

429 BELTWAY INTERCHANGE PARCEL

NEAR PROPOSED NEW FLORIDA HOSPITAL APOPKA

18.3± 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

18.3± acres

PRICE

\$3,985,740.00

ZONING

Currently zoned Industrial, City of Apopka

ROAD FRONTAGE

778'± on west side of Ocoee-Apopka Rd (CR 437)
1,446'± on east side of SR 429 Western Beltway

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 —

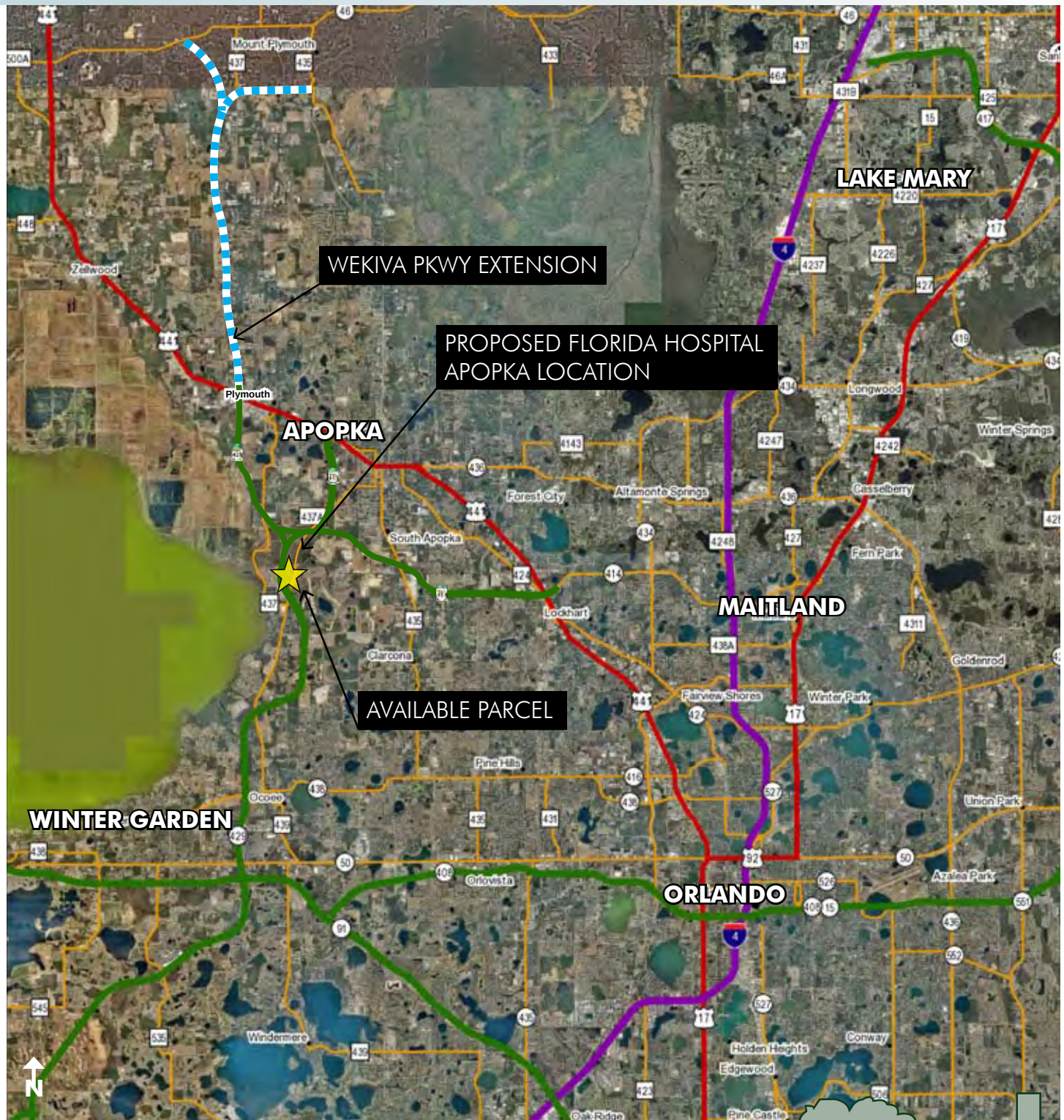
Maury L. Carter & Associates, Inc.
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LOCATION MAP

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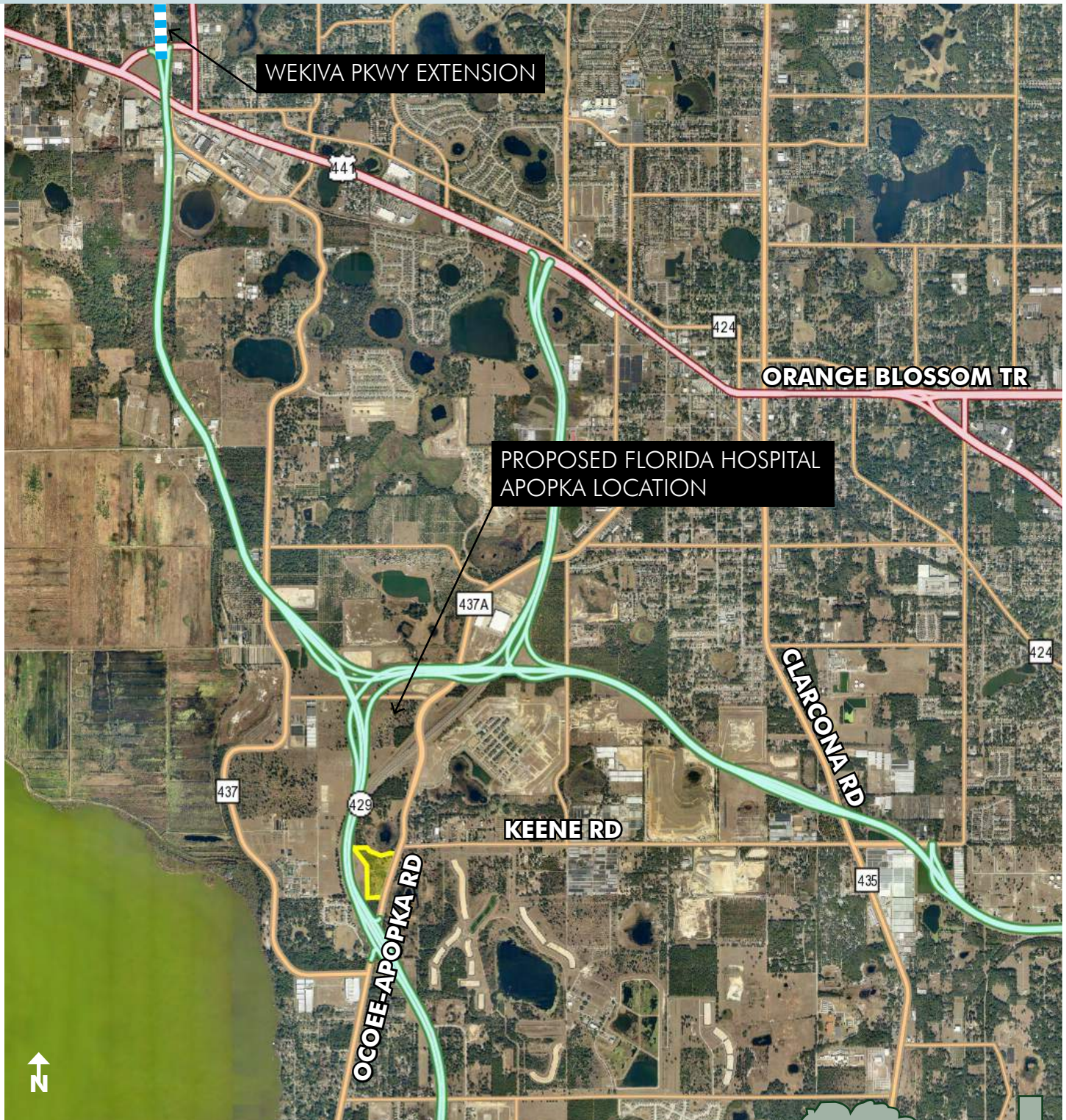
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VICINITY MAP

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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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APOPKA EXPECTS BOOM NEAR MEDICAL CAMPUS CITY PUTS HOLD ON LAND-USE CHANGES 'TO GET IT RIGHT'

BY STEPHEN HUDAK STAFF WRITER

ARTICLE FROM
ORLANDOSENTINEL.COM

The spot where Adventist Health System wants to move Florida Hospital Apopka is in the middle of nowhere. But not for long.

Concerned the project will soon spawn a torrent of new development, Apopka City Council imposed a moratorium this week on requests to change zoning or land-use rules on the 2,500 acres surrounding the site of the proposed medical campus, now slated to open in 2017 near Harmon and Ocoee-Apopka roads.

"We need time, in my opinion, to get it right," Apopka Mayor Joe Kilsheimer said.

As recently as 18 months ago, few would have predicted that the vacant fields southwest of U.S. Highway 441 would evolve into a town center or the economic catalyst envisioned by Apopka's leaders, who are banking on a boom tied to health-care and technology in Orange County's second-largest city.

Apopka sees the \$180 million Florida Hospital project as the centerpiece of a "showcase corridor" that will boost the image of an agricultural community that still bills itself as the "Indoor Foliage Capital of the World" but is sometimes lampooned as Central Florida's discount dollar-store hub.

"I don't want to name names, but we've had a dollar-type store wanting to locate in this area," Apopka Planning Director David Moon told the city planning commission this month while appealing to the panel to endorse the moratorium around the proposed medical campus.

"I've also had phone calls from a used-furniture store interested in moving [to a site nearby] as well as other similar businesses that may not be what the city is expecting."

Not-for-profit Adventist announced last year that it was planning to leave its 40-year-old downtown-Apopka location on Park Avenue for a medical campus it would build on 33 acres near the confluence of three toll highways, State Roads 414, 429 and 451, which loop around the city's Main Street.

The hospital is expected to submit construction plans for the new campus next month.

Adventist, which obtained a required "certificate of need" from the State Agency for Health Care Administration in June, owns 22 acres south of the hospital site on which it could add medical offices, a wellness center or spa, and other related businesses. The hospital also owns nearly 15 acres across the road.

Adventist has not disclosed plans for either of the sites.

But the health-care giant was among five property owners that funded a study by Littlejohn, a national planning firm with offices in Orlando and Tampa. The

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analysis, detailed in a 142-page report with color-coded maps, addressed growth regulations and offered suggestions to maximize the area's potential.

The document prompted the moratorium, which runs through Oct. 31.

The planners proposed branding the area with a unique identity and even offered a list of possible names. Among the suggestions were titles that alluded to its location, East Shore Apopka; its function, Wellness Pointe; and loose historical connections, Coacoochee Heights — for Seminole warrior Coacoochee, also known as "Wild Cat."

The hospital site, about a half-hour drive from Orlando International Airport and Walt Disney World, is east of Lake Apopka and State Road 429, which connects to Florida's Turnpike.

Most of the surrounding land is vacant with the exception of Emerson Park, a neighborhood with an entrance on Ocoee-Apopka Road.

More than 250 acres are currently used to grow oranges; another 100 acres are used to grow houseplants.

Where there are groves and greenhouses, some planners see apartment buildings and town houses.

Though the hospital site is 1.3 miles from the closest toll-road ramp, a developer has approached the Central Florida Expressway Authority about building an interchange on S.R. 414 at Marden Road, said Michelle Maikisch, expressway spokeswoman. An interchange would provide quicker access to the new hospital from the east.

Laura Griffith, who lives on Boy Scout Road, attended public meetings moderated by the consultants who, she said, left her with an impression of a place like Celebration, the master-planned community near Walt Disney World.

She was both excited and worried by the prospect of ambitious change.

"It looks pretty good on paper," she said. "But we'll have to see."

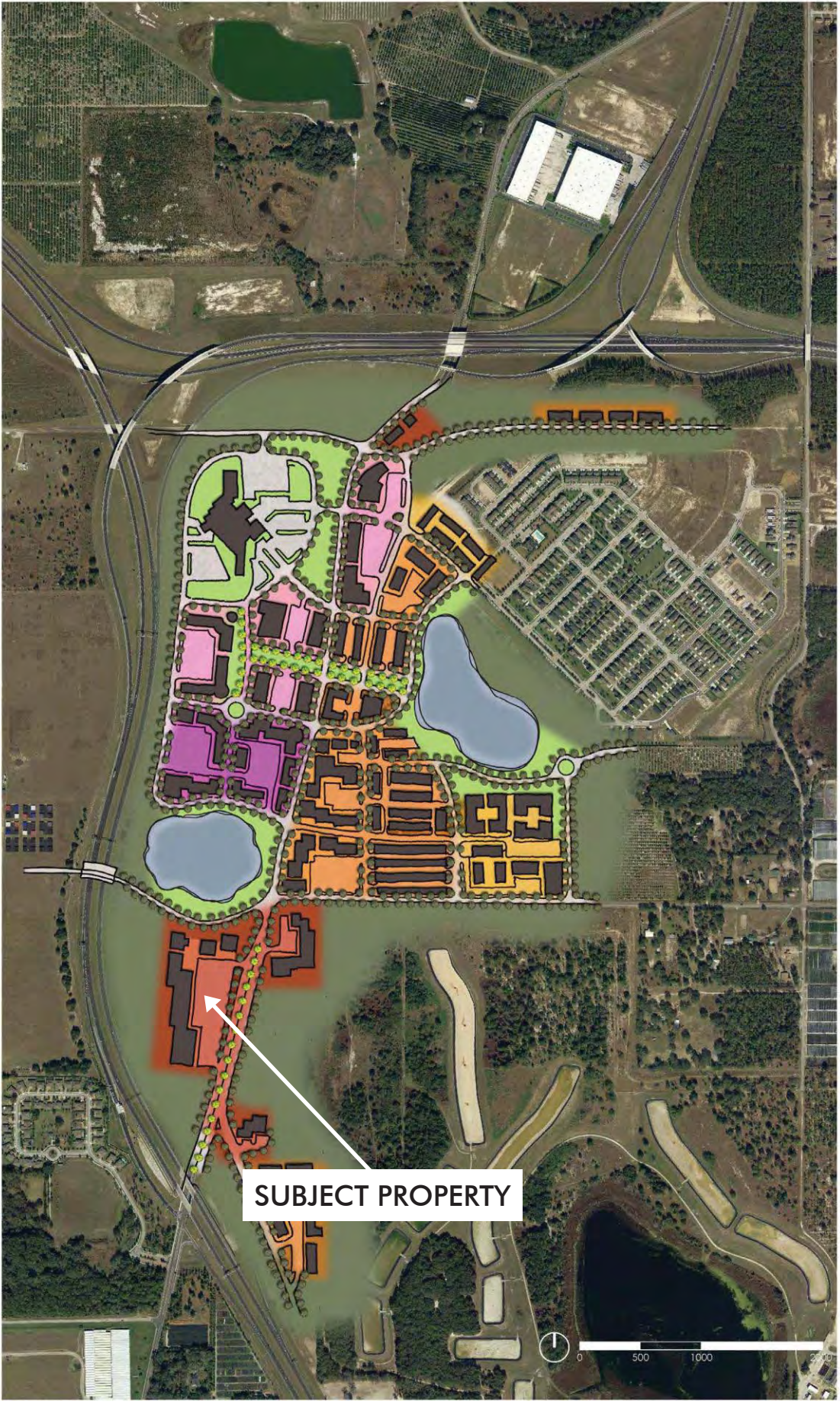
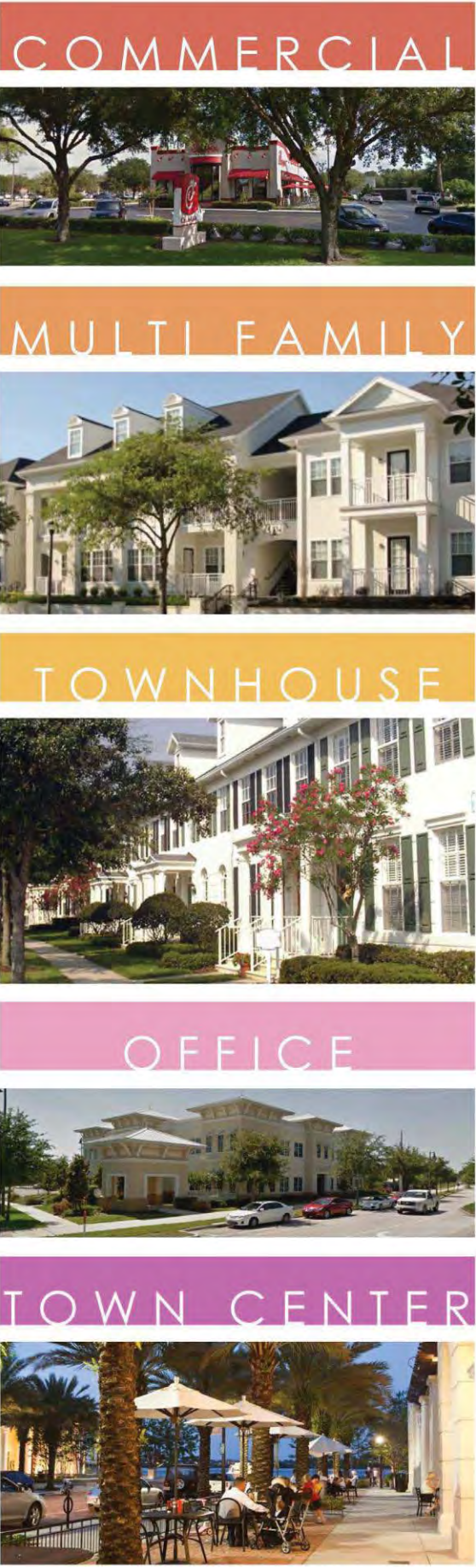
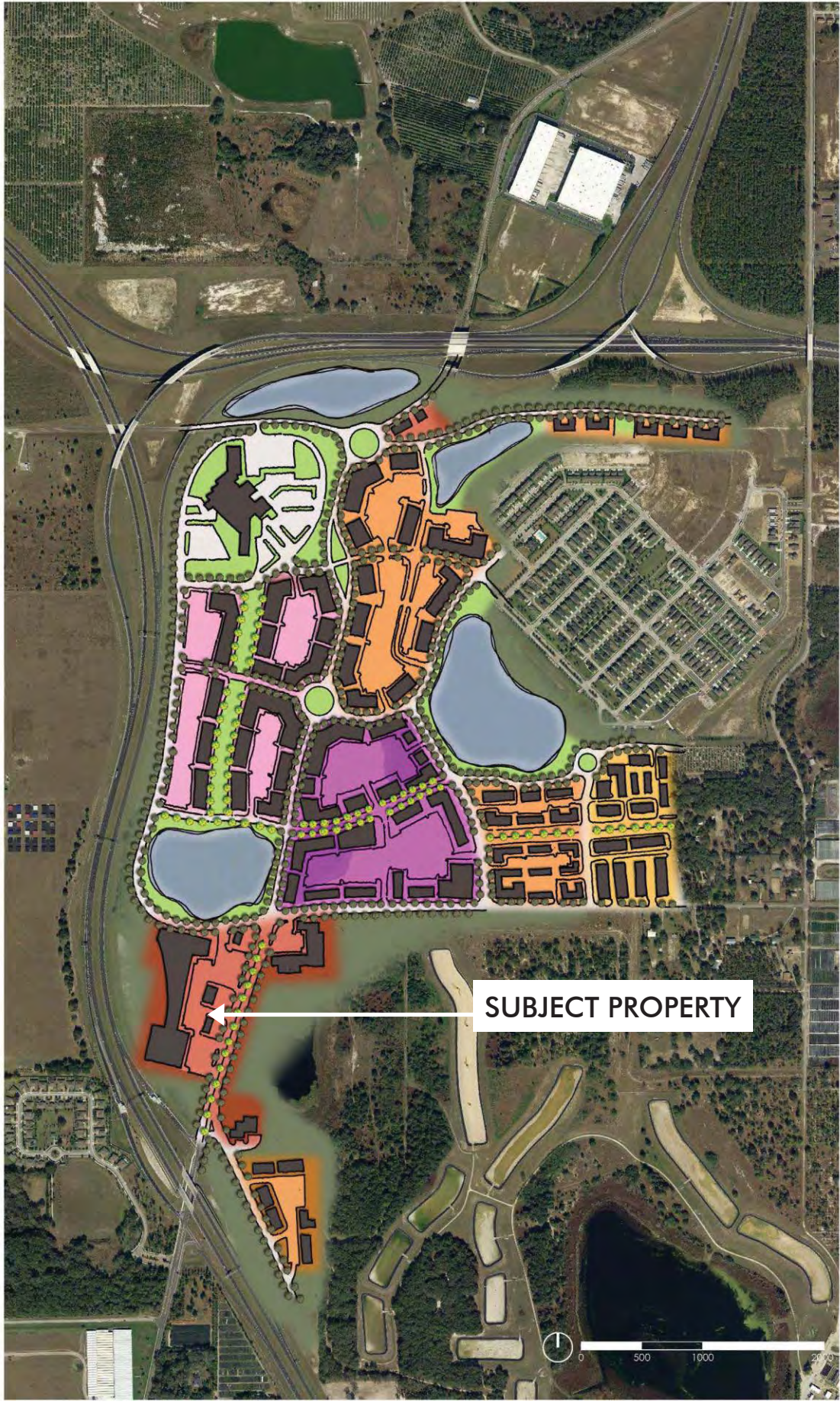
shudak@orlando sentinel.com or 407-650-6361

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FIGURE 14





North

Legend

-
- 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 (single dwelling units per acre):
 - Ag-Exclus (1 du/2 ac)
 - Residential Estate (1 du/ac)
 - Very-Low Suburban (2 du/ac)
 - Low Suburban (3.5 du/ac)
 - Low Density (5 du/ac)
 - Medium Density (14 du/ac)
 - High Density (18 du/ac)



LAND DESIGN INNOVATIONS

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

Western Expressway Corridor



Conceptual Master Plan

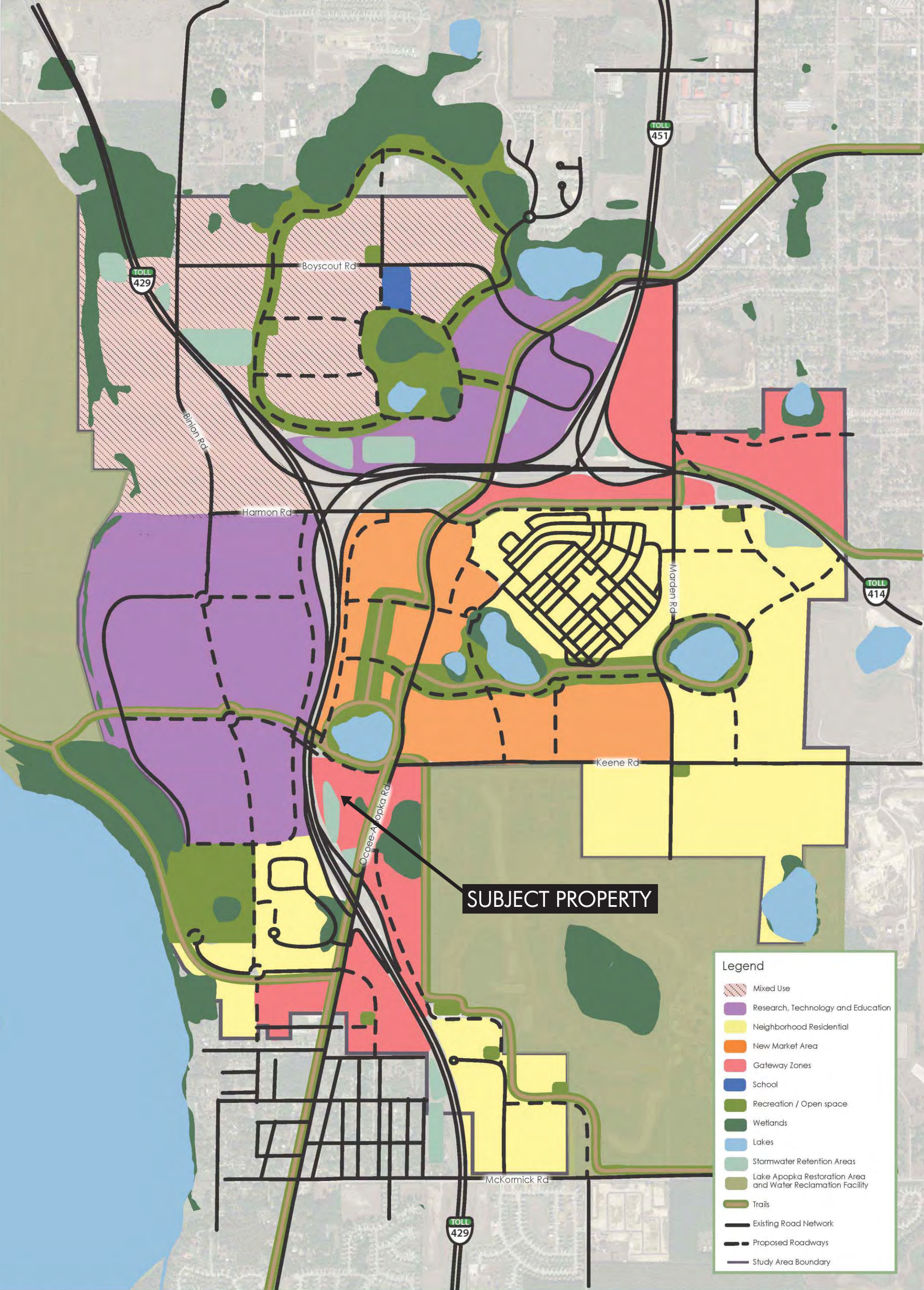


Figure 13a

Scenario 1

Ocoee-Apopka Road Framework Map



Littlejohn

