

# 429 BELTWAY INTERCHANGE PARCEL

NEAR PROPOSED NEW FLORIDA HOSPITAL APOPKA

19.3± acres • Apopka, FL



## LOCATION

City of Apopka, in NW Orange County. West of the intersection of Ocoee-Apopka Rd (CR 437) and Keene Rd, east of the new Western Beltway (SR 429)

## SIZE

19.3± acres (gross)

## PRICE

\$2,100,000.00

## ZONING

Currently zoned Professional Office, City of Apopka

## ROAD FRONTAGE

1,425'± on east side of Ocoee-Apopka Rd (CR 437)  
485'± on south side of Keene Rd

## UTILITIES

City of Apopka

## DESCRIPTION

Western Beltway (SR 429) property near the proposed new Florida Hospital Apopka (completion date of 2015) location, is approximately 1/2 mile north of the property. Please see attached article on the proposed Florida Hospital Apopka expansion.

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.

407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

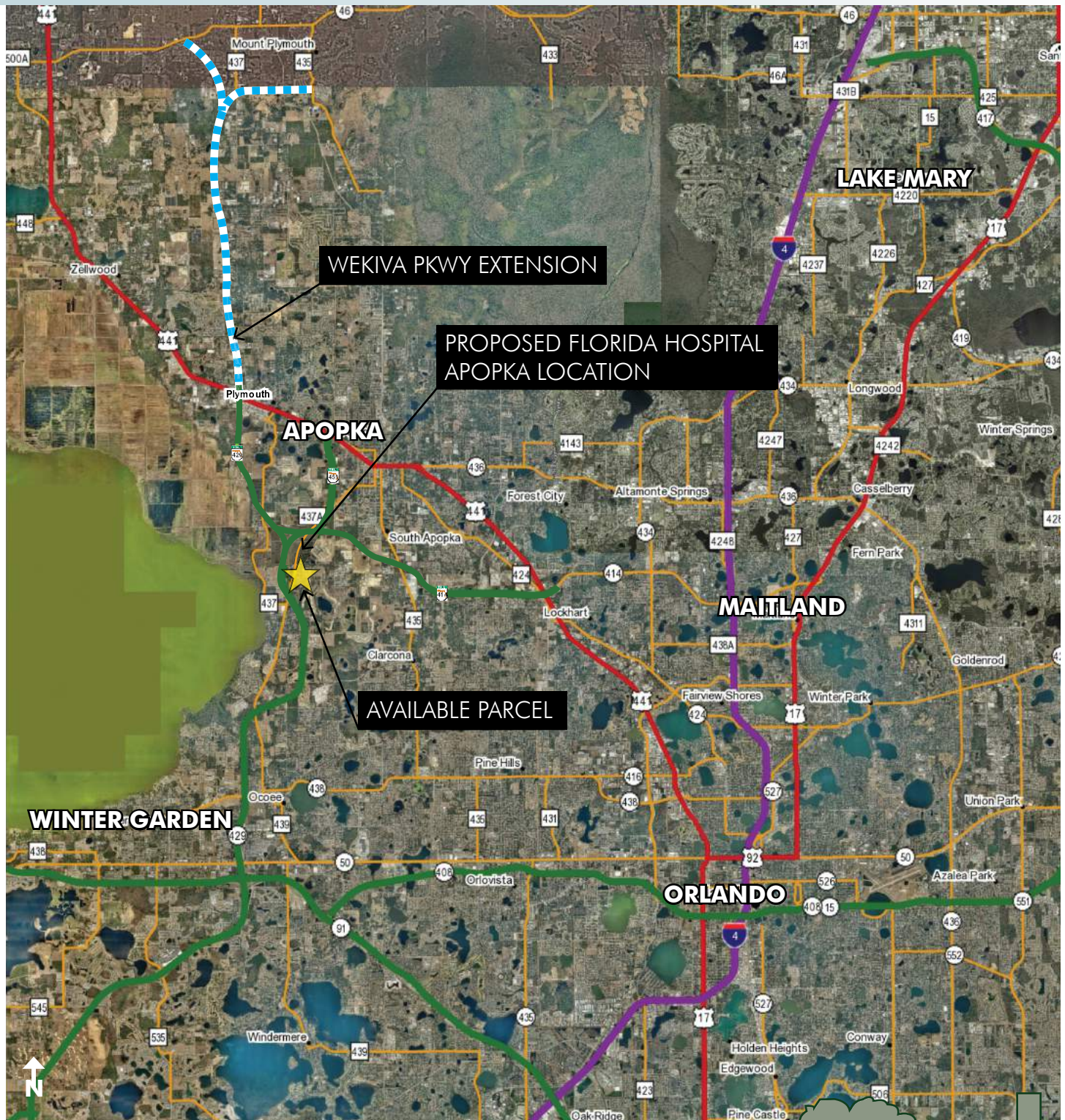




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LOCATION MAP

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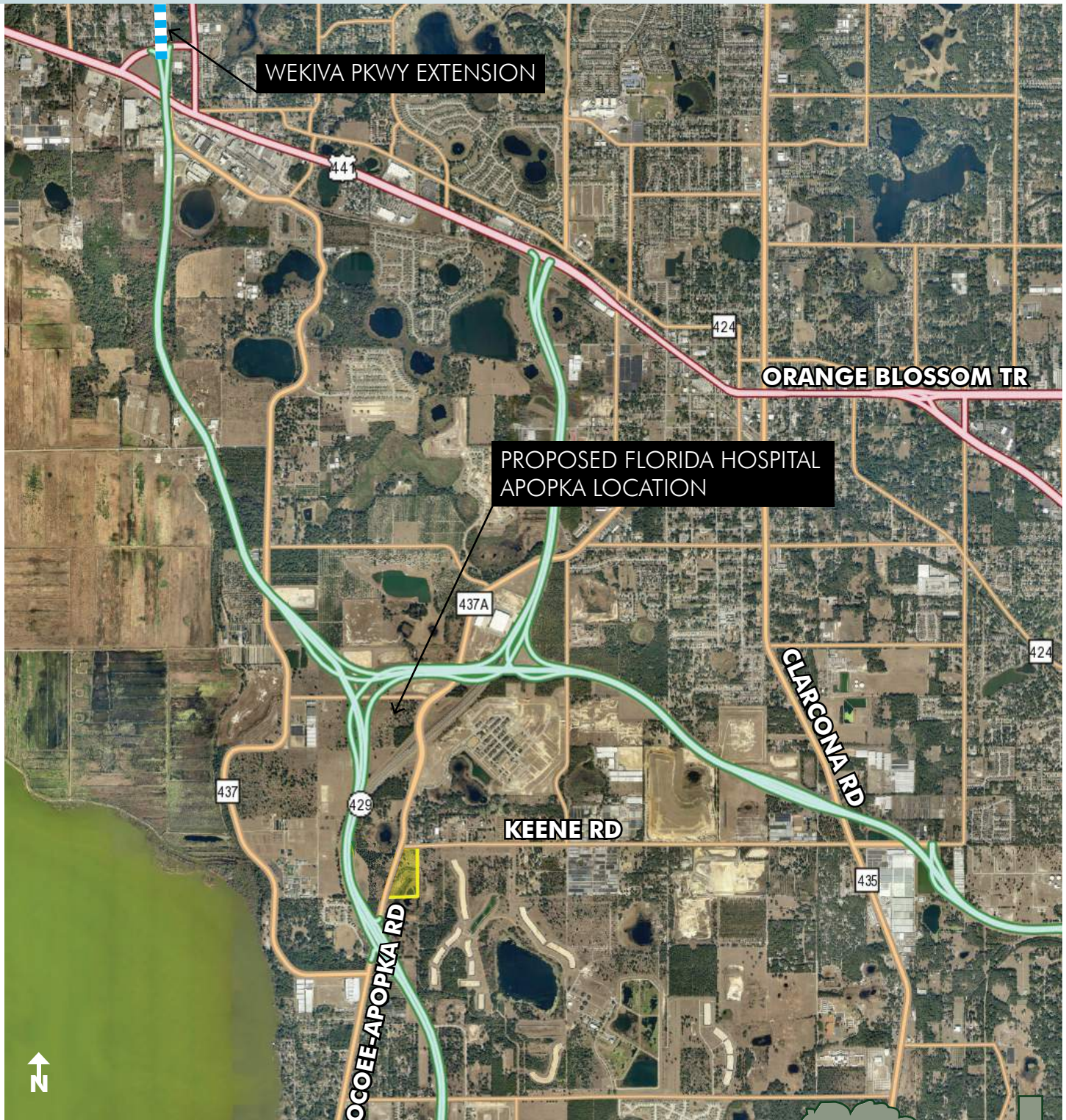




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VICINITY MAP

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## FLORIDA HOSPITAL APOPKA ANNOUNCES EXPANSION AND RELOCATION PLANS

ARTICLE FROM  
FLORIDAHOSPITAL.COM

*Expansion would accommodate the growing healthcare needs of the Apopka community.*

APOPKA, Fla., Nov. 1, 2013 – Florida Hospital is pleased to announce that after 40 years serving the healthcare needs of the Apopka community, Florida Hospital Apopka is planning an expansion and relocation to a brand new facility. Florida Hospital is purchasing property within the city limits of Apopka to build a new full-service community hospital. The property is located on Harmon Road, near Ocoee Apopka Road, and close to the intersection of State Roads 414, 429, and 451.

“The most important design driver for our relocation was to stay within and continue to serve the Apopka community,” said Jennifer Wandersleben, Vice President and Administrator of Florida Hospital Apopka. “Our community desires and needs a full service hospital close to home that offers the latest technology and a comprehensive medical staff to serve the healthcare needs of our community.”

While plans are still being finalized, a new Florida Hospital Apopka facility would increase to approximately 100 beds from the current 50 beds. The entire hospital would have private rooms, where currently 80% of the rooms are semi-private. Surgical services would also be a part of the new hospital including the recruitment of new surgeons to the area. With all of these expanded facilities and services, jobs within the healthcare sector of the Apopka community will more than double!

“Florida Hospital has been a wonderful partner for our community for many years,” said Paul Seago, President of the Apopka Area Chamber of Commerce. “This announcement of an expanded facility within the City of Apopka means that we can continue to count on Florida Hospital to provide vital healthcare services here in Apopka for many years to come.”

Florida Hospital is exploring various opportunities to repurpose the existing facility so it will continue to support the economic structure of downtown Apopka.

Construction on the new hospital is expected to break ground in the spring of 2015.

<https://www.floridahospital.com/news/florida-hospital-apopka-announces-expansion-and-relocation-plans>

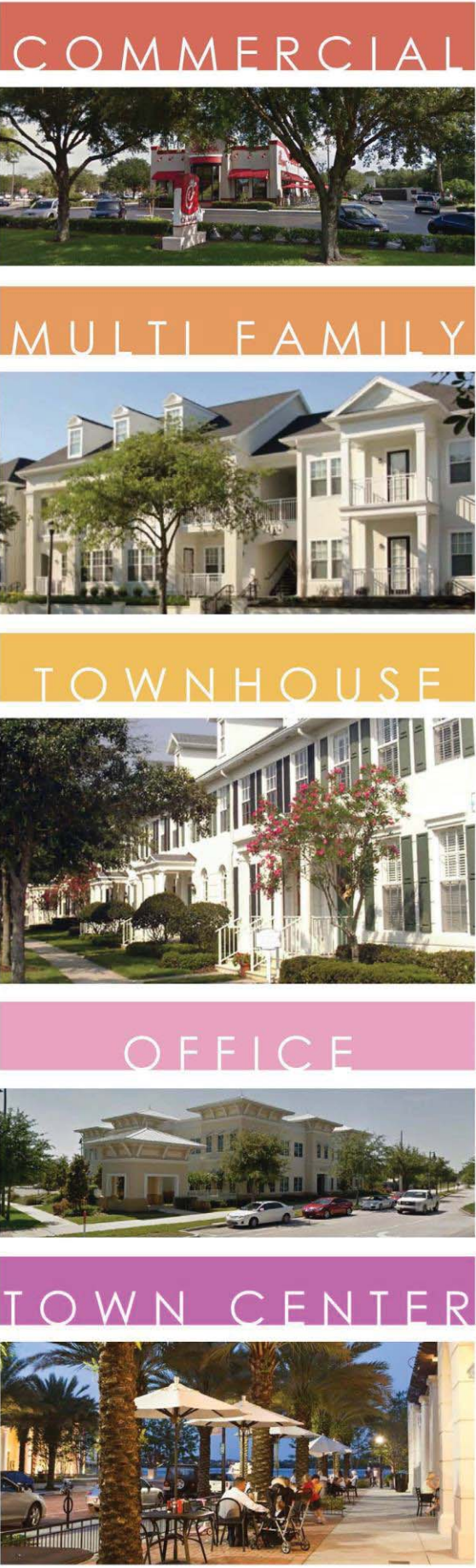
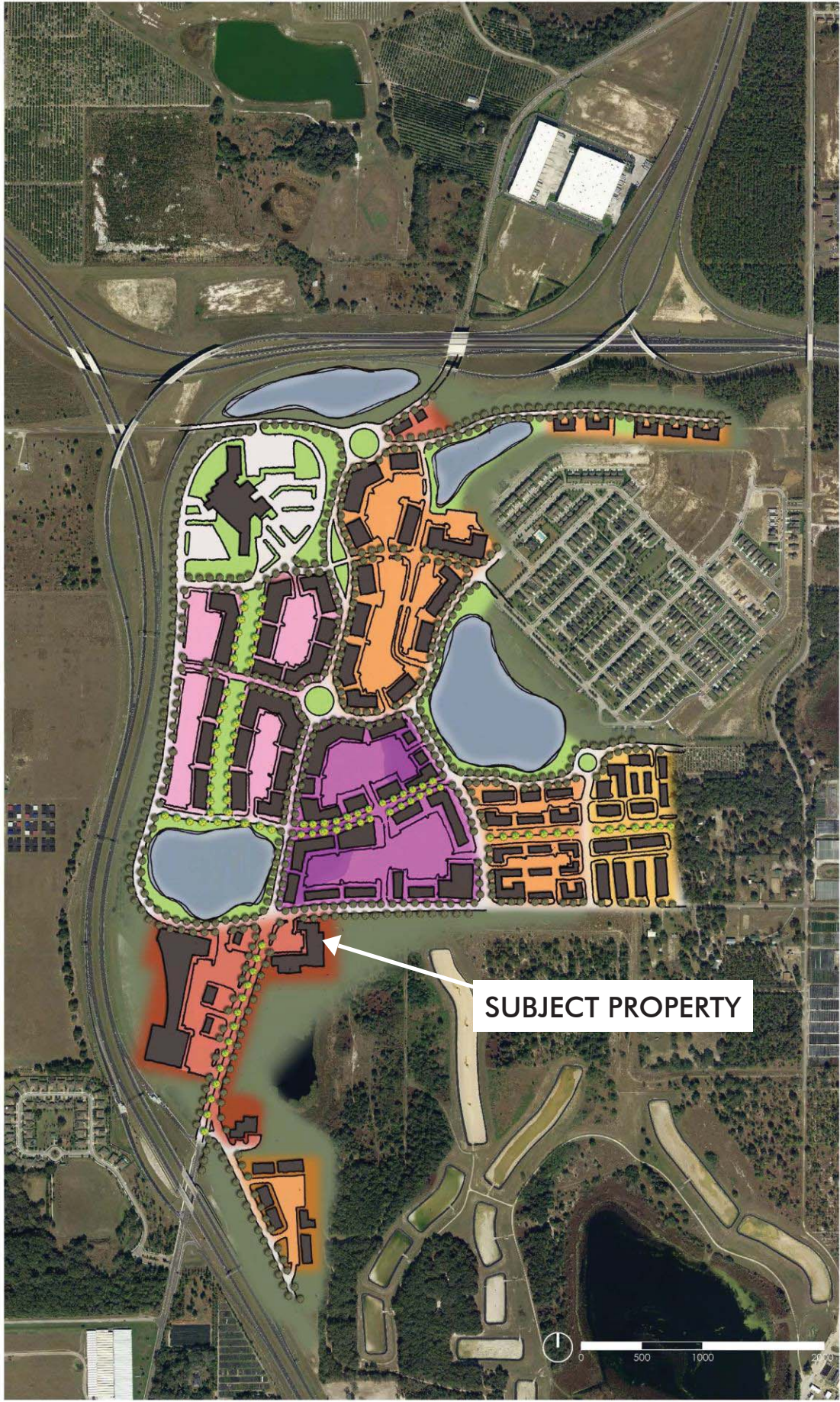
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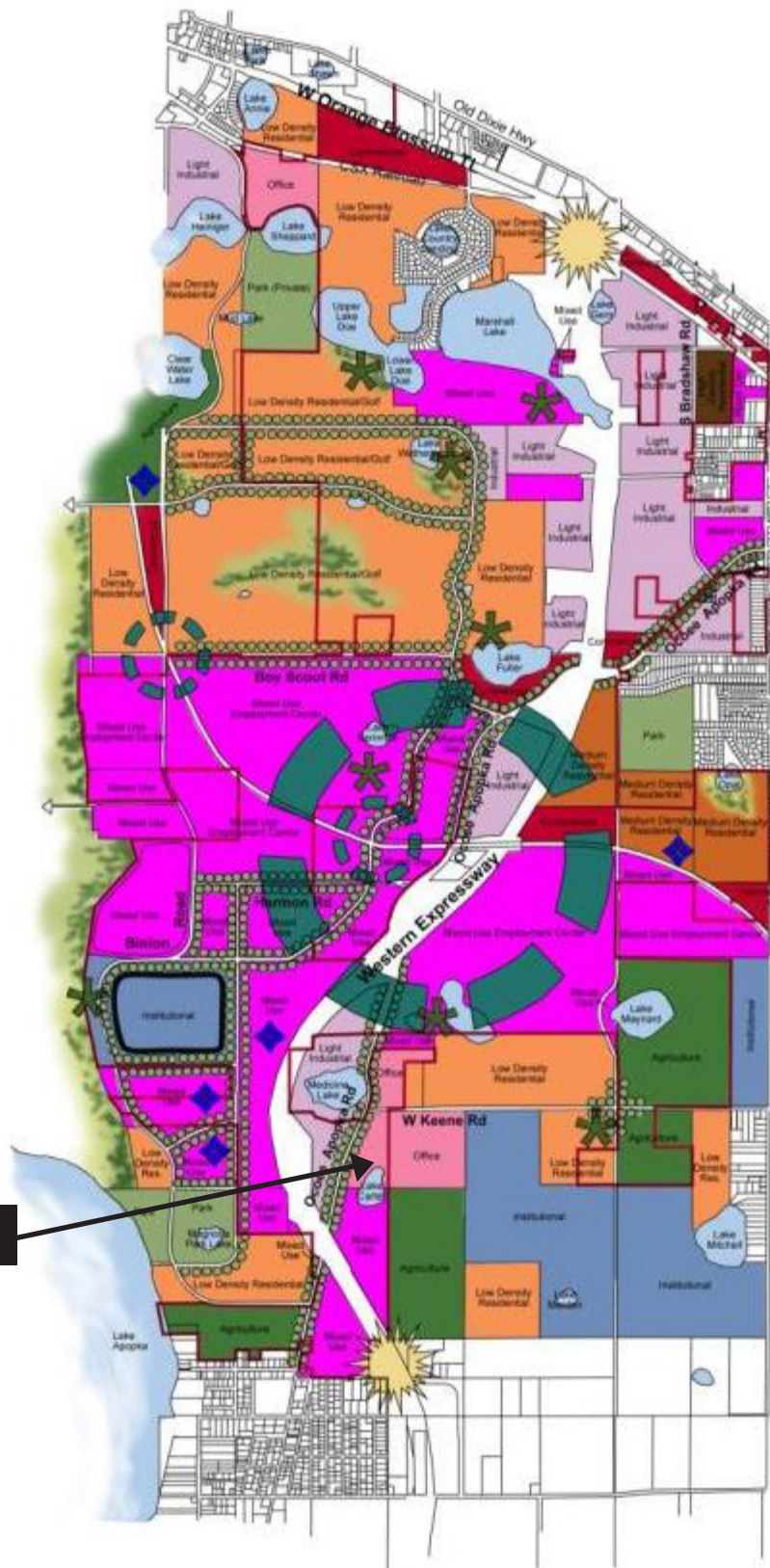


FIGURE 14





North



## Legend

- Potential City Gateway
  - City Boundary
  - Potential for Park Use
  - Potential for Public Use (library, school, community center, etc.)
  - Community Focal Point
  - Agriculture
  - Commercial
  - Industrial
  - Institutional
  - Mixed Use
  - Office
  - Open Space/Recreation
- Residential (max. dwelling units per acre):
- Ag-Entire (1 d/a/c)
  - Residential Estate (1.5 d/a/c)
  - Very Low Suburban (2 d/a/c)
  - Low Suburban (3.5 d/a/c)
  - Low Density (5 d/a/c)
  - Medium Density (10 d/a/c)
  - High Density (15 d/a/c)

SUBJECT PROPERTY



LAND DESIGN INNOVATIONS

151 Lookout Place  
Suite 200  
Maitland, Florida 32751  
Phone: 407-975-1273  
Fax: 407-975-1278

Western  
Expressway  
Corridor



Conceptual  
Master  
Plan



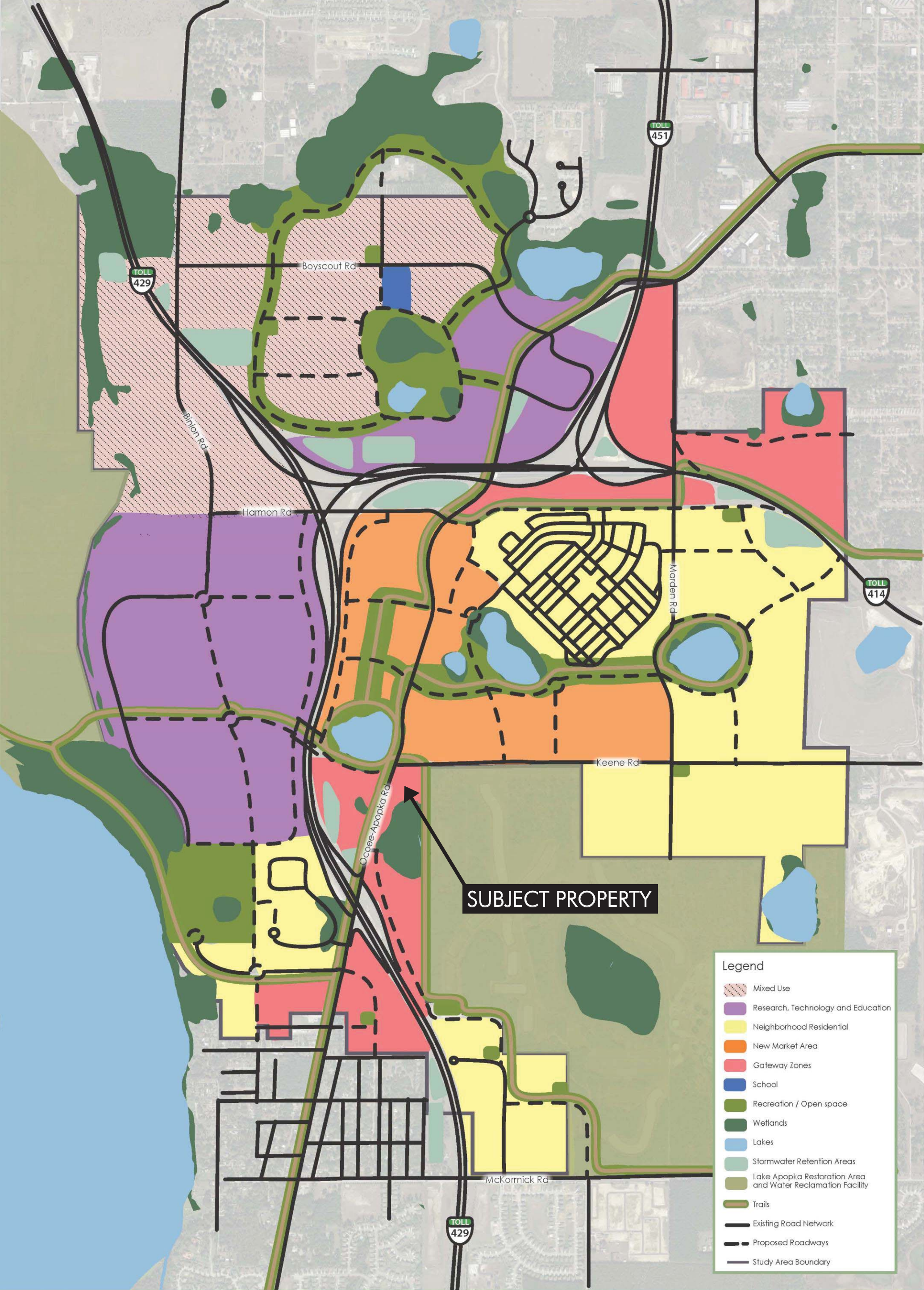


Figure 13a

Scenario 1

# Ocoee-Apopka Road Framework Map



Littlejohn

