



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



3.12± AC DEVELOPMENT

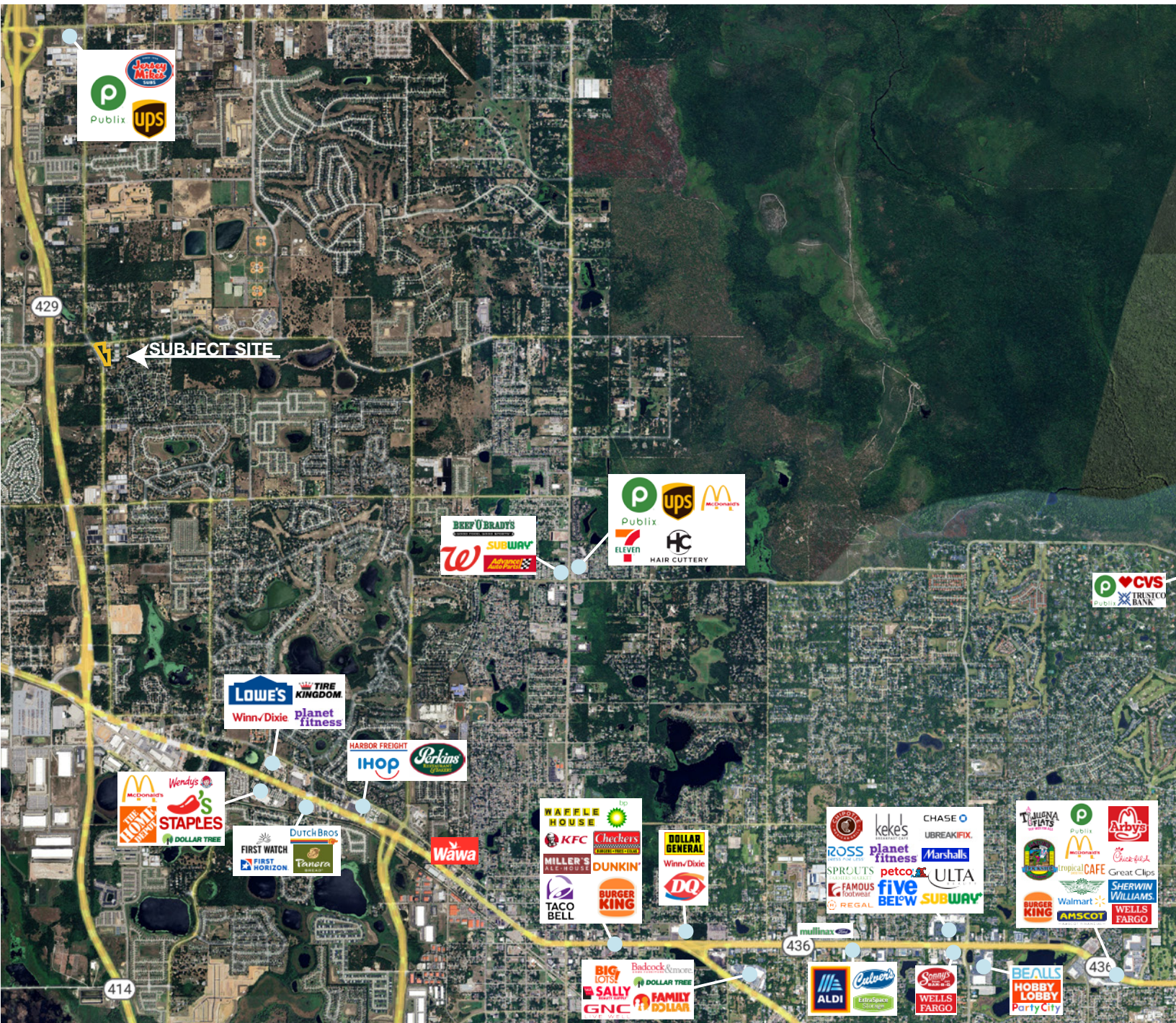
OPPORTUNITY IN APOPKA

2961 Plymouth Sorrento Rd. Apopka, FL 32712

PROPERTY DETAILS

- Size: 3.12 acres
- Parcel ID: 28-20-30-0000-00-035
- Zoning: APK-C-C
- FLU: Commercial
- Utilities: Water & Reclaim available to site
- Frontage: 235' on Ponkan Rd and 640' on Plymouth Sorrento Rd.

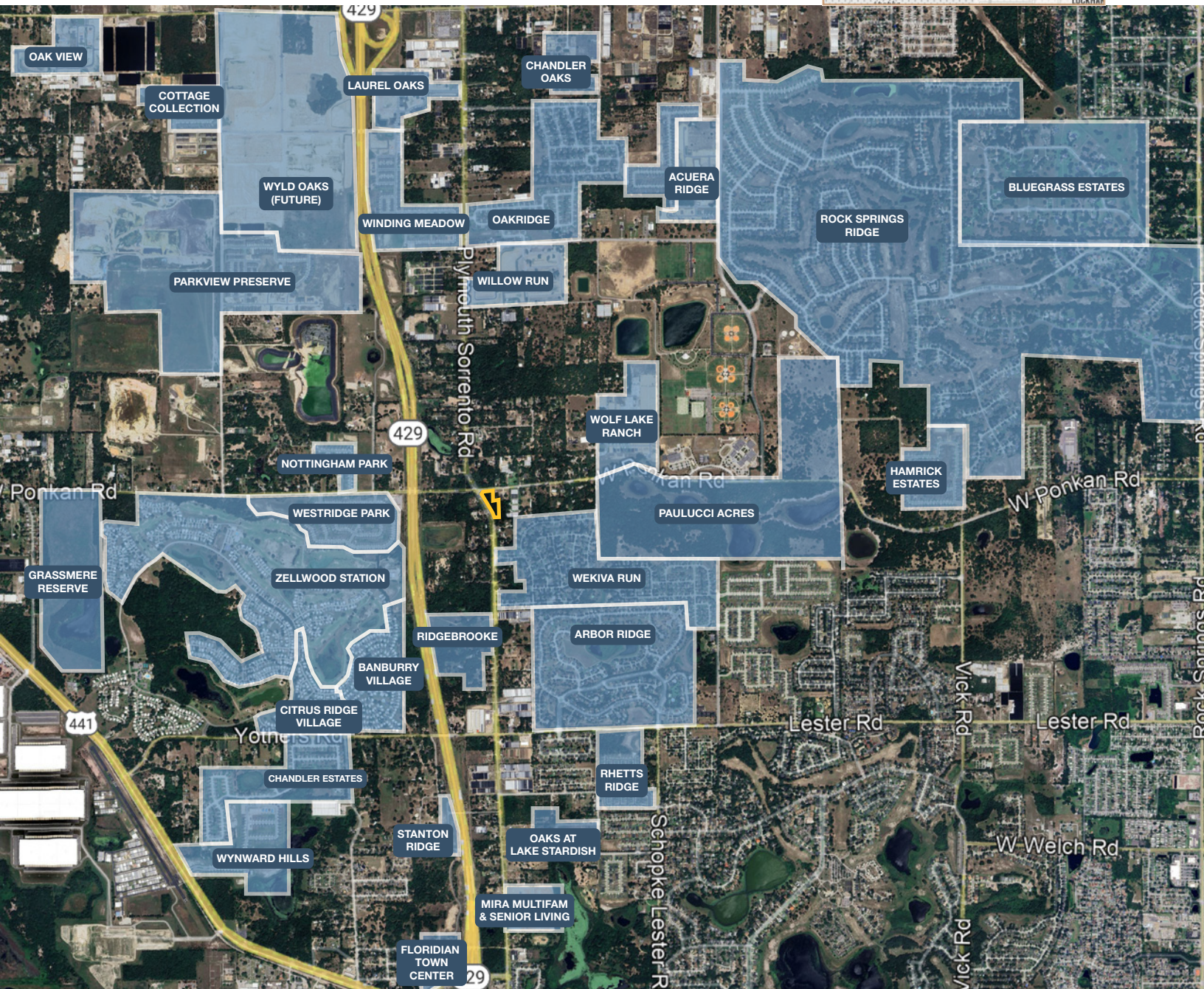
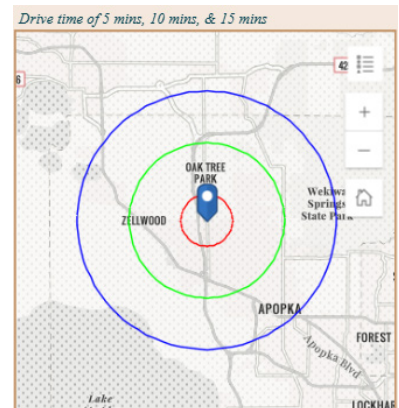
PRICE: \$1,600,000



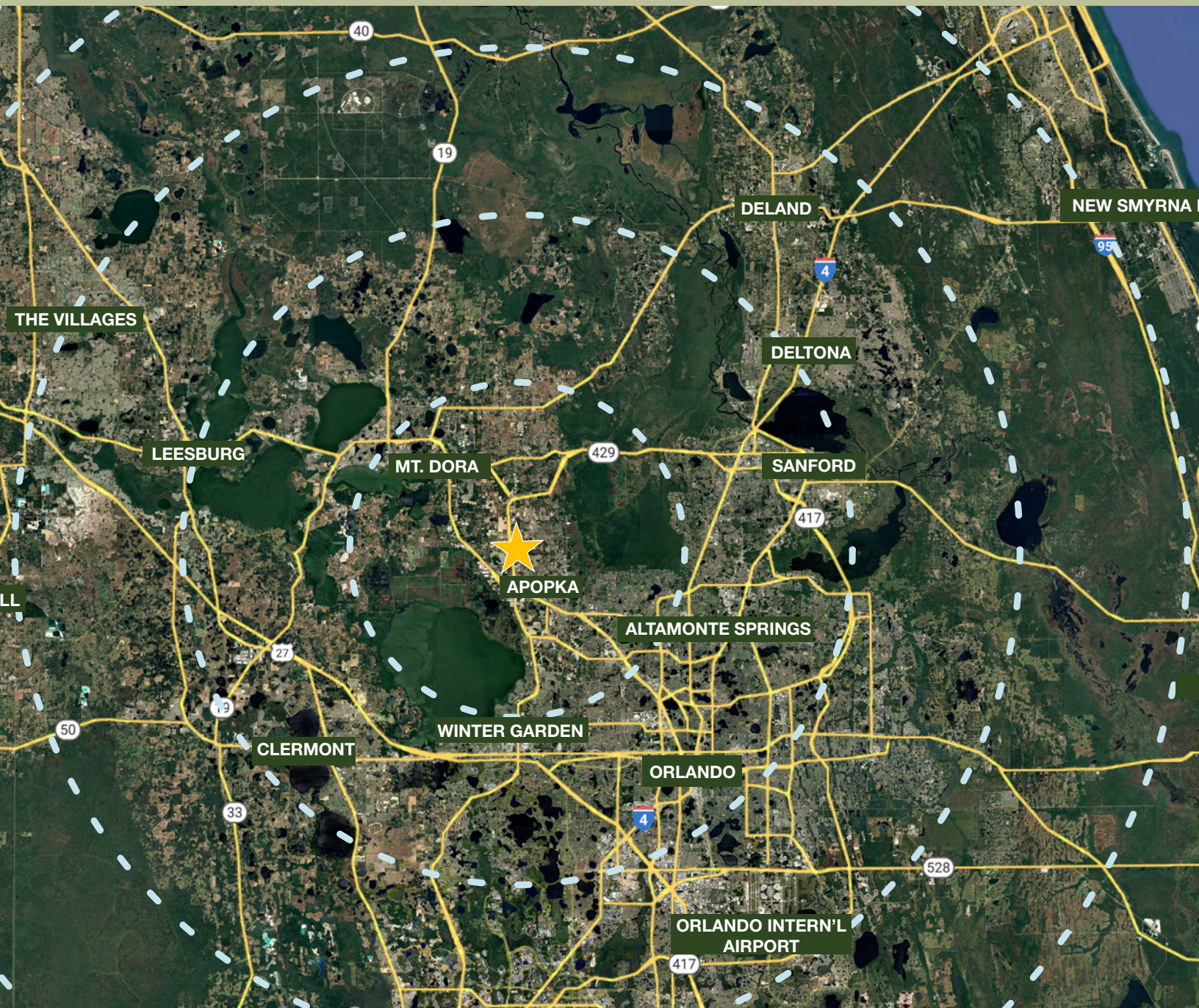
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	3,937	36,963	75,158
Median HH Income	\$83,011	\$116,321	\$110,045
Median Home Value	\$468,462	\$491,988	\$464,155
	5 min	10 min	15 min



REGIONAL INFORMATION



DRIVE TIMES

- Mount Dora: 15 min
- Winter Garden: 25 min
- Altamonte Springs: 30 min
- Sanford: 30 min
- Deltona: 35 min
- Clermont: 38 min
- Orlando Int'l Airport: 40 min
- Leesburg: 45 min
- DeLand: 45 min
- The Villages: 1 hr
- New Smyrna Beach: 1 hr

LOCAL DEVELOPMENT NEWS

AdventHealth eyes new campus in booming metro Orlando development

By Ryan Lynch | Orlando Business Journal Published: August 25, 2025

“AdventHealth plans major presence in Wyld Oaks, Apopka’s 215-acre, mixed-use development. Wyld Oaks will feature 6,000 residential units and extensive commercial space. Apopka experiences rapid growth with 80 developments announced since 2020.

This new site is separate from land AdventHealth already owns east of SR 429, where a free-standing emergency room previously has been proposed.

Wyld Oaks is set to transform the area with more than 6,000 residential units, 1.5 million square feet of industrial space, 300,000 square feet of retail, two hotel sites and more than 20,000 square feet of medical office space.

Full Article: <https://www.bizjournals.com/orlando/news/2025/08/25/adventhealth-wyld-oaks-land-purchaseapopka-florid.html>