



# Greenway Plaza

3107 Orlando Dr., Sanford FL 32771

## AVAILABLE FOR LEASE

Big Box Premises from 30,000 - 90,000 SF

In Line Shop Space from 1,500 SF

Two Out Parcels Fronting U.S. Route 17 & U.S. Route 92



# GREENWAY SHOPPING CENTER

SWC of 17-92 Hwy and 417 Expressway

3107 ORLANDO DRIVE, SANFORD, FL 32771



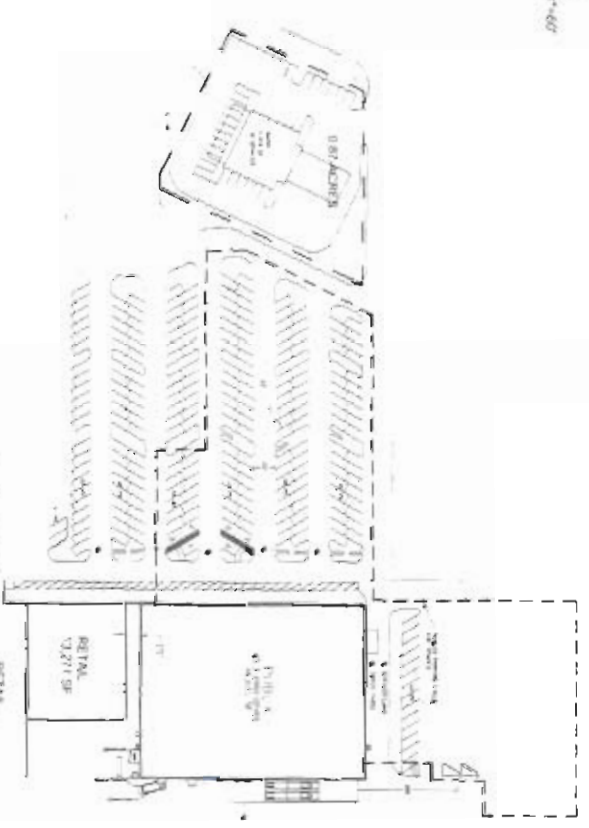
# Aerial



# CONCEPT A - GREENWAY PLAZA

**• SITE DATA**

TOTAL SITE AREA = 75.33 ACRES  
 PUBLIC BUILDING AREA = 46,077 SF  
 TOTAL PAVING FIELD = 230 SPACES @ 5 SPACES/1,000 SF  
 TOTAL SITE BUILDING AREA = 130,000 SF  
 TOTAL PAVING SPACES = 460  
 TOTAL SITE PAVING RATIO = 6.0 SPACES/1,000 SF



1. The proposed development is located on the east side of the intersection of Greenway Plaza and [unclear] Street, in the City of Houston, Texas. The site is bounded by [unclear] Street to the north, [unclear] Street to the south, and [unclear] Street to the east. The site is currently zoned [unclear] and is being proposed for [unclear] use.

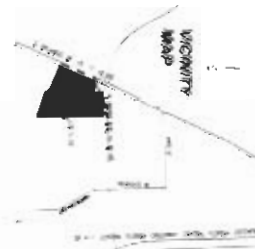
2. The proposed development consists of a multi-story office building, a retail building, and a parking lot. The office building is located on the north side of the site and is approximately 100 feet wide and 150 feet deep. The retail building is located on the south side of the site and is approximately 50 feet wide and 100 feet deep. The parking lot is located between the office building and the retail building and contains approximately 460 parking spaces.

3. The proposed development is consistent with the City of Houston Comprehensive Zoning Ordinance and the City of Houston Comprehensive Development Code. The proposed development is also consistent with the City of Houston Comprehensive Transportation Plan and the City of Houston Comprehensive Stormwater Management Plan.

4. The proposed development is expected to generate approximately 1,000 jobs and 500 employees. The proposed development is also expected to generate approximately 1,000 square feet of retail space and 100,000 square feet of office space.

5. The proposed development is expected to have a positive impact on the surrounding area. The proposed development is expected to increase the tax base of the City of Houston and to provide additional jobs and services to the community.

DATE	DESCRIPTION
10/15/2024	PRELIMINARY DESIGN
10/20/2024	REVISED DESIGN
11/05/2024	FINAL DESIGN



NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF HOUSTON COMPREHENSIVE ZONING ORDINANCE AND THE CITY OF HOUSTON COMPREHENSIVE DEVELOPMENT CODE. 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF HOUSTON COMPREHENSIVE TRANSPORTATION PLAN AND THE CITY OF HOUSTON COMPREHENSIVE STORMWATER MANAGEMENT PLAN. 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF HOUSTON COMPREHENSIVE ENVIRONMENTAL QUALITY ACT AND THE CITY OF HOUSTON COMPREHENSIVE HISTORIC PRESERVATION ACT.



# Demographic and Income Profile

Prepared by

3107 S Orlando Dr  
Sanford, FL 32773

Site Type: Radius

Latitude: 28.768228  
Longitude: -81.281153  
Radius: 1.0 mile

Summary	2000	2006	2011
Population	6,486	8,057	9,142
Households	2,728	3,365	3,820
Families	1,807	2,167	2,409
Average Household Size	2.37	2.39	2.39
Owner Occupied HUs	1,676	2,194	2,498
Renter Occupied HUs	1,052	1,171	1,322
Median Age	32.4	32.7	32.0

Trends: 2006-2011 Annual Rate	Area	State	National
Population	2.56%	2.46%	1.30%
Households	2.57%	2.5%	1.33%
Families	2.14%	2.17%	1.08%
Owner HUs	2.63%	2.7%	1.41%
Median Household Income	2.66%	3%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	440	16.3%	438	13.0%	426	11.2%
\$15,000 - \$24,999	455	16.9%	412	12.2%	393	10.3%
\$25,000 - \$34,999	439	16.3%	491	14.6%	490	12.8%
\$35,000 - \$49,999	608	22.5%	754	22.4%	708	18.5%
\$50,000 - \$74,999	459	17.0%	640	19.0%	877	23.0%
\$75,000 - \$99,999	139	5.2%	331	9.6%	376	9.8%
\$100,000 - \$149,999	107	4.0%	214	6.4%	380	9.9%
\$150,000 - \$199,000	22	0.8%	38	1.1%	95	2.5%
\$200,000+	29	1.1%	46	1.4%	75	2.0%
Median Household Income	\$35,263		\$41,763		\$47,619	
Average Household Income	\$42,321		\$51,617		\$58,934	
Per Capita Income	\$16,423		\$19,774		\$22,982	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	491	7.6%	596	7.4%	723	7.9%
5 - 9	523	8.1%	518	6.4%	583	6.2%
10 - 14	505	7.8%	601	7.5%	537	5.9%
15 - 19	454	7.0%	667	8.3%	637	7.0%
20 - 24	475	7.3%	732	9.1%	1,003	11.0%
25 - 34	1,083	16.7%	1,171	14.5%	1,462	16.0%
35 - 44	1,105	17.0%	1,219	15.1%	1,146	12.5%
45 - 54	790	12.2%	1,168	14.5%	1,336	14.6%
55 - 64	444	6.8%	674	8.4%	953	10.4%
65 - 74	327	5.0%	394	4.9%	425	4.6%
75 - 84	226	3.5%	234	2.9%	254	2.8%
85+	61	0.9%	83	1.0%	104	1.1%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,836	74.5%	5,736	71.2%	6,241	68.3%
Black Alone	991	15.3%	1,313	16.3%	1,569	17.2%
American Indian Alone	32	0.5%	42	0.5%	50	0.5%
Asian Alone	102	1.6%	153	1.9%	193	2.2%
Pacific Islander Alone	3	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	351	5.4%	561	7.0%	762	8.3%
Two or More Races	172	2.7%	250	3.1%	317	3.5%
Hispanic Origin (Any Race)	638	12.9%	1,362	16.9%	1,873	20.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2006 and 2011.



# Demographic and Income Profile

Prepared by

3107 S Orlando Dr  
Sanford, FL 32773

Site Type: Radius

Latitude: 28.768228  
Longitude: -81.281153  
Radius: 3.0 mile

Summary	2000	2006	2011
Population	46,546	55,642	62,279
Households	16,581	19,868	22,333
Families	11,480	13,391	14,753
Average Household Size	2.73	2.74	2.73
Owner Occupied HUs	10,945	13,714	15,467
Renter Occupied HUs	5,636	6,154	6,866
Median Age	33.5	34.5	34.4

Trends: 2006-2011 Annual Rate	Area	State	National
Population	2.28%	2.46%	1.30%
Households	2.37%	2.5%	1.33%
Families	1.96%	2.17%	1.08%
Owner HHs	2.44%	2.7%	1.41%
Median Household Income	3.16%	3%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,818	17.0%	2,653	13.4%	2,555	11.4%
\$15,000 - \$24,999	2,517	15.2%	2,071	10.4%	1,982	8.9%
\$25,000 - \$34,999	2,658	16.0%	2,778	14.0%	2,407	10.8%
\$35,000 - \$49,999	2,982	18.0%	3,480	17.5%	3,638	16.3%
\$50,000 - \$74,999	3,073	18.5%	3,778	19.0%	4,445	19.9%
\$75,000 - \$99,999	1,292	7.8%	2,450	12.3%	2,481	11.1%
\$100,000 - \$149,999	918	5.5%	1,968	9.9%	3,322	14.9%
\$150,000 - \$199,000	196	1.2%	374	1.9%	890	4.0%
\$200,000+	144	0.9%	317	1.6%	611	2.7%
Median Household Income	\$36,392		\$44,740		\$52,280	
Average Household Income	\$45,645		\$57,511		\$68,892	
Per Capita Income	\$17,889		\$21,319		\$25,557	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,468	7.5%	4,133	7.4%	4,808	7.7%
5 - 9	3,664	7.9%	3,618	6.9%	4,123	6.6%
10 - 14	3,656	7.9%	3,982	7.2%	4,136	6.6%
15 - 19	3,255	7.0%	4,113	7.4%	4,094	6.6%
20 - 24	3,154	6.8%	4,150	7.5%	5,052	8.1%
25 - 34	7,167	15.4%	8,040	14.4%	9,467	15.2%
35 - 44	7,784	16.7%	8,304	14.9%	8,242	13.2%
45 - 54	6,098	13.1%	8,081	14.5%	9,007	14.5%
55 - 64	3,522	7.6%	5,279	9.5%	7,003	11.2%
65 - 74	2,604	5.6%	2,997	5.4%	3,372	5.4%
75 - 84	1,702	3.7%	2,084	3.7%	2,085	3.3%
85+	470	1.0%	656	1.2%	890	1.4%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,636	65.8%	35,356	63.5%	37,958	60.9%
Black Alone	12,301	26.4%	14,942	26.9%	17,350	27.9%
American Indian Alone	223	0.5%	272	0.5%	312	0.5%
Asian Alone	569	1.2%	853	1.5%	1,113	1.8%
Pacific Islander Alone	24	0.1%	32	0.1%	38	0.1%
Some Other Race Alone	1,790	3.8%	2,818	5.1%	3,826	6.1%
Two or More Races	1,002	2.2%	1,369	2.5%	1,681	2.7%
Hispanic Origin (Any Race)	4,504	9.7%	7,239	13.0%	9,925	15.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2006 and 2011.



# Demographic and Income Profile

Prepared by

3107 S Orlando Dr  
Sanford, FL 32773

Site Type: Radius

Latitude: 28.768228  
Longitude: -81.281153  
Radius: 5.0 mile

Summary	2000	2006	2011
Population	84,125	101,965	113,641
Households	31,400	38,318	42,869
Families	21,516	25,363	27,772
Average Household Size	2.62	2.61	2.61
Owner-Occupied HUs	20,214	25,556	28,627
Renter-Occupied HUs	11,186	12,762	14,242
Median Age	34.2	35.7	35.8

Trends: 2006-2011 Annual Rate	Area	State	National
Population	2.19%	2.46%	1.30%
Households	2.27%	2.5%	1.33%
Families	1.83%	2.17%	1.08%
Owner HHs	2.3%	2.7%	1.41%
Median Household Income	2.82%	3%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	4,566	14.5%	4,508	11.8%	4,320	10.1%
\$15,000 - \$24,999	4,136	13.2%	3,628	9.5%	3,418	8.0%
\$25,000 - \$34,999	4,629	14.7%	4,698	12.3%	4,050	9.4%
\$35,000 - \$49,999	5,622	17.9%	6,403	16.7%	6,511	15.2%
\$50,000 - \$74,999	6,252	19.9%	7,580	19.8%	8,485	19.8%
\$75,000 - \$99,999	2,926	9.3%	5,089	13.3%	5,260	12.3%
\$100,000 - \$149,999	2,316	7.4%	4,566	11.9%	6,943	16.2%
\$150,000 - \$199,000	530	1.7%	979	2.6%	2,277	5.3%
\$200,000+	415	1.3%	867	2.3%	1,604	3.7%
Median Household Income	\$41,160		\$49,774		\$57,205	
Average Household Income	\$51,373		\$63,827		\$76,603	
Per Capita Income	\$19,542		\$24,277		\$29,190	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,935	7.1%	7,103	7.0%	8,150	7.2%
5 - 9	6,344	7.5%	6,725	6.6%	7,179	6.3%
10 - 14	6,591	7.8%	7,123	7.0%	7,622	6.7%
15 - 19	5,890	7.0%	7,393	7.3%	7,398	6.5%
20 - 24	5,420	6.4%	7,281	7.1%	8,788	7.7%
25 - 34	12,943	15.4%	14,261	14.0%	16,536	14.6%
35 - 44	14,632	17.4%	15,550	15.2%	15,404	13.6%
45 - 54	11,697	13.9%	15,501	15.2%	17,340	15.3%
55 - 64	6,383	7.6%	10,152	10.0%	13,000	11.4%
65 - 74	4,566	5.4%	5,672	5.6%	6,487	5.7%
75 - 84	2,949	3.5%	3,949	3.9%	4,049	3.6%
85+	775	0.9%	1,258	1.2%	1,689	1.5%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,139	71.5%	70,297	68.9%	75,248	66.2%
Black Alone	17,125	20.4%	21,617	21.2%	25,355	22.3%
American Indian Alone	335	0.4%	434	0.4%	506	0.4%
Asian Alone	1,827	2.2%	2,608	2.6%	3,376	3.0%
Pacific Islander Alone	46	0.1%	58	0.1%	79	0.1%
Some Other Race Alone	2,794	3.3%	4,341	4.3%	5,873	5.2%
Two or More Races	1,859	2.2%	2,599	2.5%	3,205	2.8%
Hispanic Origin (Any Race)	8,225	9.8%	13,125	12.9%	17,953	15.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2006 and 2011.