



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



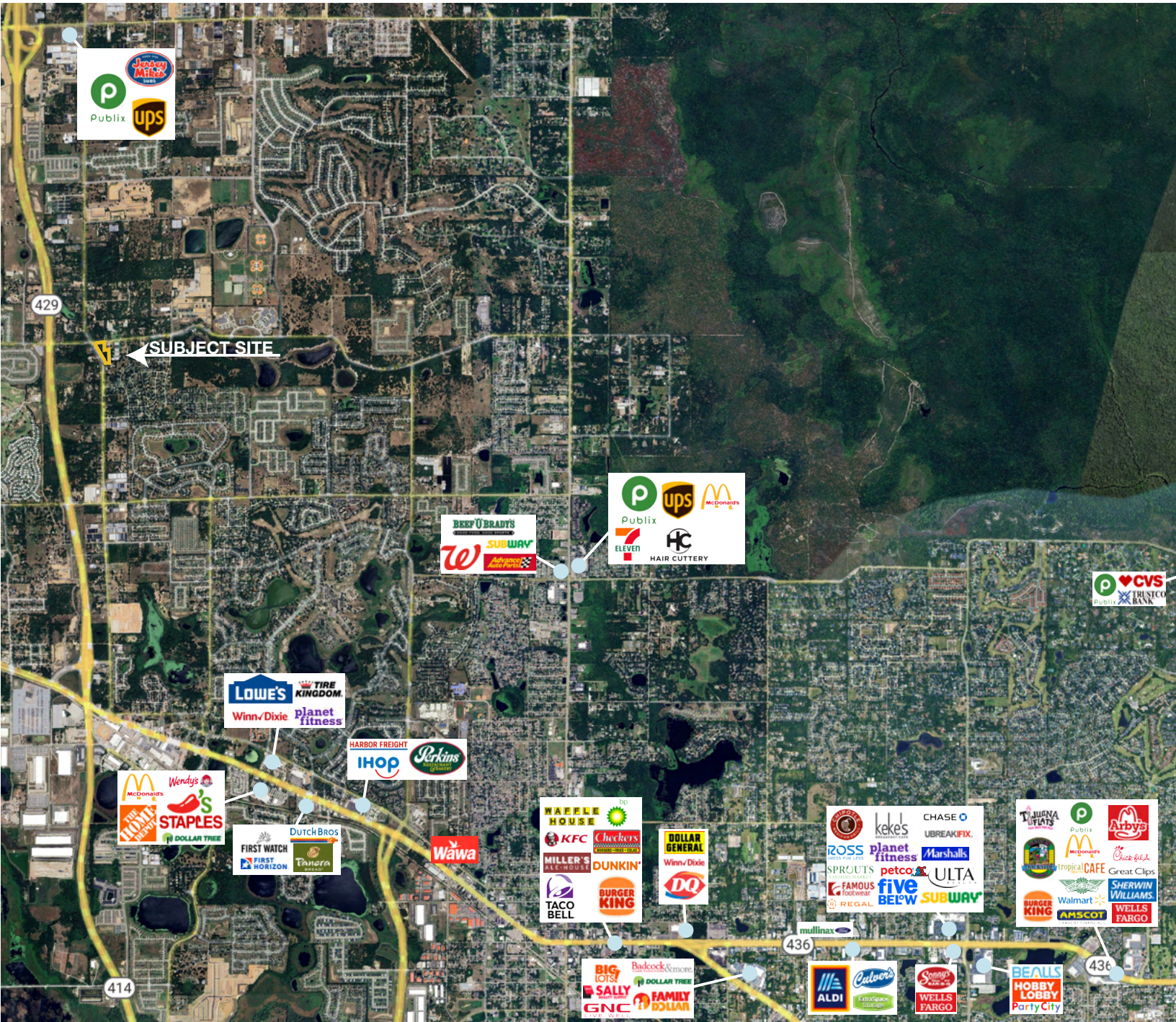
3.12± AC DEVELOPMENT OPPORTUNITY IN APOPKA

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.

Please call for pricing information!



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 56,202
- Median HH Income: \$95,703
- Median Home Value: \$364,300

Apopka, 2023 US Census

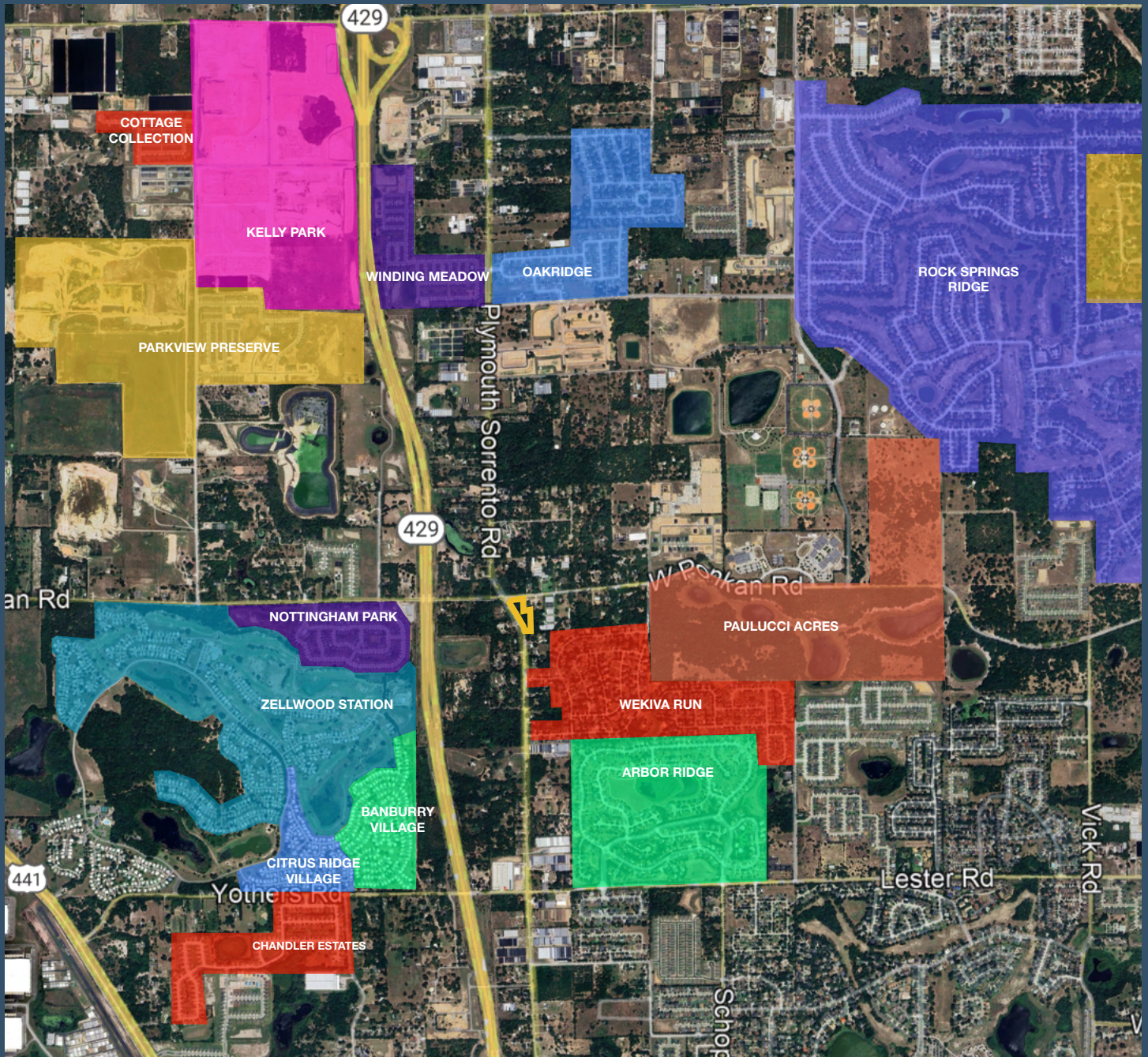
County Demographics

- Total Population: 1.44 M
- Median HH Income: \$77,011
- Median Home Value: \$358,300

Orange County, 2023 US Census

Daily Traffic Counts

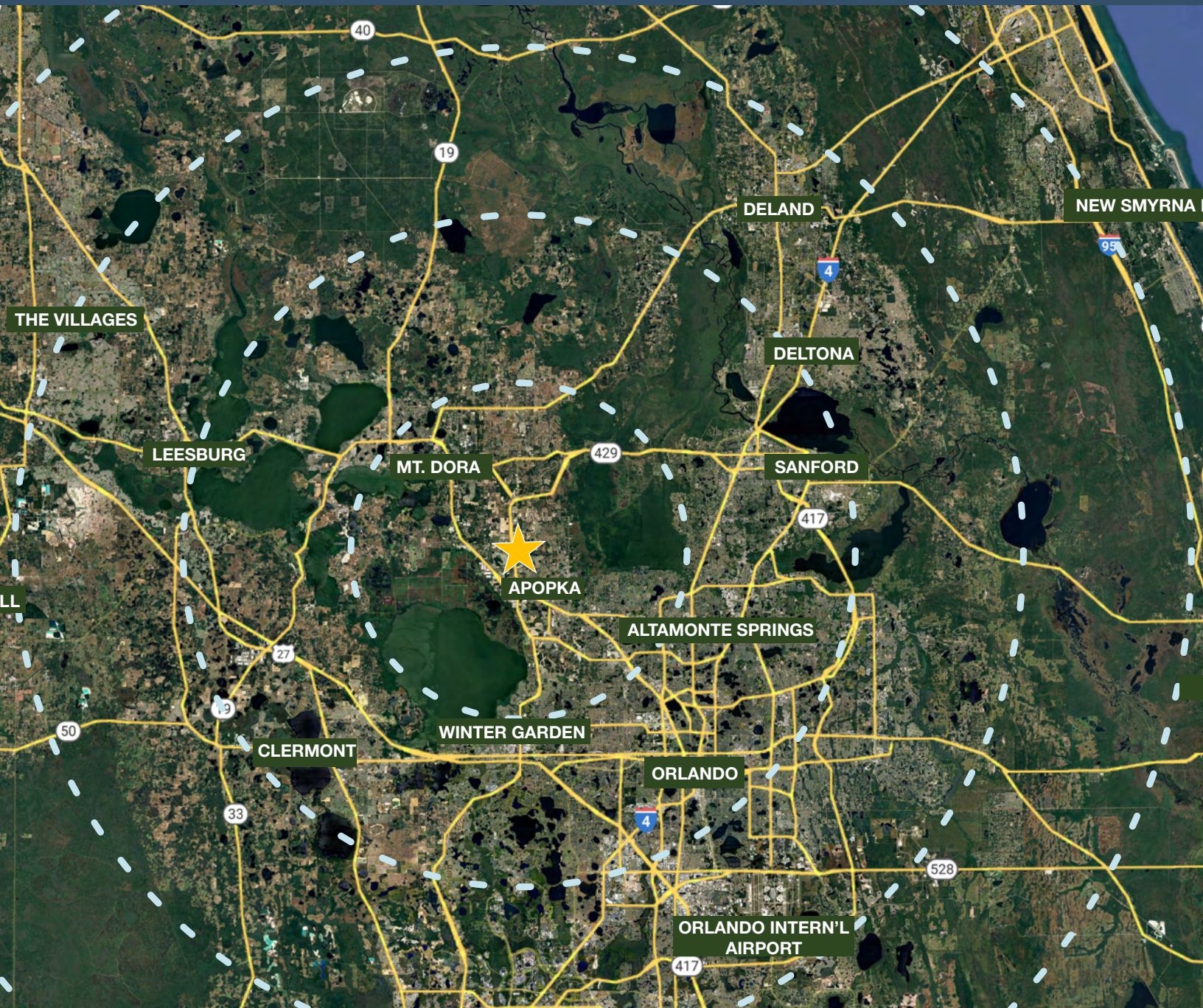
- Plymouth Sorrento: 9,800
- Ponkan: 4,600
- SR 429: 12,600
- Orange Blossom Trail (441): 24,000



REGIONAL MAP

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



APOPKA IN THE 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>