	3	0	0
COMMERCIAL	Branch Bank	14	0	0
COMMERCIAL	Church	2	2,400	1
COMMERCIAL	C-Store	41	4,560	0
COMMERCIAL	Gen Office	3	4,000	0
COMMERCIAL	Gen Retail	15	11,580	0
COMMERCIAL	Grocer	4	0	0
COMMERCIAL	Hospital	1	0	0
COMMERCIAL	Land	2	0	0
COMMERCIAL	Other	2	0	0
COMMERCIAL	QSR	48	4,121	0
COMMERCIAL	Restaurant	3	0	0
COMMERCIAL	Road Proj.	1	0	0
GOVERNMENT	Other	2	840	0
GOVERNMENT	Road Proj.	4	0	0
GOVERNMENT	School	46	0	0
INDUSTRIAL	Distribution	1	0	0
INDUSTRIAL	Road Proj.	1	0	0
INDUSTRIAL	Self-Storage	1	101,930	0
INDUSTRIAL	Warehouse	17	15,050	0
RESIDENTIAL	Apt	3	0	1,608
RESIDENTIAL	Hotel	2	0	0
RESIDENTIAL	Land	1	0	0
RESIDENTIAL	LIHTC	17	0	3,412
RESIDENTIAL	MF	1	0	158

Type	Subtype	Record Count	BSF	DU
RESIDENTIAL	MHP	1	0	0
RESIDENTIAL	SFD	12	13,515	2
RESIDENTIAL	TH	3	0	21
Road Projects	Construction	54	0	0
Traffic Counts	Traffic	68	0	0
Total		**456**	**161,844**	**5,202**

Market Identification Methodology

Market Identification Methodology From an aerial perspective, infill, transitioning, and rural markets are distinguished by the degree and impact of physical and environmental constraints on developable land. The adjacent image reflects the subject submarket and assists the reader in identifying the market type as described below.



Infill markets are typically characterized by highly fragmented land patterns, limited vacant tracts, and pronounced natural or regulatory constraints—such as floodplains, wetlands, steep topography, or established infrastructure corridors—that materially restrict usable acreage and contribute to higher land values.

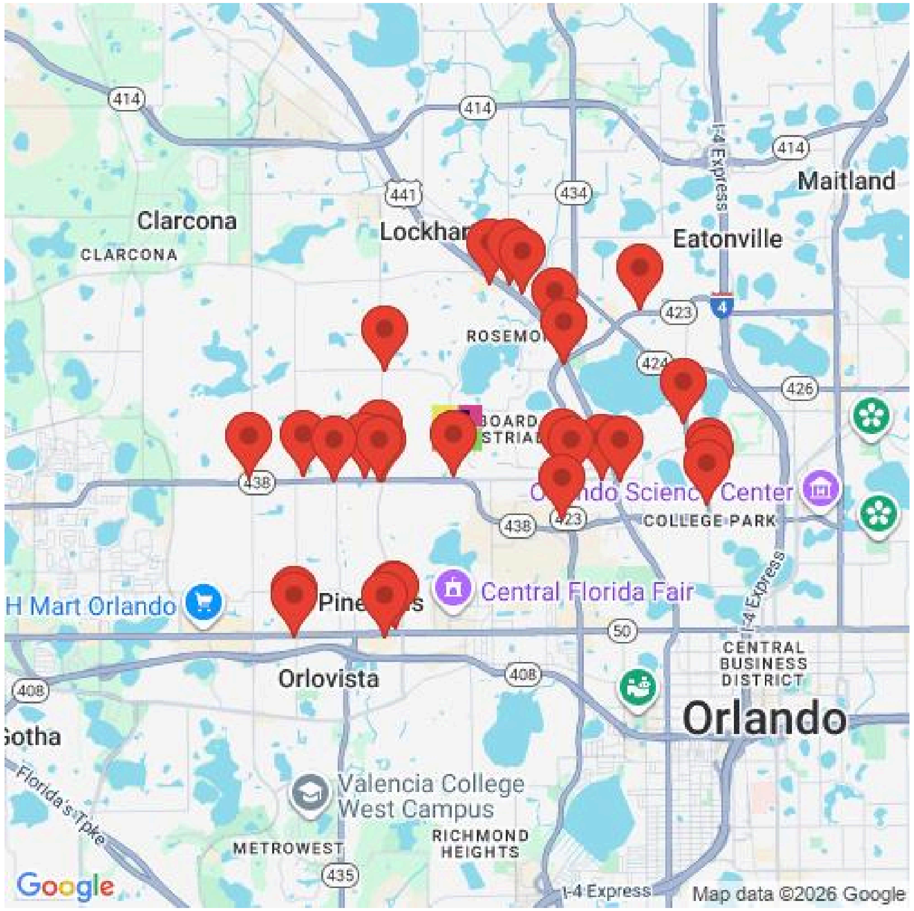
Transitioning markets generally exhibit a mix of open land and emerging development, where mountains, wetlands, and / or floodplains may be present but more selectively influence site planning, allowing values to reflect both current utility and future development potential.

Rural markets are defined by expansive, contiguous land areas with fewer surrounding improvements, where natural features such as topography, waterways, or environmental constraints are more prevalent but exert less immediate pricing pressure due to lower development intensity and longer absorption horizons.LandfinderAI utilizes artificial intelligence and spatial analysis to identify and classify these market types; however, such classifications are intended to assist analysis and should not be solely relied upon for valuation conclusions.

Note: All spatial data is verified via LandfinderAI models.
Users are advised to independently verify market conditions, physical constraints, and underlying assumptions when making valuation decisions to ensure compliance with USPAP and other applicable professional standards.

Market Overview

The market overview reflects existing supporting retail, schools, hospitals, and LIHTC's within the subject vicinity. Market data is obtained annually.

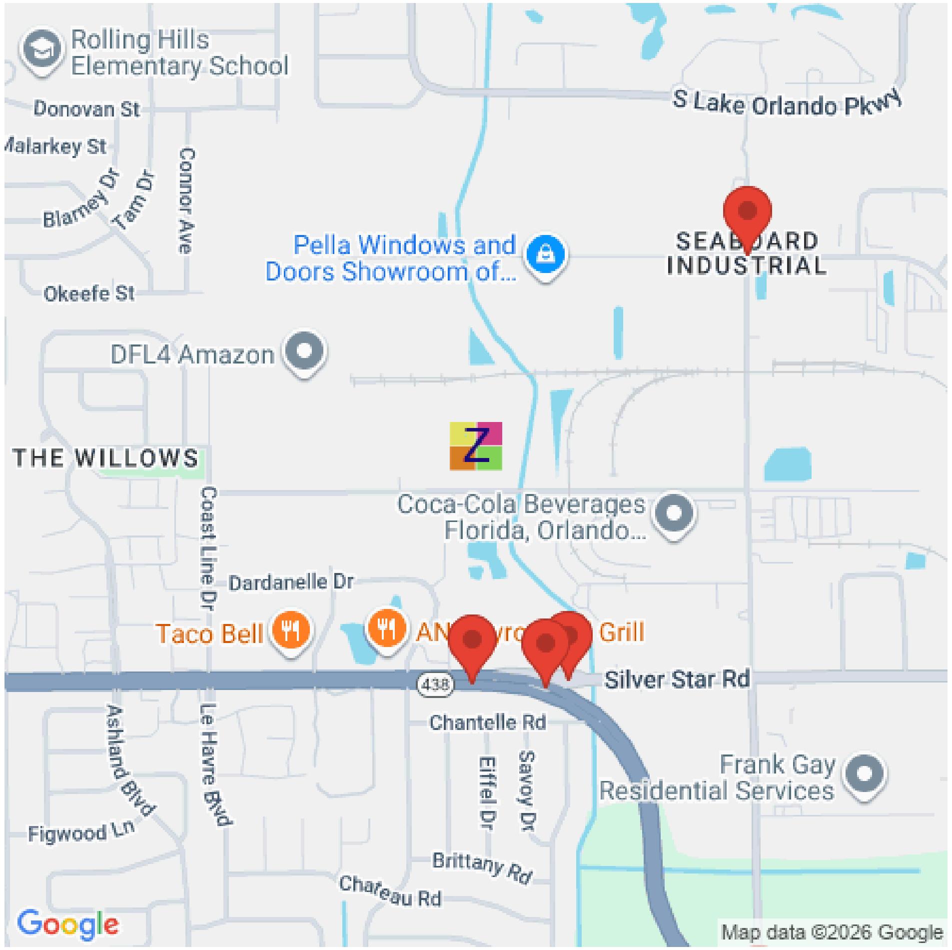


Type	Count	BSF	DU
Big Box	3		
Branch Bank	14		
C-Store	40		
Gen Retail	12		
Grocer	4		
QSR	46		
Restaurant	2		
School	23		
Hotel	2		
LIHTC	17		3,412
Hospital	1		
School	23		
Total	**187**	**0**	**3,412**

Note: Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Traffic Counts

DOT Traffic Counts are obtained from the State Department of Traffic. These data points are updated annually.

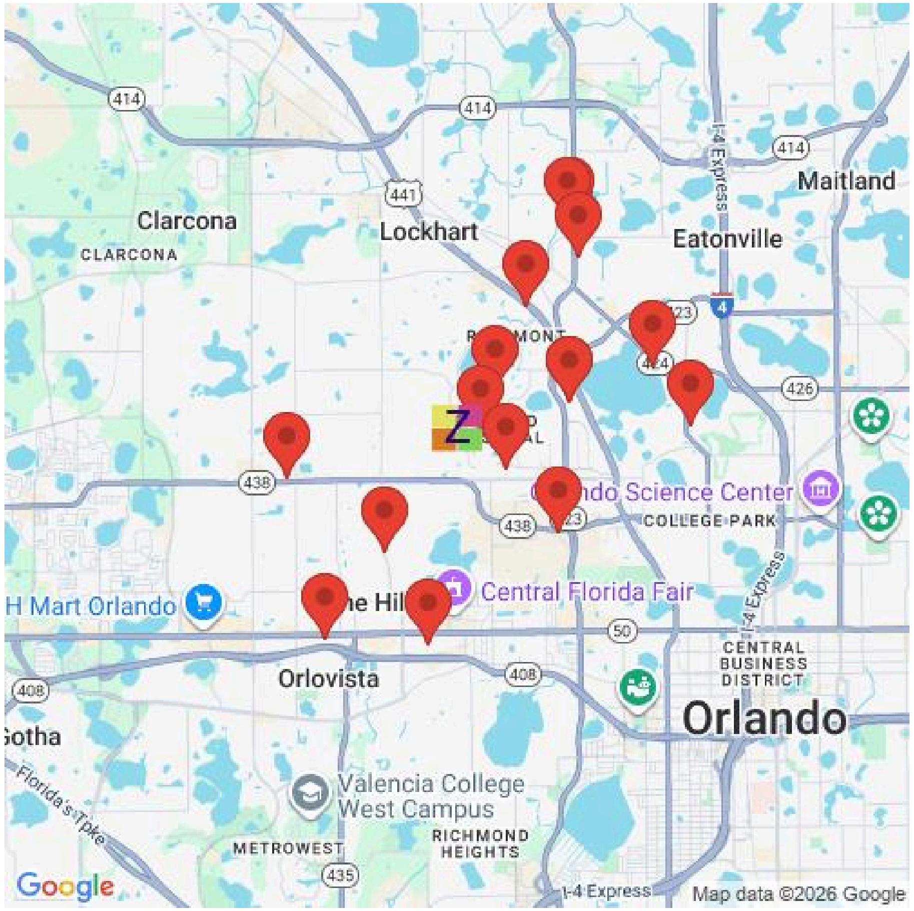


ID	Roadway	AADT	Dist
A	PINE HILLS RD to SR-438/ PRINCETON ST	33,000	0.29
B	SR438/SILVER STAR RD to MERCY DR	20,900	0.31
C	SR-438/PRINCETON ST to SR423/JOHN YOUNG PKY	16,500	0.31
D	MERCY DR to US 441/OBT	6,500	0.48
E	NORTH LN to CINDERLANE PKWY	4,100	0.77
F	POWERS DR to N LAKE ORLANDO PKWY	6,100	0.77
G	MERCY DR to SR423JOHN YOUNG PKWY	24,000	0.84
H	SILVER STAR RD to BEGGS RD	34,000	0.88
I	POWERS DR to PINE HILLS RD	38,500	0.92
J	POWERS DR to PINE HILLS RD	5,000	1

DOT Traffic Counts are obtained from the State Department of Traffic. These data points are updated annually.

Commercial Projects

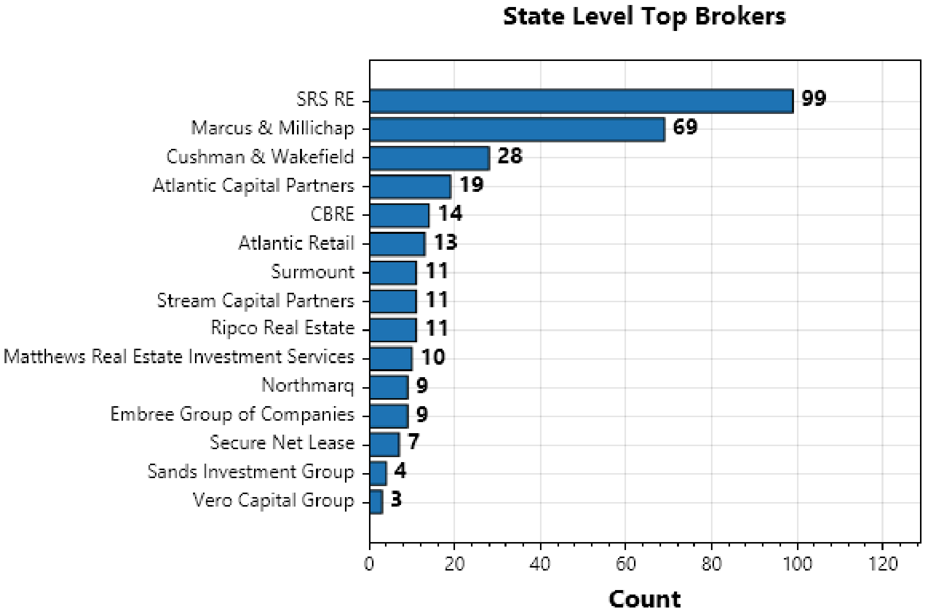
The following data reflects Rezoning and/or Construction Projects within the subject submarket. Note, some BSF data points may be blank if the supporting documentation does not annotate the future development scenario.

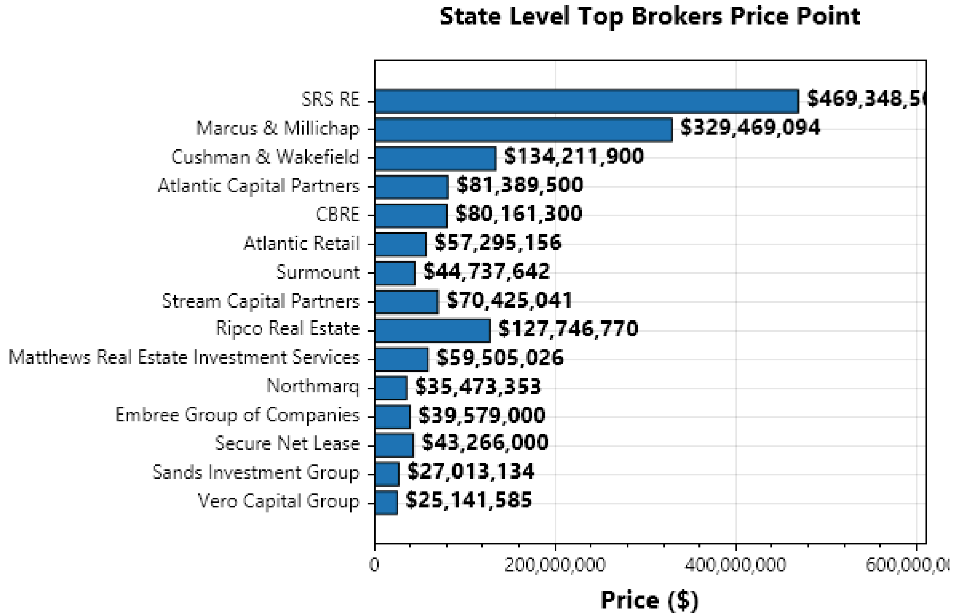


Subtype	Count	Acres	BSF	DU
Auto Repair	2	1.00	0	0
Automotive	3	22.00	3,848	0
Church	2	5.00	2,400	1
Gen Office	3	2.00	4,000	0
Gen Retail	1	11.00	0	0
Other	2	144.00	0	0
QSR	1	1.00	0	0
Restaurant	1	1.00	0	0
Road Proj.	1	6.00	0	0
Total	16	193.00	10,248	1

Note: The data presented herein reflects the trailing 24 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

FL Statewide Capitalization Analysis





The above graphs reflect the top 15 Single Tenant Brokerage firms active in the subject state. They reflect the count of projects analyzed as well as the gross listings since LandfinderAI/Landchecks began analyzing Single Tenant listings.

The table below provides insight into asking Capitalization Rates, asking NOI (Net Operating Income), and asking Price Points by Subtype. State-level aggregation provides essential market context for evaluating single-tenant submarkets. By normalizing listings by property subtype at the state level, broader trends in pricing, capitalization rates, and investor demand become evident, establishing a reliable benchmark for comparison. This macro framework allows users to assess whether observed submarket pricing is consistent with statewide norms or indicative of localized market conditions. State-level analysis also reflects regulatory, tax, and economic influences that materially affect value and should be considered when interpreting submarket data.

FL State Level Subtype Analysis

SubType	Count	Average Asking Price	Average Asking NOI	Average Asking Cap Rate
Auto Repair	40	$2,826,232	$155,816	0.0551%
Automotive	1	$14,500,000	$780,000	0.0538%
Big Box	16	$10,262,328	$614,361	0.0591%
Branch Bank	15	$4,725,239	$228,425	0.0521%
C-Store	77	$5,568,918	$284,725	0.0527%
Car Wash	6	$5,221,667	$352,404	0.0667%
Gen Office	2	$11,465,000	$773,856	0.0675%
Gen Retail	66	$4,993,628	$318,396	0.0650%
Grocer	4	$3,955,055	$198,175	0.0498%
Medical	98	$5,092,862	$310,810	0.0625%
Office	3	$2,725,833	$175,045	0.0613%
QSR	135	$3,829,849	$185,340	0.0516%
Restaurant	28	$4,661,440	$264,055	0.0558%
School	9	$3,819,417	$280,335	0.0684%
Warehouse	1	$5,932,000	$407,769	0.0687%

Single Tenant Listings

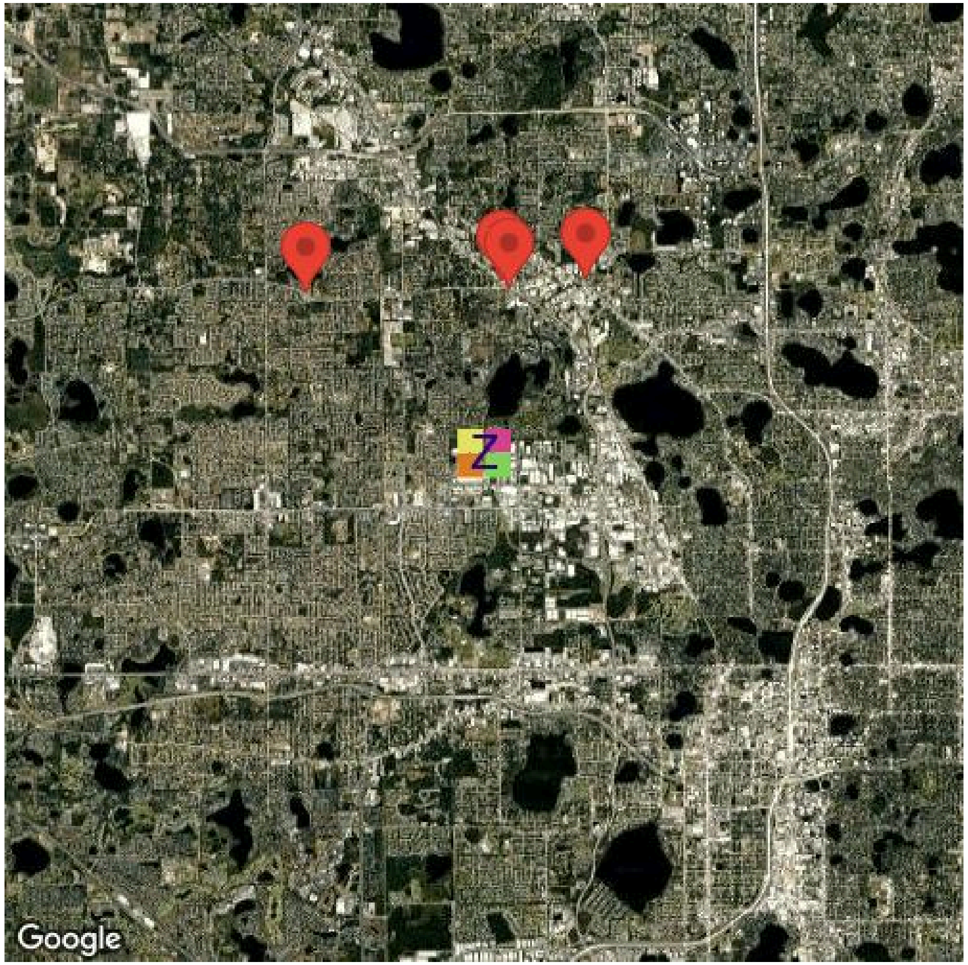
Single-tenant retail performance and site characteristics vary materially by market type, influencing investor demand, development feasibility, and long-term operational stability.

In infill markets, single-tenant retail sites are typically constrained by land scarcity, higher acquisition costs, and complex entitlement processes, but benefit from dense population, strong traffic counts, and established retail trade areas, which tend to support durable tenant demand and long-term occupancy.

Transitioning markets often present a balance of affordability and growth potential, where expanding rooftops, infrastructure investment, and evolving traffic patterns can support new single- tenant retail development, though absorption and tenant credit strength may vary depending on the pace of surrounding residential and commercial growth.

In rural markets, single-tenant retail is more closely tied to local employment drivers, highway exposure, and limited competitive supply, with site performance often influenced by regional traffic corridors and tenant reliance on destination or convenience based demand.

Market type analysis is intended to provide context regarding location dynamics and should be considered alongside site - specific factors, tenant characteristics, and prevailing market conditions when making real estate or investment decisions, with users responsible for independent verification to ensure compliance with applicable professional standards.

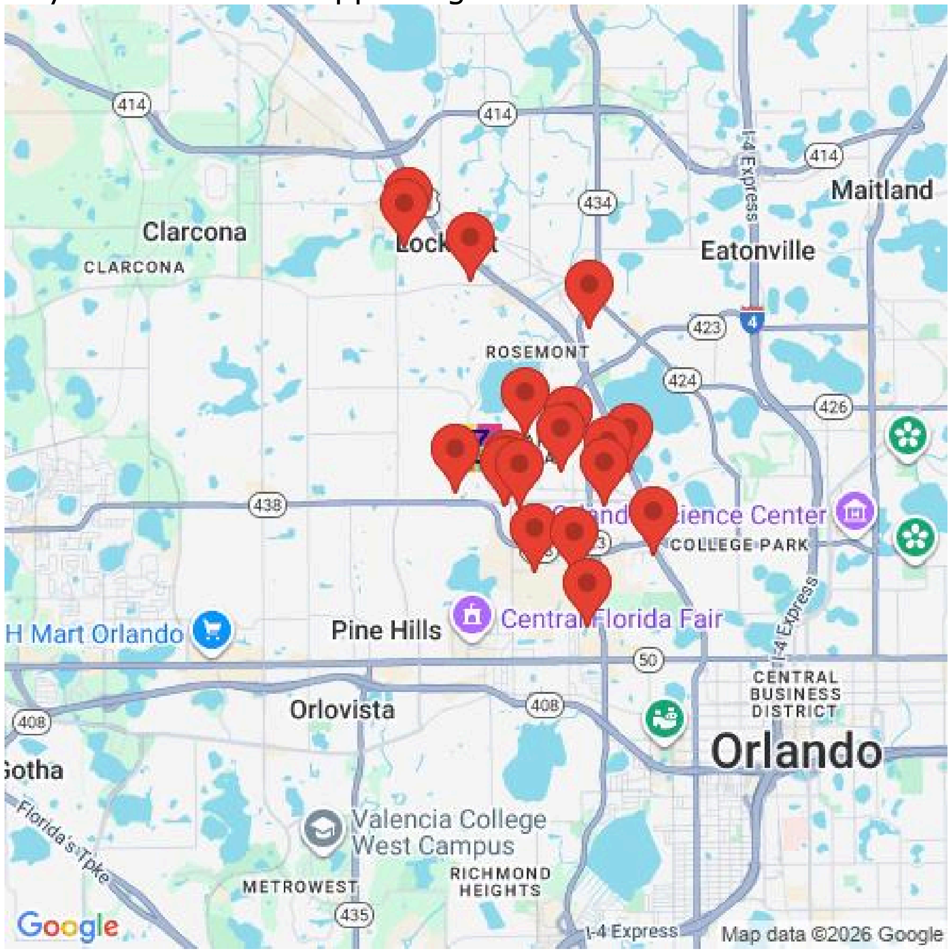


Name	Avg BSF	Asking Price	NOI	Cap Rate
C-Store	4560	$3,333,000	$250,000	0.0750
Gen Retail	5790	$3,892,000	$132,381	0.0681
QSR	4121	$3,928,830	$117,865	0.0300

Note: The data presented herein reflects the trailing 12 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Industrial Projects

The following data reflects Rezoning and/or Construction Projects within the subject submarket. Note, some BSF data points may be blank if the supporting documentation does not annotate the future development scenario.

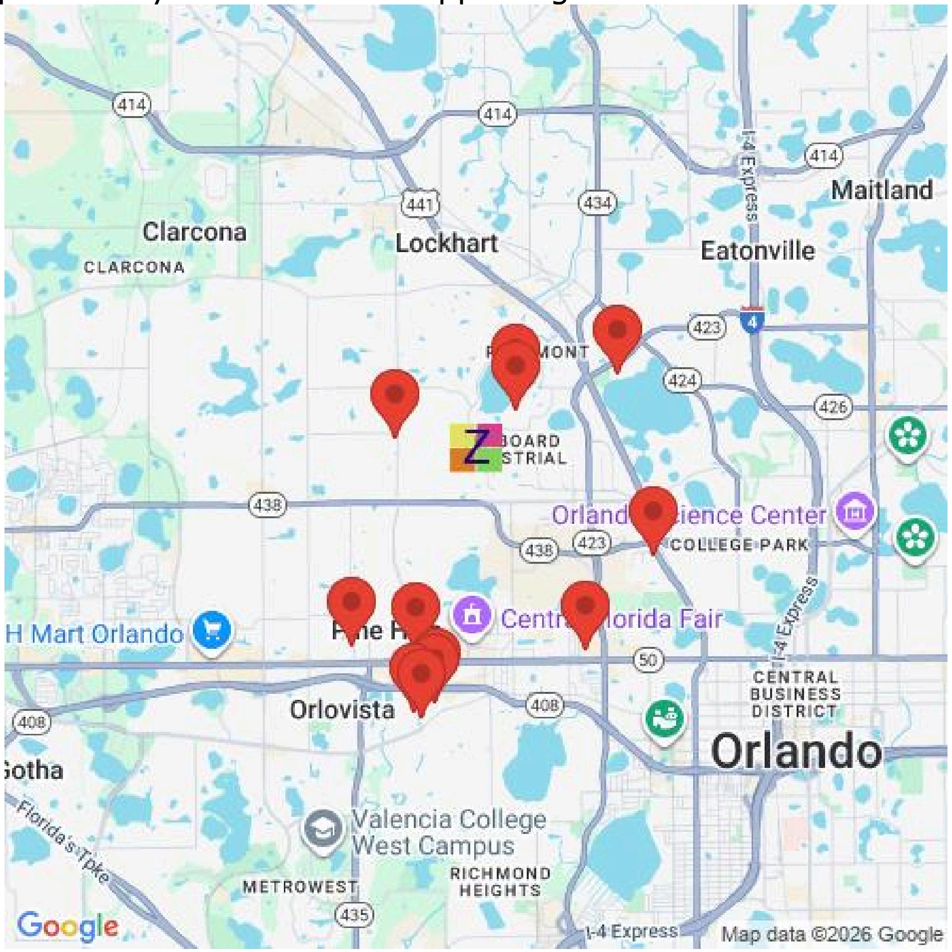


Type	Count	Acres	BSF	DU
Warehouse	3	21.00	0	0
Warehouse	1	3.00	0	0
Distribution	1	61.00	0	0
Road Proj.	1	2.00	0	0
Warehouse	3	42.00	0	0
Self-Storage	1	1.00	101,930	0
Warehouse	2	18.00	0	0
Warehouse	8	24.00	15,050	0
Total	**20**	**172.00**	**116,980**	**0**

Note: The data presented herein reflects the trailing 24 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Residential Projects

The following data reflects Rezoning and/or Construction Projects within the subject submarket. Note, some BSF and DU data points may be blank if the supporting documentation does not annotate the future development scenario.



Type	Count	Acres	BSF	DU
SFD	5	133.49	0	2
Apt	3	159.77	0	1,608
TH	3	2.13	0	21
MHP	1	27.14	0	0
MF	1	7.93	0	158
Total	**13**	**330.45**	**0**	**1,789**

Note: The data presented herein reflects the trailing 24 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

RESIDUAL ANALYSIS

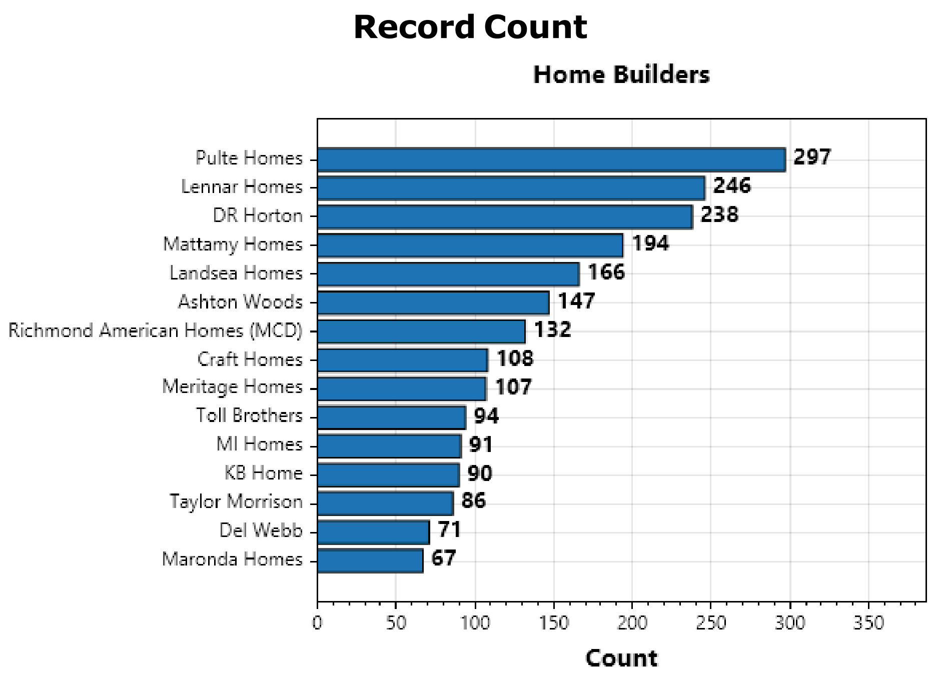
The residual land value methodology estimates developed residential lot value by allocating a market-derived percentage of the projected finished home value to the underlying lot, after considering typical development, entitlement, and market risk factors. For purposes of this analysis, allocation benchmarks of approximately 17 percent for rural markets, 22 percent for transitioning markets, and 27 percent for infill markets were applied, reflecting observed variations in land scarcity, infrastructure availability, and absorption characteristics.

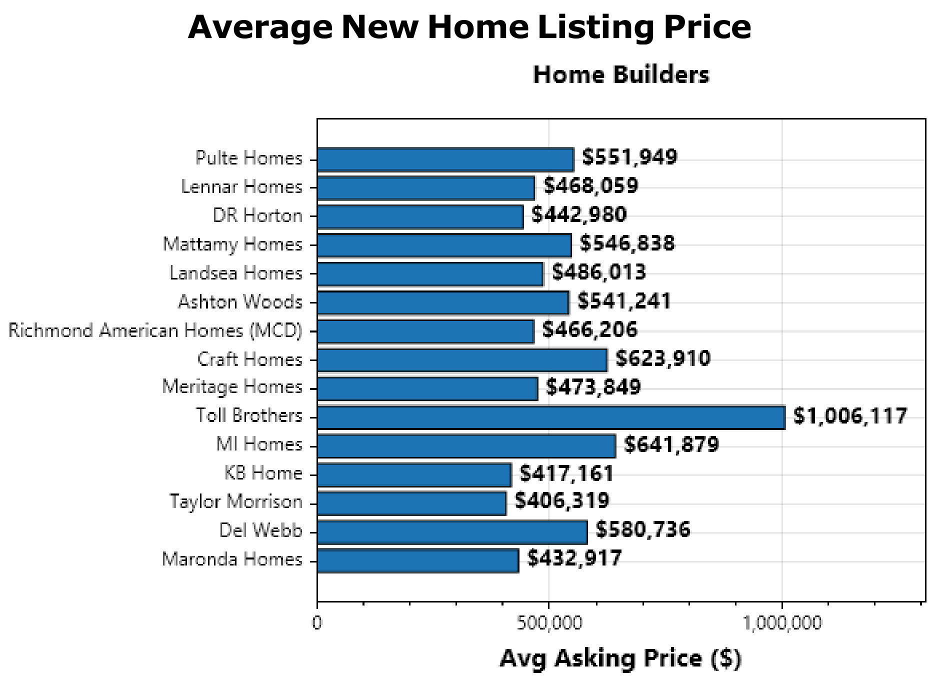
Market conditions were evaluated using Quick Move-In (QMI) new home data, which provides current insight into pricing, product mix, and near-term demand. The analysis further considers lot ratios and price per frontage foot across common residential product types, including approximately 20′ TH, 40′, 50′, 60′, and 70′ SFD lots. Frontage-based pricing is used as a comparative metric to normalize value differences across varying lot widths and densities. These inputs support a reasoned reconciliation of residual lot value that reflects prevailing market behavior rather than formulaic outcomes.

The methodology relies on typical market assumptions and should be interpreted in the context of local zoning, design standards, and development constraints. Users are advised to independently verify assumptions and conclusions when applying the results to valuation decisions in order to maintain USPAP compliance.

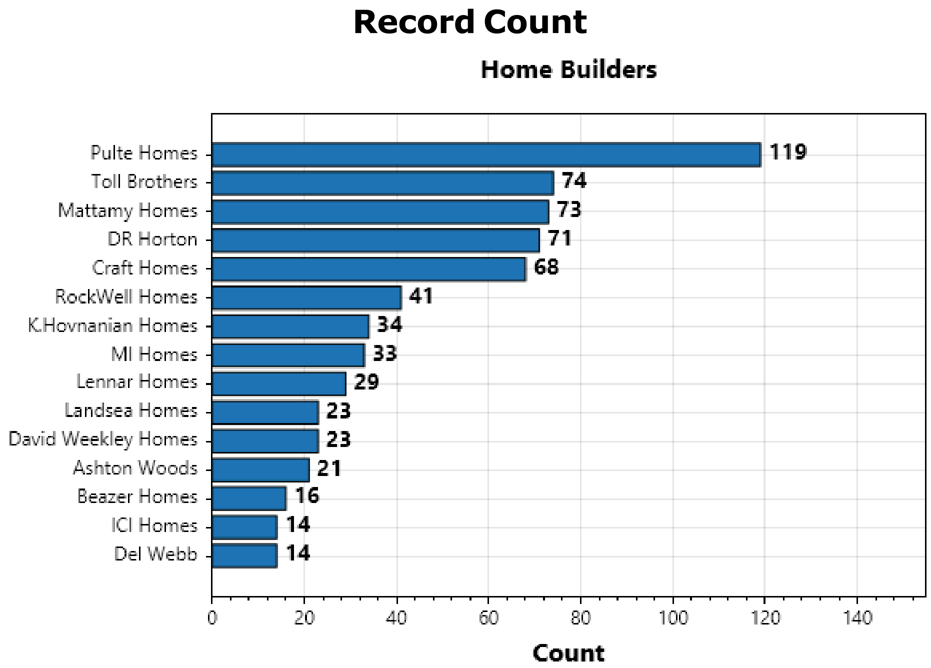
Note, the top builders and Quick Move In data presented below reflects the most recent quarter. The land analysis for residential purposes represents land tracts greater than 10 acres which are typical minimums for residential developers. Furthermore, if the subject is not located within a CBSA only, the subject county and submarket will be available.

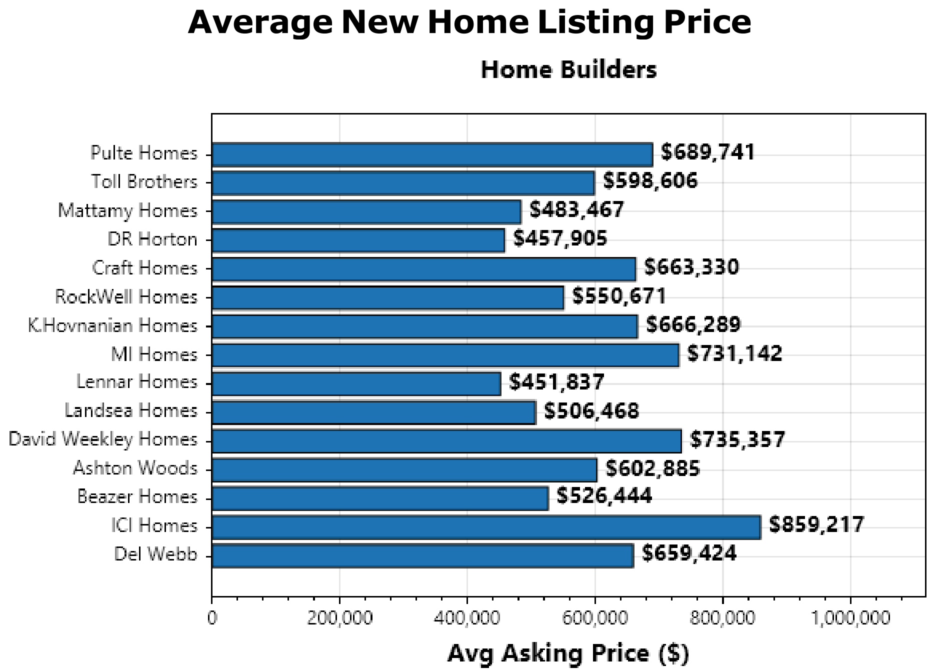
CBSA Top Home Builders





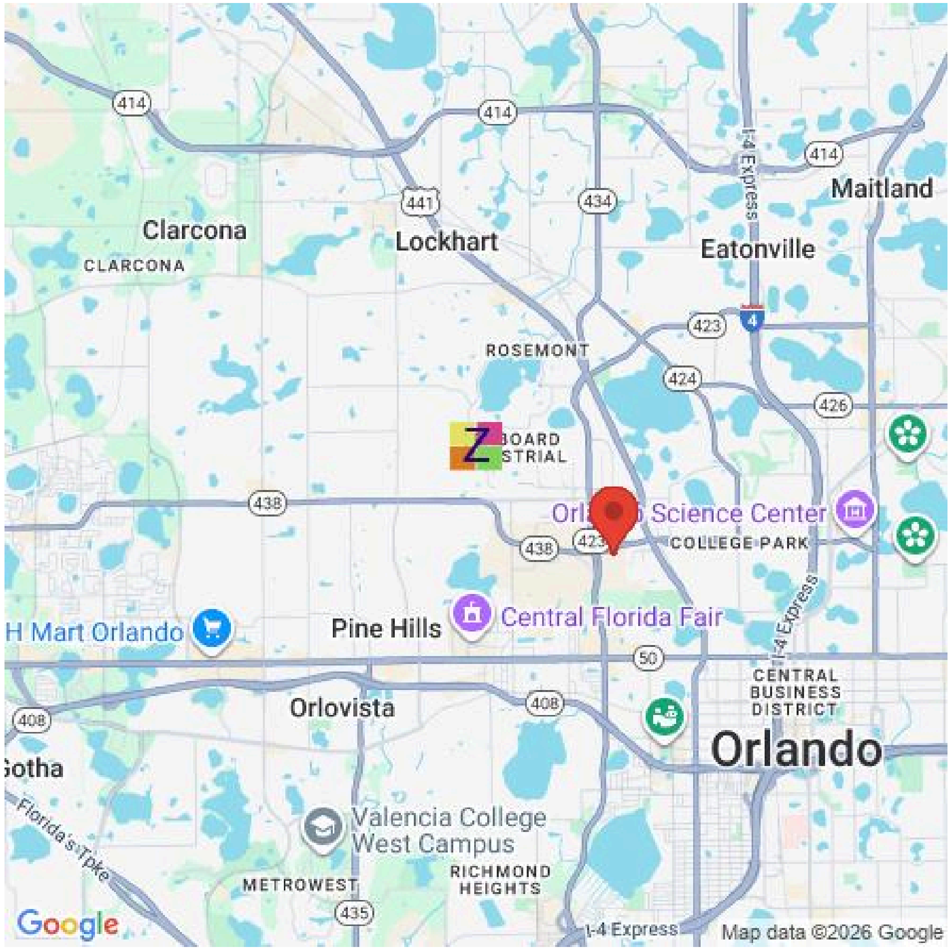
ORANGE Top Home Builders





Submarket New Home Listings

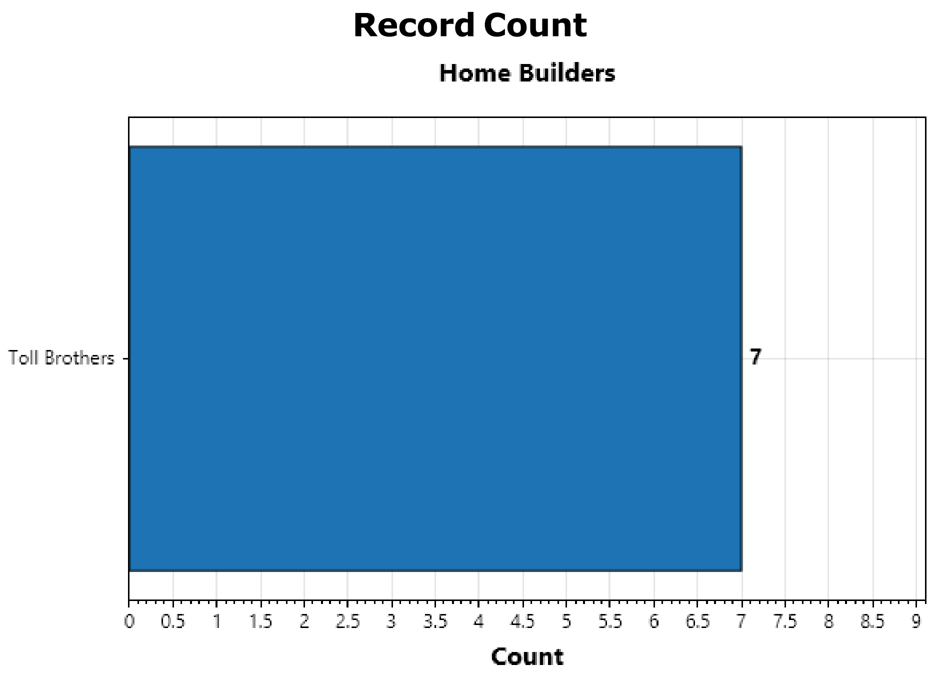
The following data reflects New Home Quick Move In inventory homes within the subject submarket.

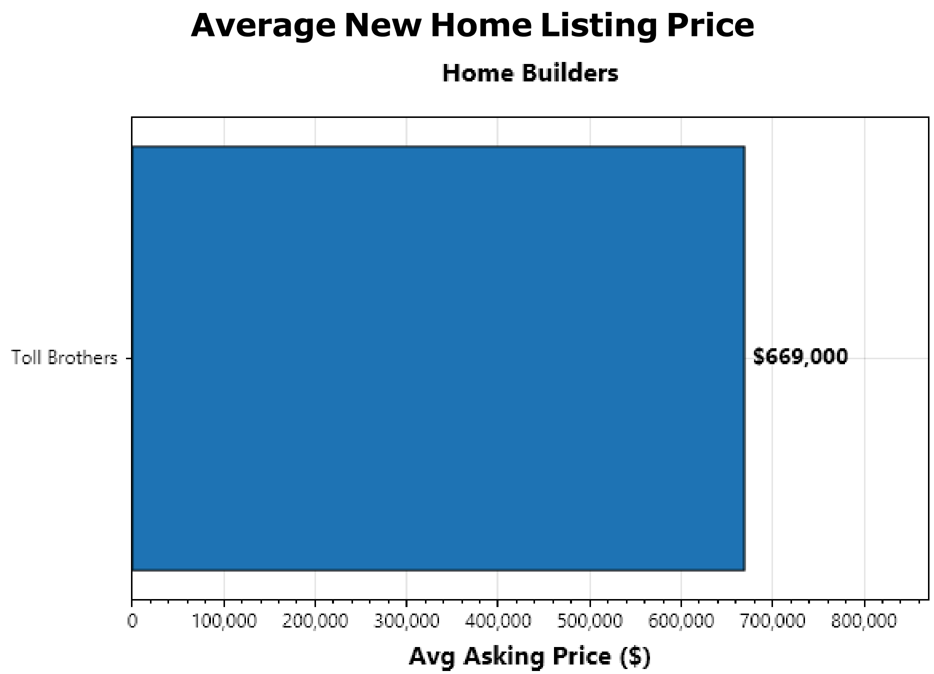


Type	Count	Avg BSF	Avg Asking Price
SFD	7	1,930	$669,000

Note: The data presented herein reflects the trailing quarter. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Submarket By Top Home Builders





NEW HOME DISTRIBUTION

The tables below summarize the distribution of new home listings (Quick Move Ins - QMI) by size and price range, providing insight into current product positioning and market demand.

LandfinderAI (Landchecks) attempts to provide a Macro-Micro analysis for the user. Concentrations within lower or mid-range price points may indicate affordability-driven absorption, while limited activity at higher price points can signal pricing resistance or longer sellout timelines. When pricing increases are observed without corresponding growth in home size, it may reflect rising land and development costs rather than enhanced product features.

Sustained upward pressure on single-family detached pricing can also indicate increasing affordability constraints, which may create favorable conditions for higher-density development such as townhomes or multifamily product. As single-family prices approach locally supported thresholds, demand often shifts toward attached or smaller-format housing that offers lower per-unit pricing.

Accordingly, the table should be reviewed not only as a snapshot of current supply, but also as an early indicator of when market conditions may support denser development formats.

CBSA New Home(QMI) Listing Analysis

New Home BSF Range (CBSA)

Range	Count
0 - 1,999	969
2,000 -2,999	1,188
3,000 - 3,999	344
4,000 - 4,999	61
5,000 & Greater	5

New Home Price Range (CBSA)

Range	Count
$0-$249,999	8
$250,000 - $499,999	1,490
$500,000 - $749,999	847
$749,000 - $999,999	195
$1,000,000 & Greater	65

County New Home(QMI) Listing Analysis

New Home BSF Range (County)

Range	Count
0 - 1,999	248
2,000 -2,999	282
3,000 - 3,999	134
4,000 - 4,999	20
5,000 & Greater	1

New Home Price Range (County)

Range	Count
$0-$249,999	2
$250,000 - $499,999	260
$500,000 - $749,999	295
$749,000 - $999,999	122
$1,000,000 & Greater	41

Submarket New Home(QMI) Listing Analysis

New Home BSF Range (County)

Range	Count
0 - 1,999	4
2,000 -2,999	3
3,000 - 3,999	0
4,000 - 4,999	0
5,000 & Greater	0

New Home Price Range (County)

Range	Count
$0-$249,999	0
$250,000 - $499,999	0
$500,000 - $749,999	6
$749,000 - $999,999	1
$1,000,000 & Greater	0

Land Listing Analysis

The tables below summarize observed market data (Land Listings) within Macro to Micro (defined search radius) and are intended to provide context regarding current supply characteristics, pricing behavior, and development patterns.

The distribution of listings across size, price, acreage, or income ranges may indicate prevailing demand thresholds, market segmentation, and areas of relative scarcity or concentration. Higher concentrations in certain ranges can reflect where market activity is most active, while limited representation in other ranges may suggest constrained supply, longer absorption timelines, or elevated execution risk.

Pricing metrics shown represent asking levels or observed positioning at the time of analysis and should be viewed as indicative rather than definitive. Users should evaluate the data alongside local zoning, utility access, entitlement status, competitive supply, construction and development costs, and anticipated absorption. Market conditions, buyer preferences, and development strategies can evolve over time, which may materially impact outcomes.

Accordingly, the tables are best used as a framework for understanding market dynamics and informing scenario-based analysis rather than as standalone indicators of value or performance. Note, we have utilized these brackets (0.80 -4.99, 5.00-19.99, 20.00-49.99, 50.00-99.99, and 100 & Above) as they are reflective of different industries. Typical ST Retail utilize 0.8 to 4.99 acre tracts, Grocer, Big Box, Apt, and Mixed Use developers generally utilize 5 - 19.99 acre tracts, and so on.

These quick guides are meant to be a quick overview of most typical buyer segmentation.

State Level Listing Analysis

Land Listings - Acreage Range Count

Range	Count
< 0.80	66
0.80 - 4.99	5,295
5.00 - 19.99	2,310
20.00 - 49.99	743
50.00 - 99.99	240
100 & above	273

Land Listings - Average Price Point

Range	Average
< 0.80	$3,580,598.05
0.80 - 4.99	$326,556.33
5.00 - 19.99	$133,725.89
20.00 - 49.99	$53,078.64
50.00 - 99.99	$37,668.46
100 & above	$17,668.38

CBSA Level Listing Analysis

Land Listings - Acreage Range Count

Range	Count
< 0.80	1
0.80 - 4.99	420
5.00 - 19.99	213
20.00 - 49.99	42
50.00 - 99.99	14
100 & above	8

Land Listings - Average Price Point

Range	Average
< 0.80	$0.00
0.80 - 4.99	$352,730.37
5.00 - 19.99	$286,982.18
20.00 - 49.99	$121,718.72
50.00 - 99.99	$63,565.68
100 & above	$30,314.51

County Level Listing Analysis

Land Listings - Acreage Range Count

Range	Count
< 0.80	0
0.80 - 4.99	163
5.00 - 19.99	38
20.00 - 49.99	9
50.00 - 99.99	2
100 & above	1

Land Listings - Average Price Point

Range	Average
< 0.80	$0.00
0.80 - 4.99	$414,967.80
5.00 - 19.99	$485,811.31
20.00 - 49.99	$233,432.11
50.00 - 99.99	$0.00
100 & above	$0.00

Submarket Level Listing Analysis

Land Listings - Acreage Range Count

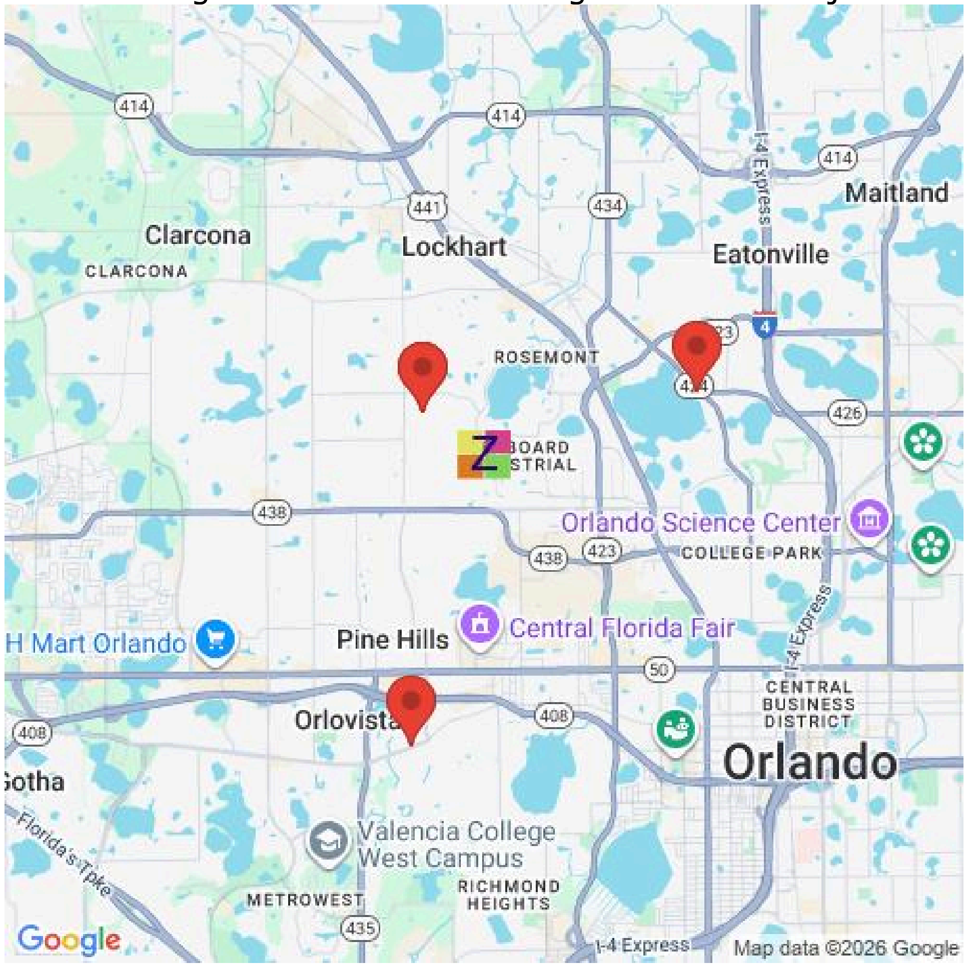
Range	Count
< 0.80	0
0.80 - 4.99	4
5.00 - 19.99	0
20.00 - 49.99	0
50.00 - 99.99	0
100 & above	0

Land Listings - Average Price Point

Range	Average
< 0.80	$0.00
0.80 - 4.99	$743,934.75
5.00 - 19.99	$0.00
20.00 - 49.99	$0.00
50.00 - 99.99	$0.00
100 & above	$0.00

Land Listings

The following data reflects land listings within the subject submarket.

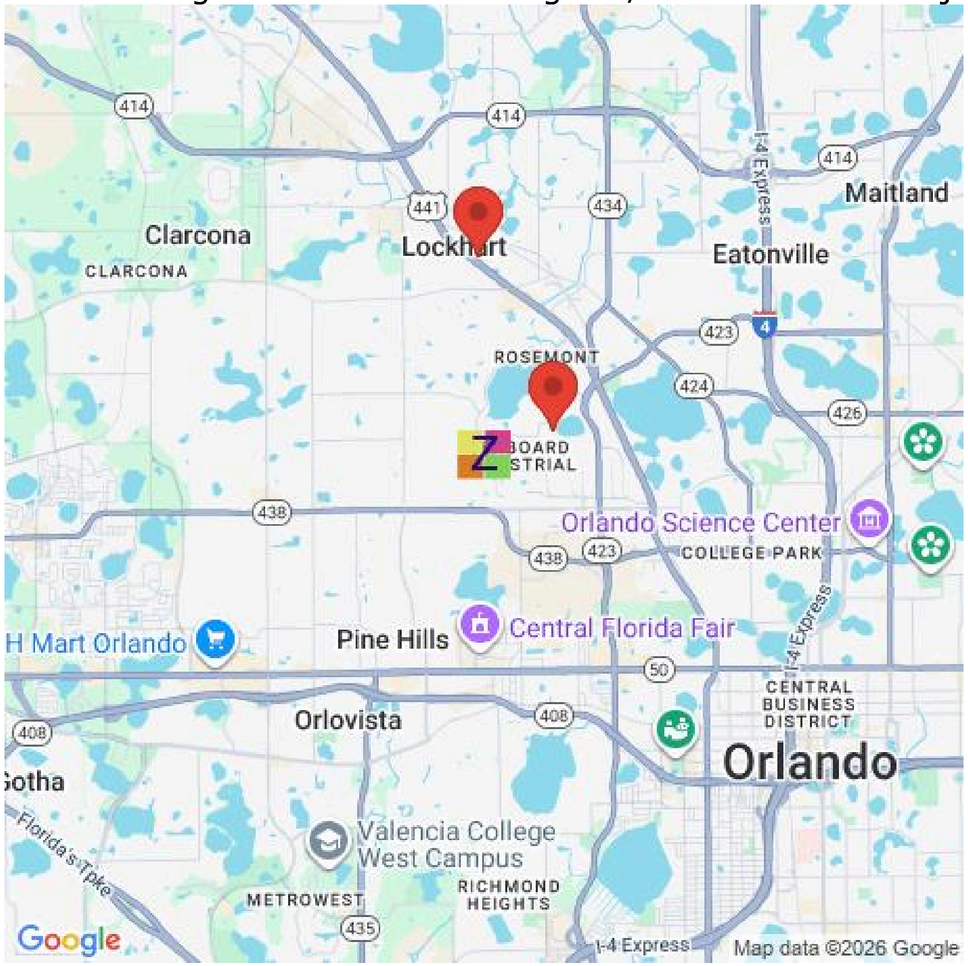


Date	Acreage	AskingPrice	Price Per Acre
09/17/2025	1.93	$160,000	$82,902
09/11/2025	1.2	$1,295,000	$1,079,167
09/09/2025	1.04	$1,800,000	$1,730,769
09/16/2025	1.93	$160,000	$82,902

Note: The data presented herein reflects the trailing 12 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Agricultural Projects

The following data reflects Rezoning and/or Construction Projects within the subject submarket.

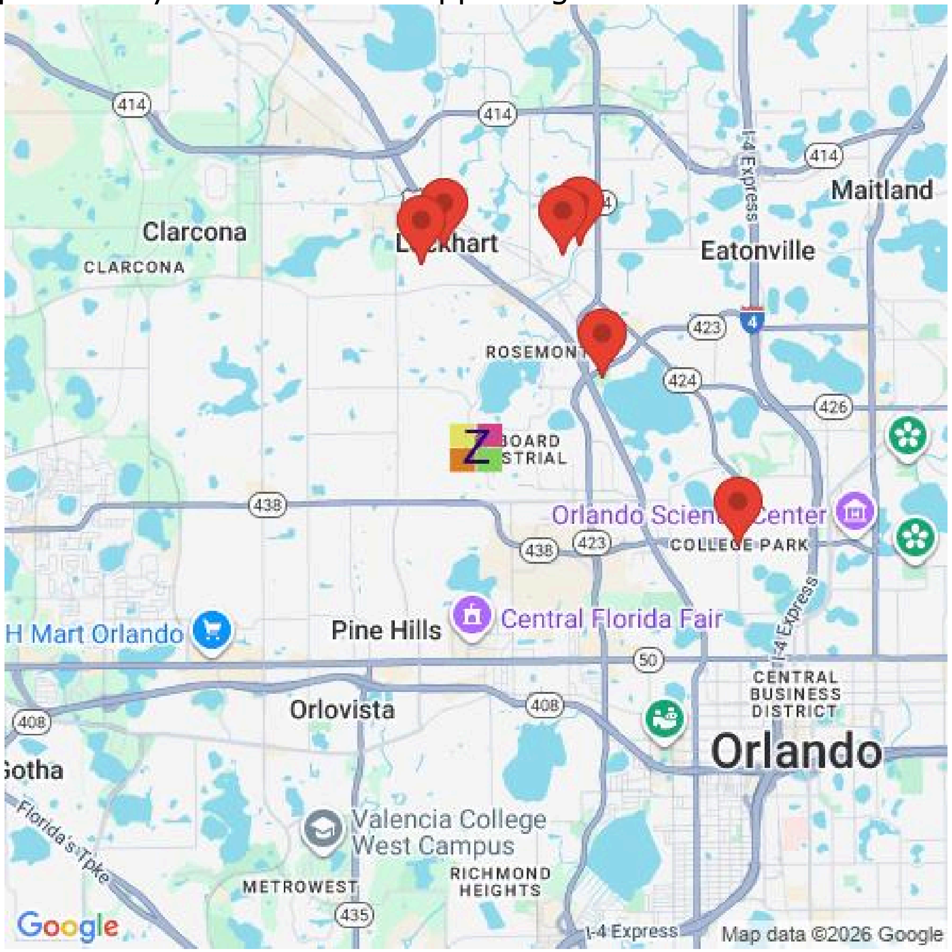


Type	Count	Acres
Agricultural	1	24
Agricultural	1	4
Total	**2**	**28**

Note: The data presented herein reflects the trailing 24 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Government Projects

The following data reflects Rezoning and/or Construction Projects within the subject submarket. Note, some BSF and DU data points may be blank if the supporting documentation does not annotate the future development scenario.

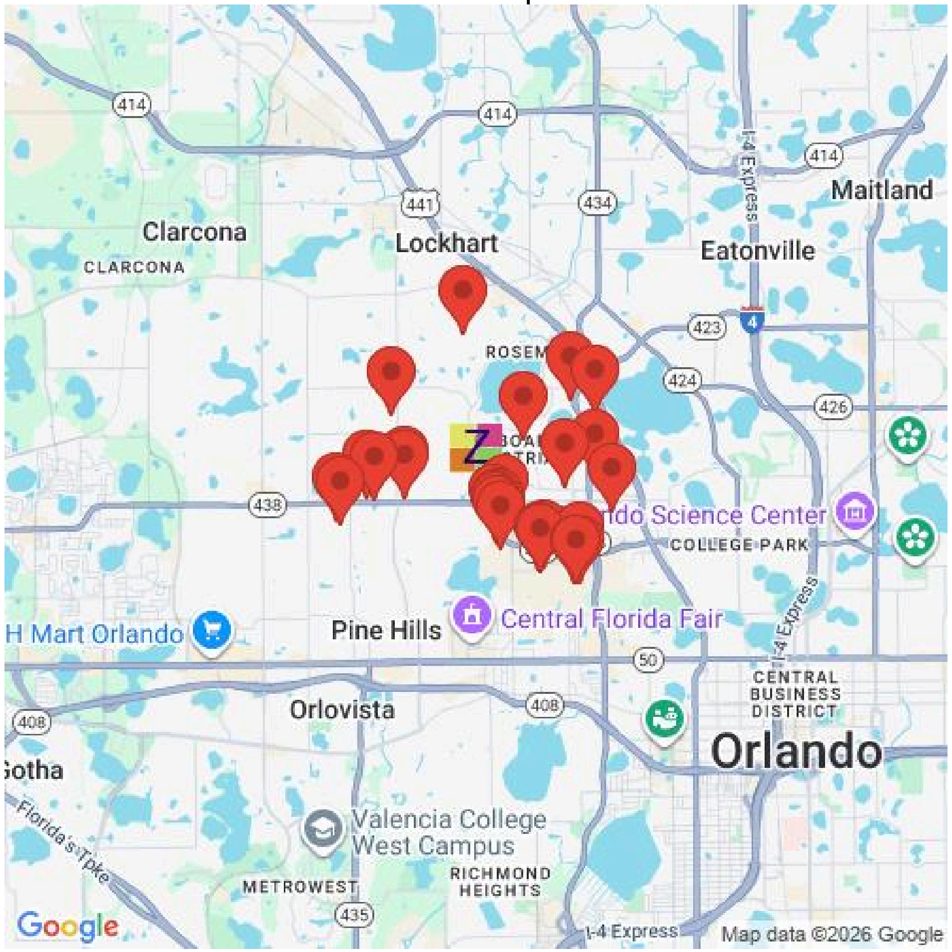


Type	Acres	BSF	DU	Count
Road Proj.	7.84	0	0	4
Other	40.58	840	0	2
Total	**48**	**840**	**0**	**6**

Note: The data presented herein reflects the trailing 24 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Cell Towers

The following data table reflects the location of existing cell towers within the subject submarket. Proposed Cell Towers can be found in the commercial section if present.

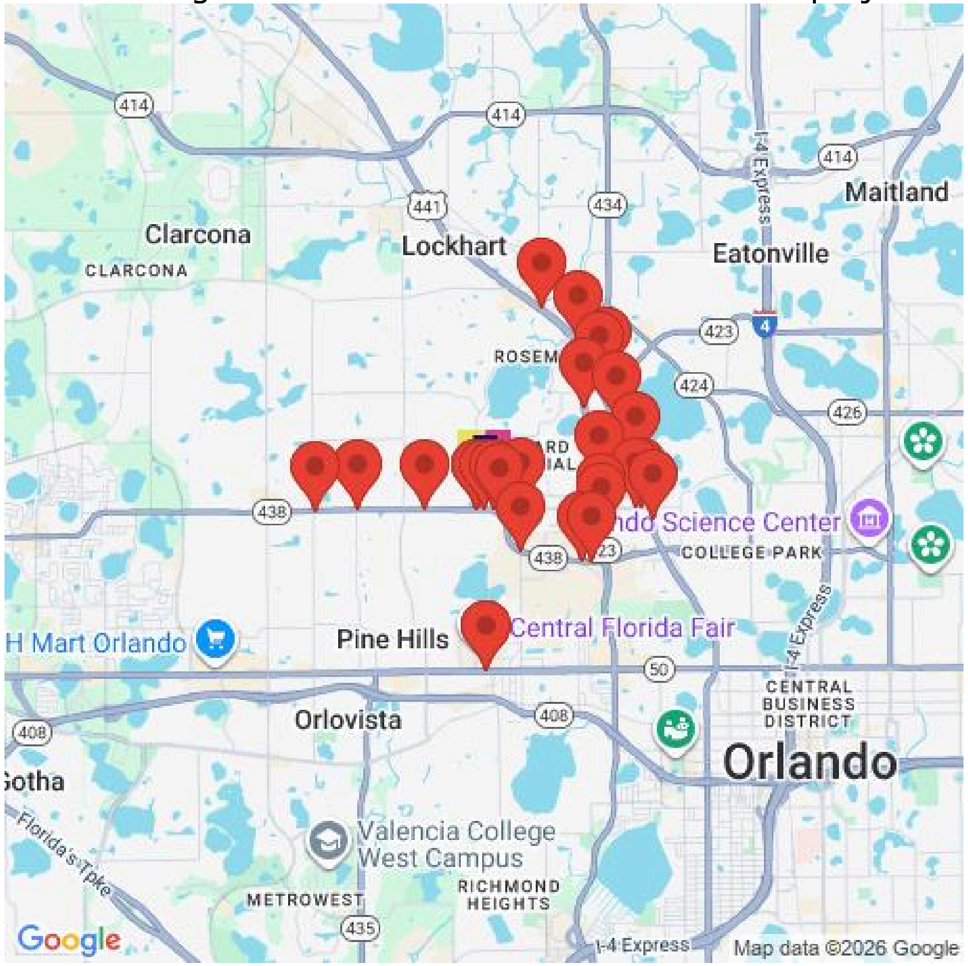


Lead	Type	Count
Existing	Cell Tower	75
	Total	**75**

Note: Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

Road Projects

The following data table reflects the location of road projects within the subject submarket.



Lead	Type	Count
Existing	Construction	54
	Total	**54**

Note: Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

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. Web-based 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.

7. DU (Dwelling Units): Data obtained from rezoning, construction, or government databases.

8. Adjacent Land: Visual view suggests there may be vacant land nearby for more intense development.

9. Permit-EXT: Florida terminology; owner extending permits for a 5-year period.

10. Permit-JD: Florida terminology; Jurisdictional Wetland application submitted.

11. Permit-CONC: Florida terminology; Conceptual Permit submitted.

12. Permit-WDN: Florida terminology; Construction Application withdrawn.

13. Rezoning: Nationwide terminology; Rezoning application submitted.

14. Permit-OP: Florida terminology; additional outparcels/opportunities available.

15. Existing: Developed commercial, government, industrial, or residential development.

16. Land Listing: Obtained from various web-based and paid sources.

17. Big Box: Large commercial retail such as Costco, Walmart, Target, etc.

18. LIHTC: Low Income Housing Tax Credit - MF Apt project.

19. Commercial: Intense development (C-Store, QSR, Office, Grocer, etc.)

20. Residential: Less intense development (SFD, TH, Condo, Apt, etc.)

21. Industrial: Intense development (Warehouse, Self Storage, Borrow Pit, etc.)

22. Agricultural: Least intense development (recreation, farming, etc.)

23. AADT: Average Annual Daily Traffic.

24. Listing NWHM: Base Floor Plans for builders. Ratios Rural (17%), Trans (22%), Infill (27%).

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.