

CITY OF APOPKA COMMERCIAL PARCELS

8.95±/1.67±/5.2± acres

Apopka, FL



LOCATION

Intersection of Plymouth Sorrento Road and Lester Road in Apopka

PARCEL 1

SOLD!

SIZE: 8.95 acres

City of Apopka zoning C-1-Retail Commercial district

PRICE: \$1,400,000

ID: 28-20-30-0484-00-090

PARCEL 2

SIZE: 1.67 acres

City of Apopka Commercial PUD zoning

Up to 18,000 sf of retail/office entitlements

PRICE: \$730,000

ID: 28-20-30-0484-00-160

PARCEL 3

SIZE: 5.2 acres

City of Apopka Commercial PUD and AG (Agriculture) zoning

PRICE: \$1,250,000

IDs: 28-21-06-7172-15-010, 28-21-06-7172-15-011

DESCRIPTION

The properties are at the nearest commercial intersection to the new SR429/SR414 beltway exit ramp.

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

PARCELS FOR SALE

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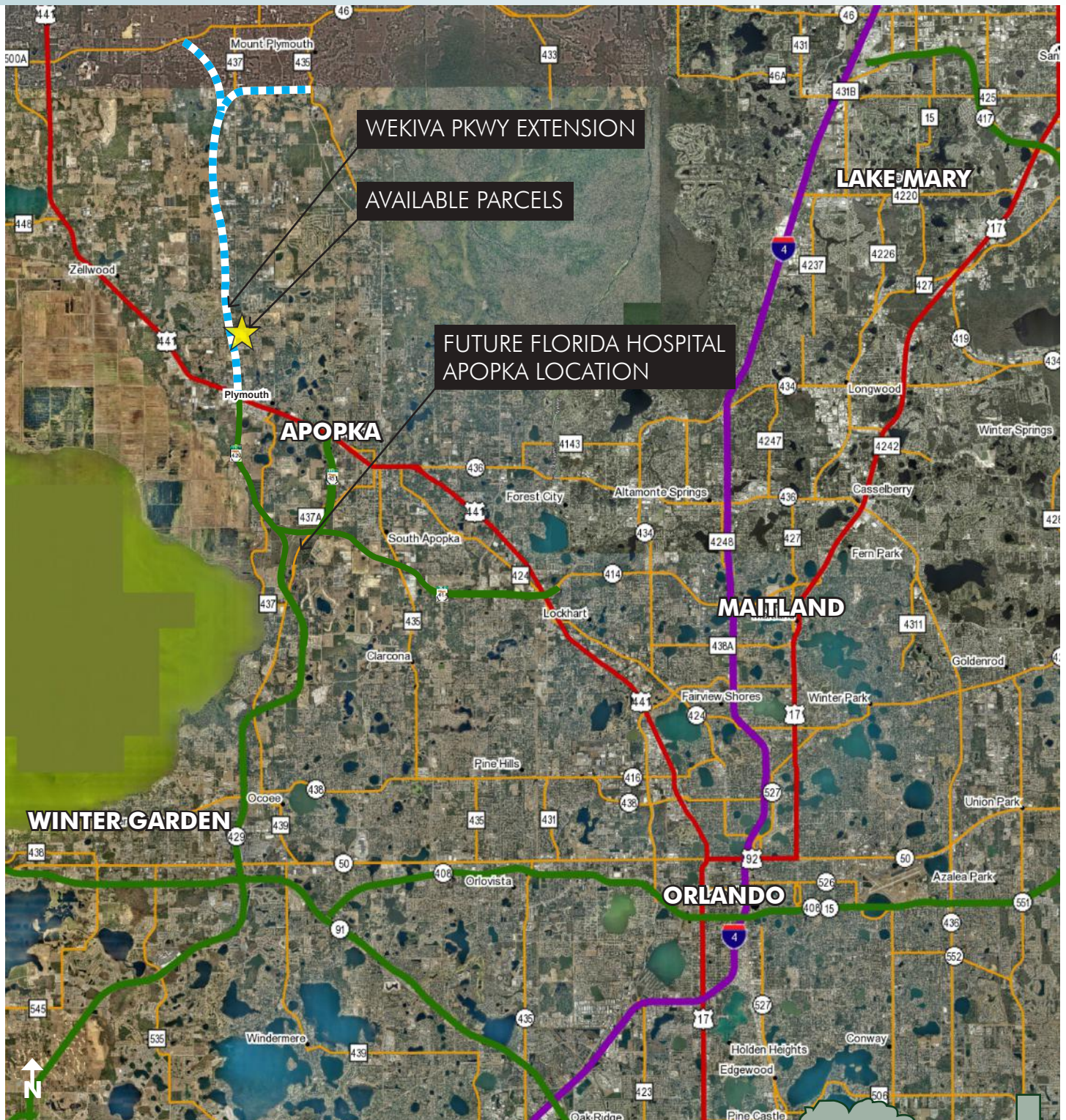
407-422-3144 | www.maurycarter.com



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LOCATION MAP

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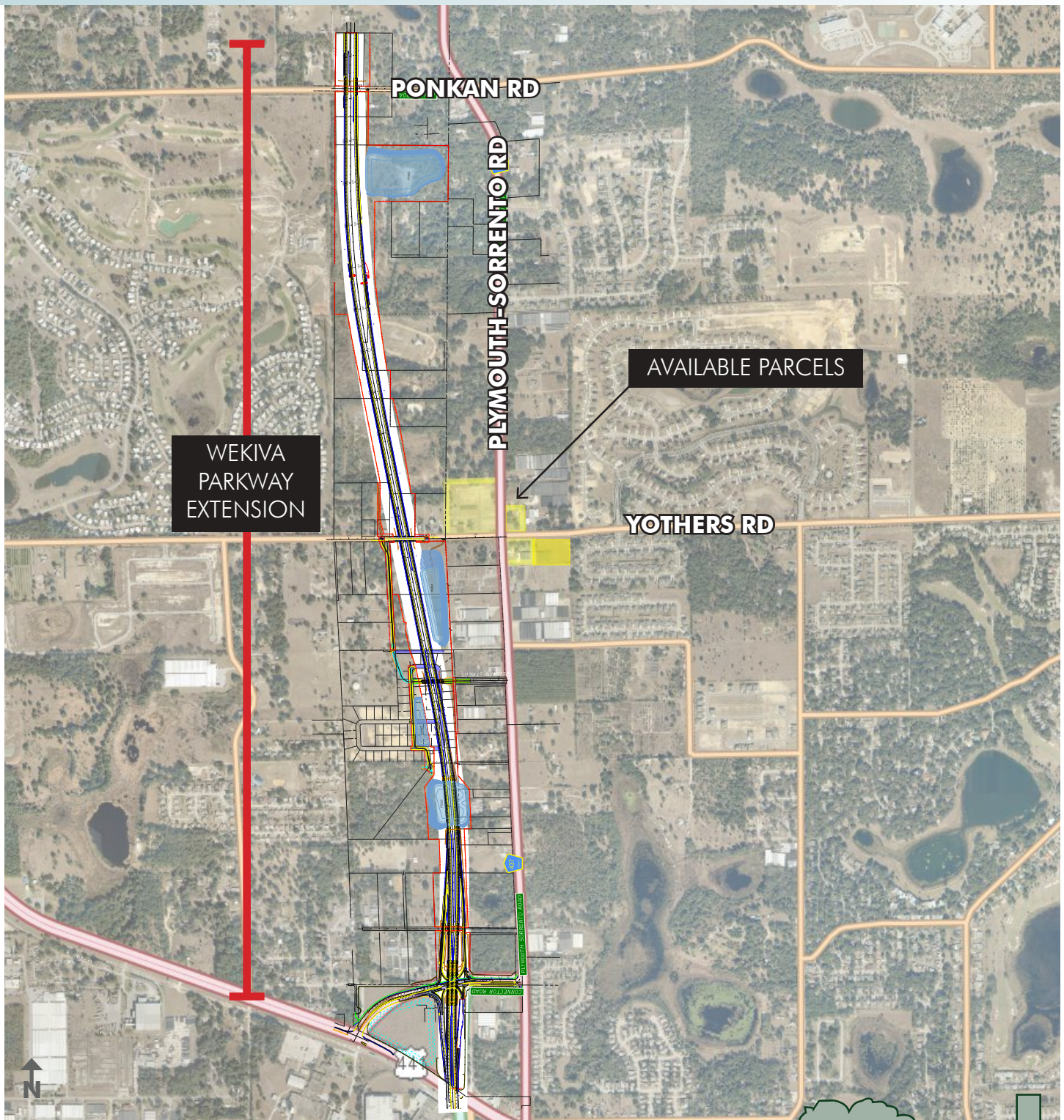
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VICINITY MAP

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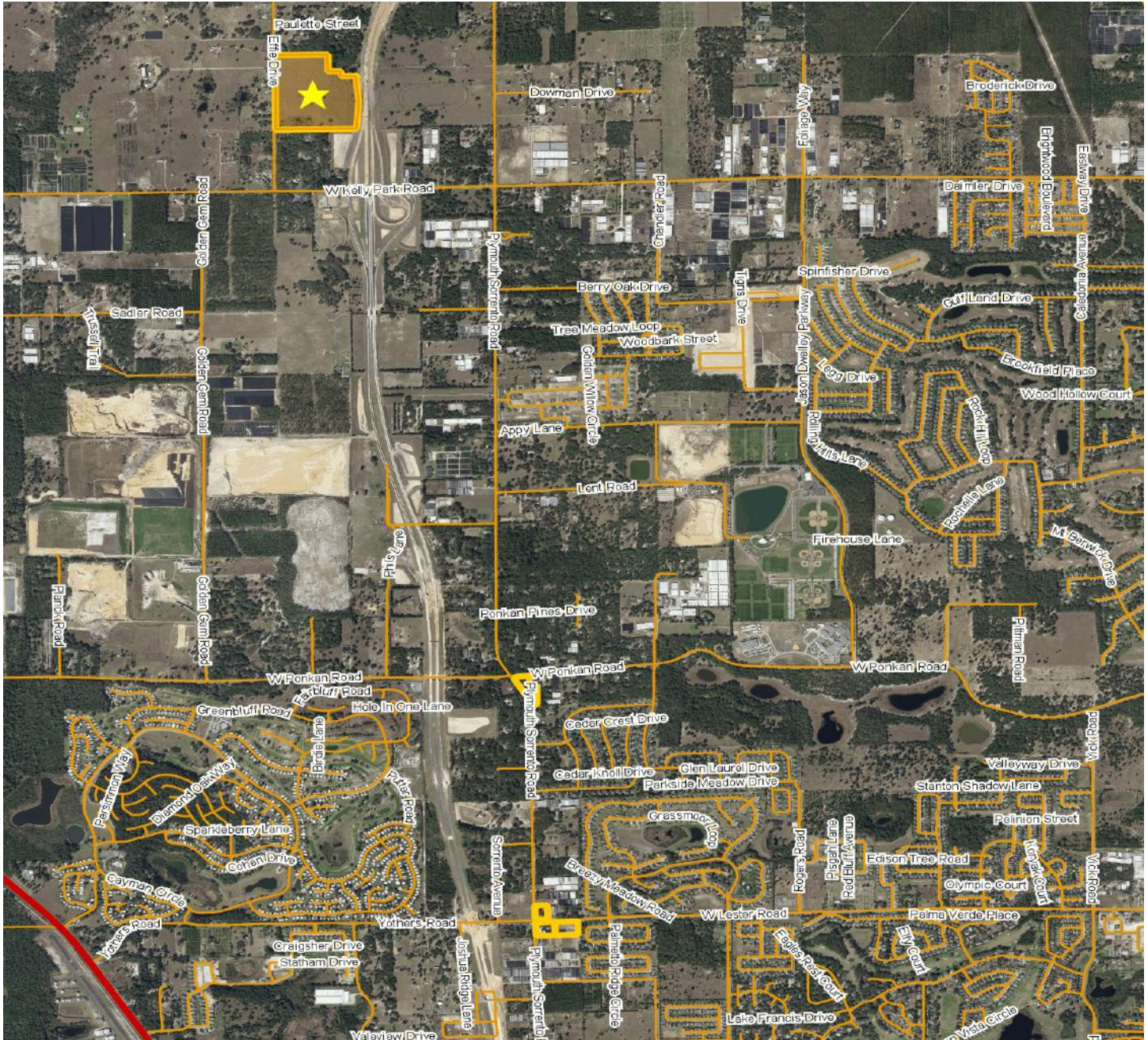


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According to the Orlando Business Journal the starred property is rumored to be under contract by Orlando Health and is located nearby the properties listed for sale above. See article beginning on next page.



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ORLANDO BUSINESS JOURNAL

Exclusive: Rumor has it Orlando Health is under contract to buy 51 acres in Apopka

Jun 6, 2018, 1:51pm EDT

Rumor has it that Orlando Health — a \$3.8 billion nonprofit health care organization with nine area hospitals — is under contract to buy a 51-acre site in Apopka that's currently being used as grazing land, real estate experts not involved in the deal told *Orlando Business Journal*.

The site at 5401 Effie Drive is owned by Orlando Beltway Associates Plymouth Sorrento LLC, which also owns an adjacent 56-acre property divided by State Road 429.



ORANGE COUNTY PROPERTY APPRAISER

The 51-acre property is owned by Orlando Beltway Associates and is located west of State Road 429.

Chuck Mitchell, president and owner of First Capital Property Group Inc. who represents Orlando Beltway Associates, confirmed that the site is under contract and anticipates the sale to close in the fall, but he declined to identify the buyer due to a confidentiality agreement. "This [buyer will be] creating lots of jobs, which is awesome," Mitchell told *OBJ*.

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The site falls within the Kelly Park Interchange Form-Based Code area, which was created to guide future development within one mile of the interchange that would promote economic activity and complement the area. The employment overlay district allows development in a campus-like environment for a variety of office, industrial and large institutional uses, such as hospitals, which would provide much needed jobs in the area, according to the city of Apopka.

If Orlando Health is the buyer of the property, it would meet the mark in creating high-wage jobs, as it's one of Central Florida's largest employers with over 19,000 workers. "Our buyer will make a huge difference for the interchange area," Mitchell said.

Avison Young Managing Partner Greg Morrison, who typically works with Orlando Health on transactions, declined to comment.

The city of Apopka does not have any items awaiting review or approval related to the property, Deputy City Clerk Susan Bone said.

Currently, Orlando Health doesn't have a presence in the Apopka market, although the demand for more health care services is evident. For example, Florida Hospital opened its \$203 million, 320,000-square-foot Florida Hospital Apopka in December and has been experiencing an average occupancy rate in the 70s and lower 80s.

The 120-bed facility at 2100 Ocoee Apopka Road already plans to add another 80 beds.

In addition, this year Adventist Health System, the parent company of Florida Hospital, bought roughly 60 acres in Apopka just several miles from its new hospital to build future medical office space for health care specialists, Florida Hospital Apopka Administrator Tim Cook said, stating there was a need for those services.

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Orlando Health's entry into the Apopka market would present competition with Florida Hospital, but it also would help meet the demand, especially as the number of people 65 and older is expected to grow by 1.7 million (3.3%) in 2018 and by 9.2 million (18%) during the next five years, driving strong demand for medical services, according to CBRE's 2018 U.S. Medical Office Outlook report.

Meanwhile, Orlando Beltway Associates' 56-acre property on the other side of State Road 429 is going through future land use changes, Mitchell said. "The difficulty there is there's no capacity for schools and the developer is going to have to work with the city for having water and sewer."

The game plan for that land is to have 150-180 single-family homes, which would help provide housing for the workers for the future development taking place across the road.

Orlando Beltway Associates previously bought the 100-plus acres in 1990 for \$780,200, according to the Orange County Property Appraiser. With the extension of the Wekiva Parkway, more projects are expected to be developed along the parkway.

"When the Wekiva Parkway is completed, we will be connected to the Interstate 95 corridor with limited access highways, which will bring in more people and projects," former Apopka Mayor Joe Kilsheimer previously said. "We are the least developed in the northwest Orange County quadrant, so there's opportunity for growth."

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Orlando Health's nine Central Florida hospitals have a total of 3,300-plus beds. It has the area's only Level One Trauma Centers for adults and pediatrics, and is a teaching hospital system. Its hospitals are: Orlando Regional Medical Center; Dr. P. Phillips Hospital; South Seminole Hospital; Health Central Hospital; the Arnold Palmer Medical Center, which consists of Arnold Palmer Hospital for Children and Winnie Palmer Hospital for Women & Babies; Lakeland Regional Health Systems; and affiliates, South Lake Hospital and St. Cloud Regional Medical Center.

OBJ reporter Jack Witthaus contributed to this article.

Veronica Brezina

Staff Writer

Orlando Business Journal



Orlando Business Journal. <https://www.bizjournals.com/orlando/news/2018/06/06/exclusive-rumor-has-it-orlando-health-isunder.html>

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