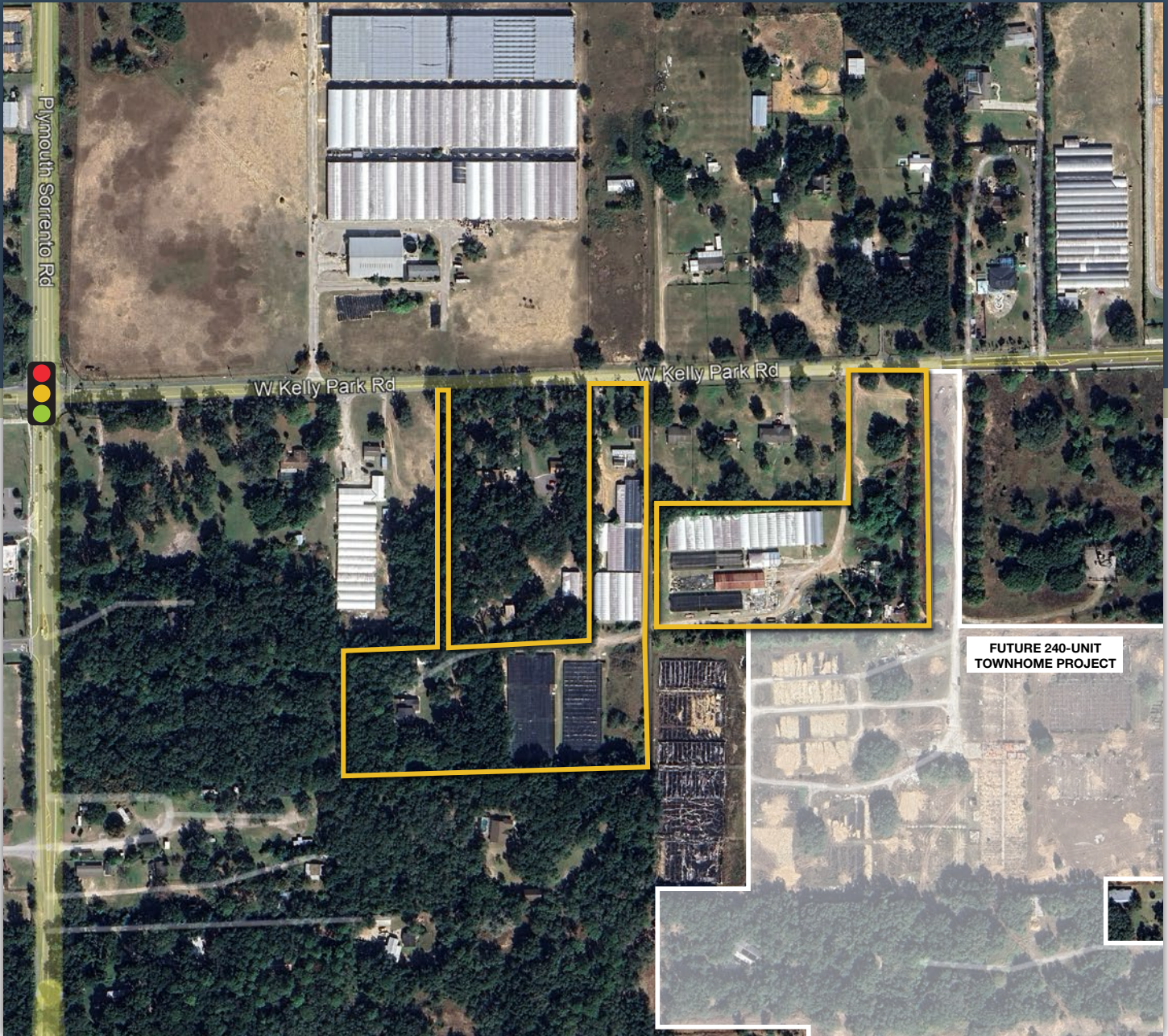




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



**14.5 AC IN APOPKA
W KELLY PARK TOWN VILLAGE
2820 W. Kelly Park Rd. Apopka, FL 32712**

PROPERTY DETAILS

- Size: ±14.5 acres
- Parcels: 18-20-28-0000-00-011, 18-20-28-0000-00-003, 18-20-28-0000-00-128
- Zoning: Agriculture
- FLU: Town Village
- Utilities: City sewer & water

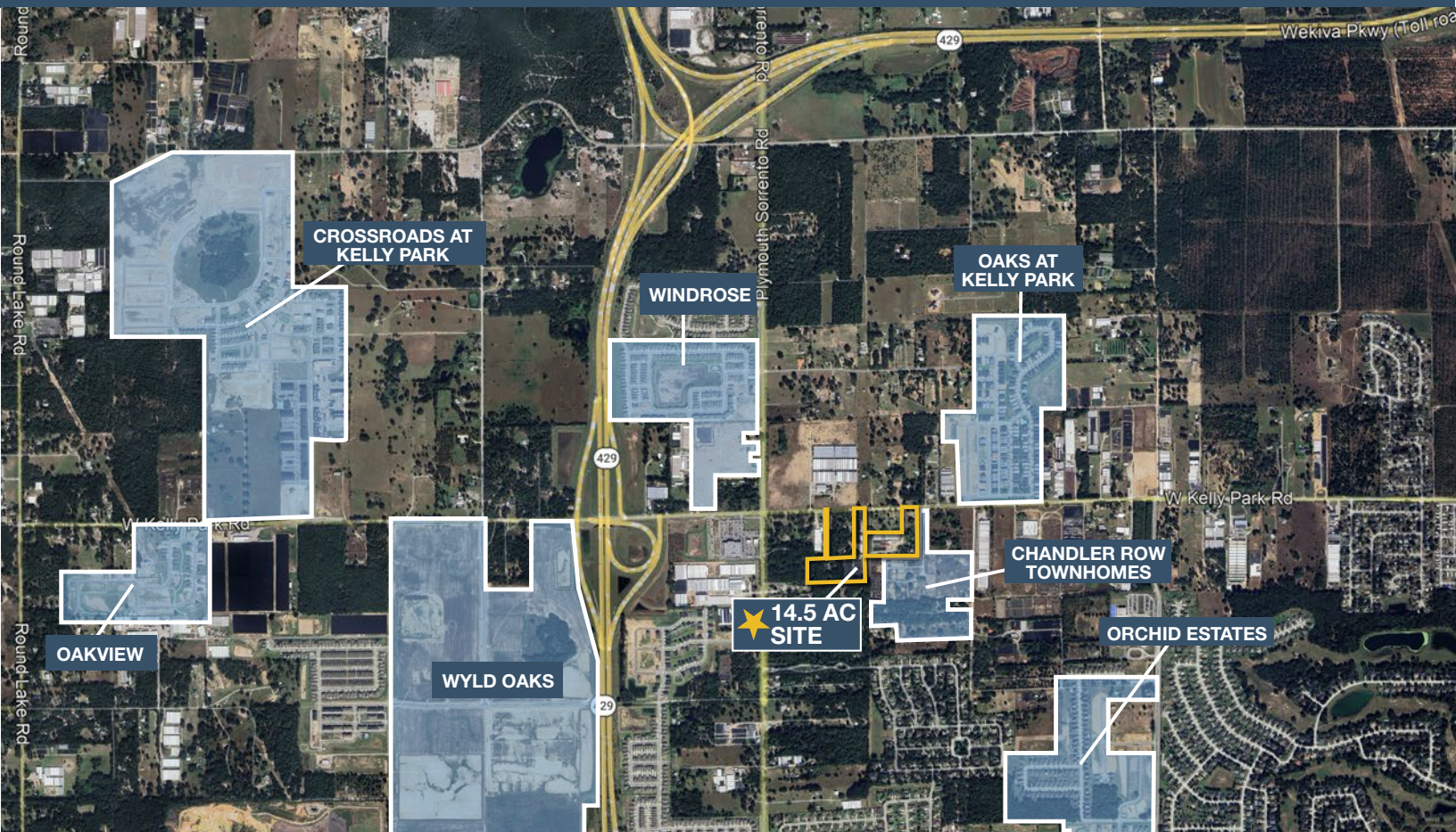
Price: \$8,000,000

PROPERTY HIGHLIGHTS

Find one of the last remaining large tracts within the Kelly Park Influence Area (KPI) designated for Town Village future land use, a truly rare find in one of Central Florida's fastest-growing corridors. Currently zoned Agricultural under Orange County jurisdiction, this 14.5± acre parcel falls within the KPI overlay, positioning it for annexation by the City of Apopka and a Town Village zoning designation, which would allow for up to 225 multifamily units. Commercial uses also permissible, making this an exceptional opportunity for a mixed-use project.

Infrastructure is already in place: city water and sewer utilities are available, and W. Kelly Park Road is currently being widened to four lanes, dramatically improving access and visibility for any future development.

The site is surrounded by new and forthcoming residential and commercial developments, and several neighboring parcels may have the potential to be assembled into the project, offering even greater scale for the right developer.

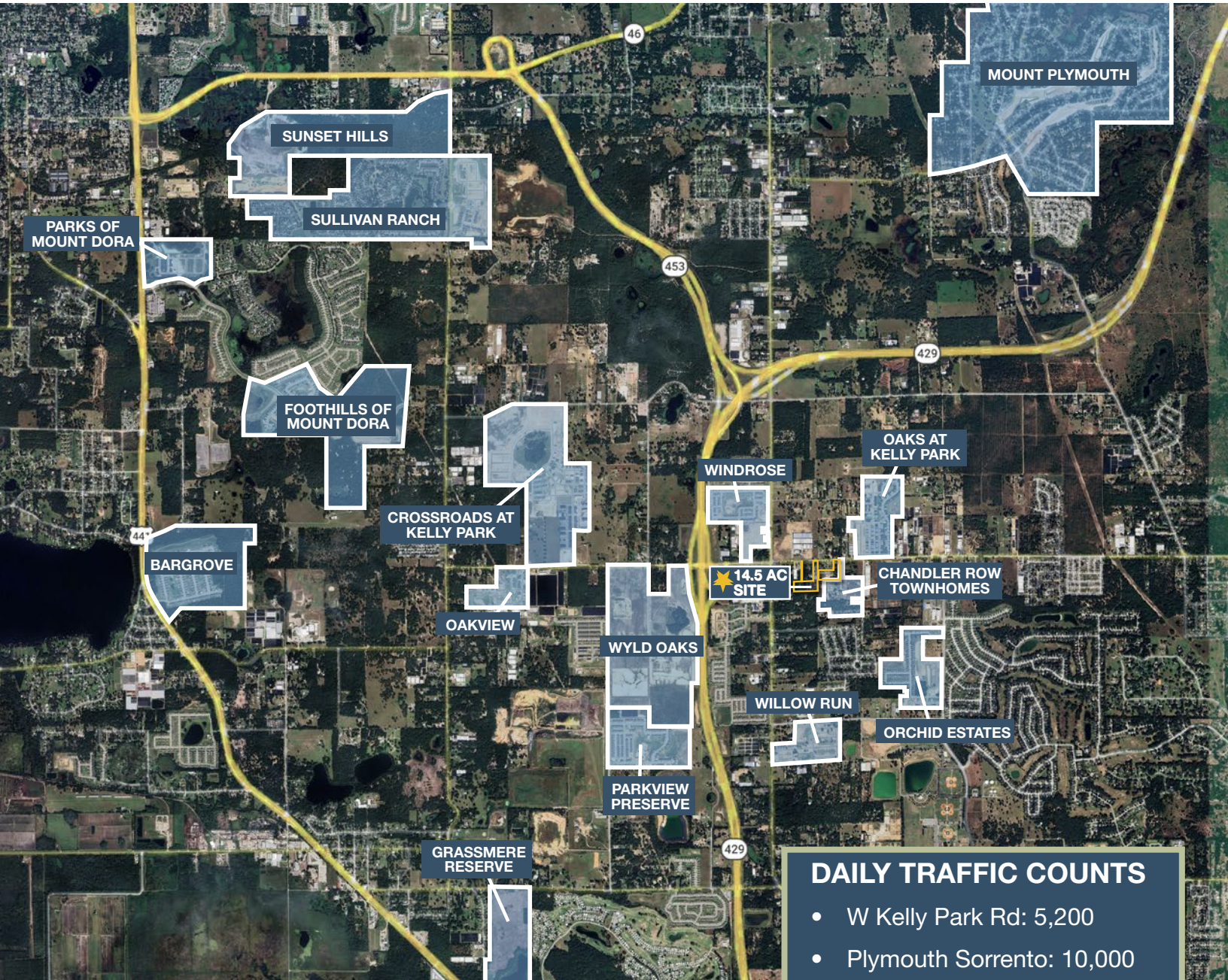


GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	62,777	1,528,002
Median HH Income	\$96,884	\$79,719
Median Home Value	\$394,900	\$390,100

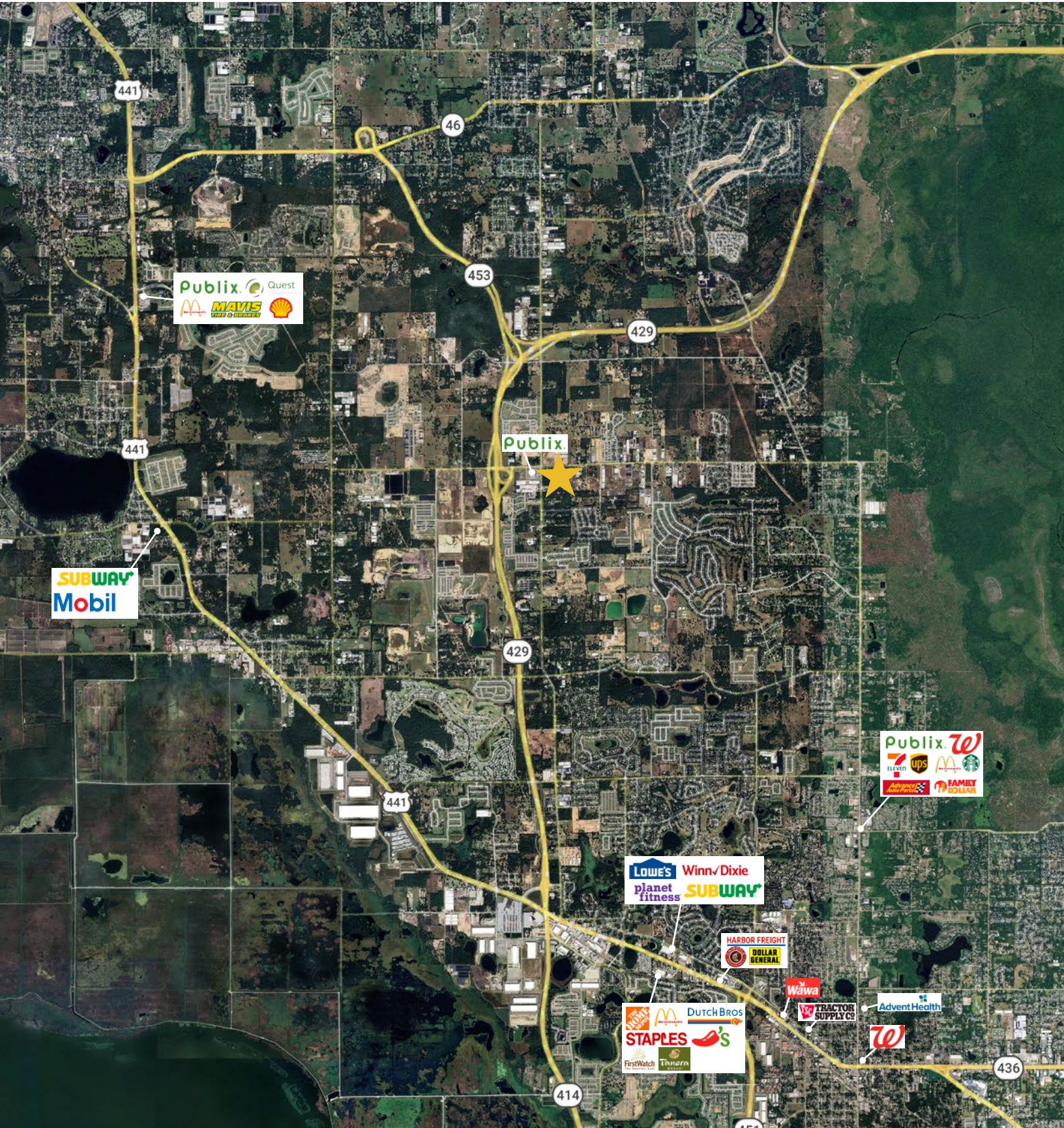
Apopka, US Census *Orange County, US Census*



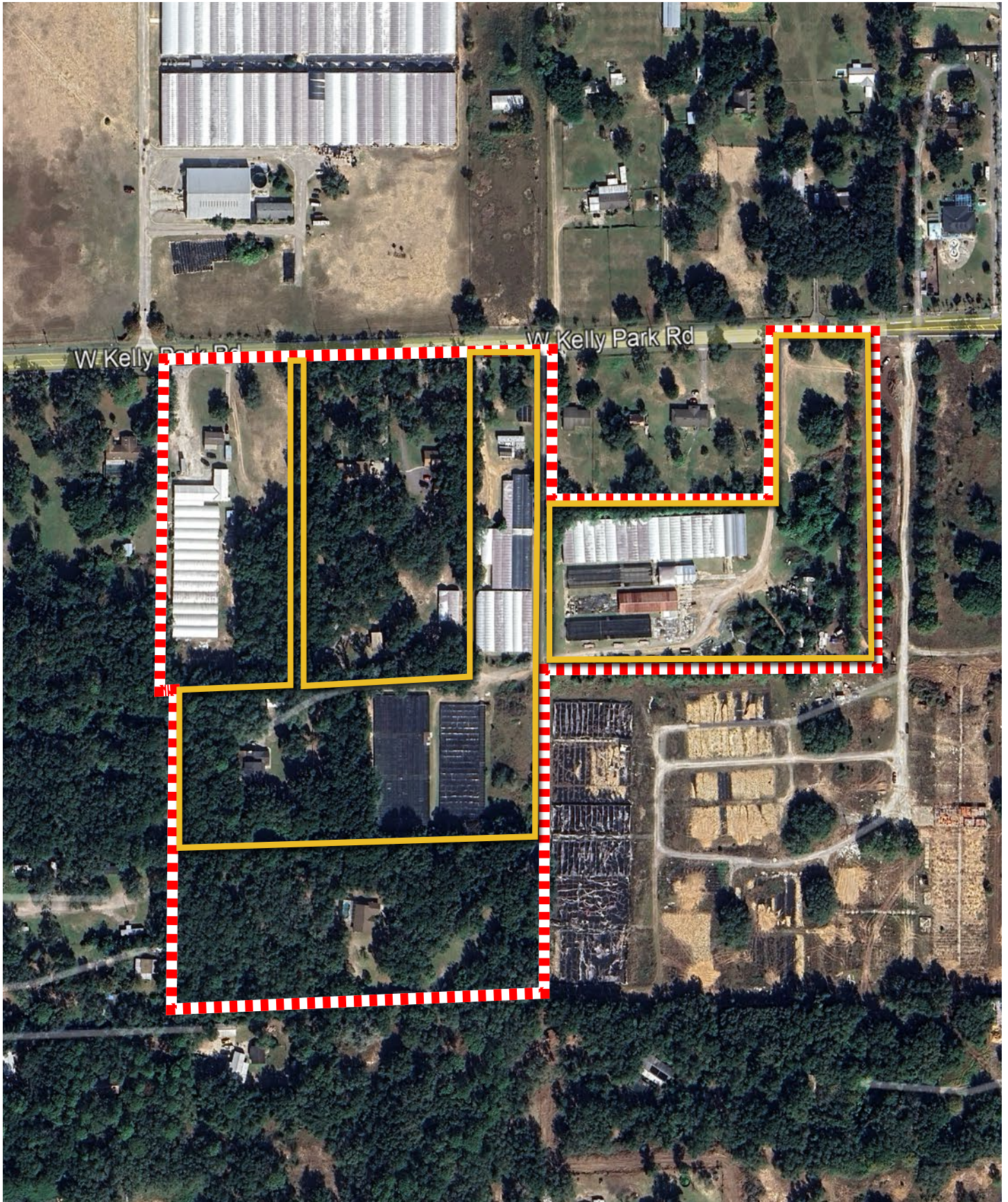
DAILY TRAFFIC COUNTS

- W Kelly Park Rd: 5,200
- Plymouth Sorrento: 10,000
- SR 429: 38,500
- SR 453: 8,200

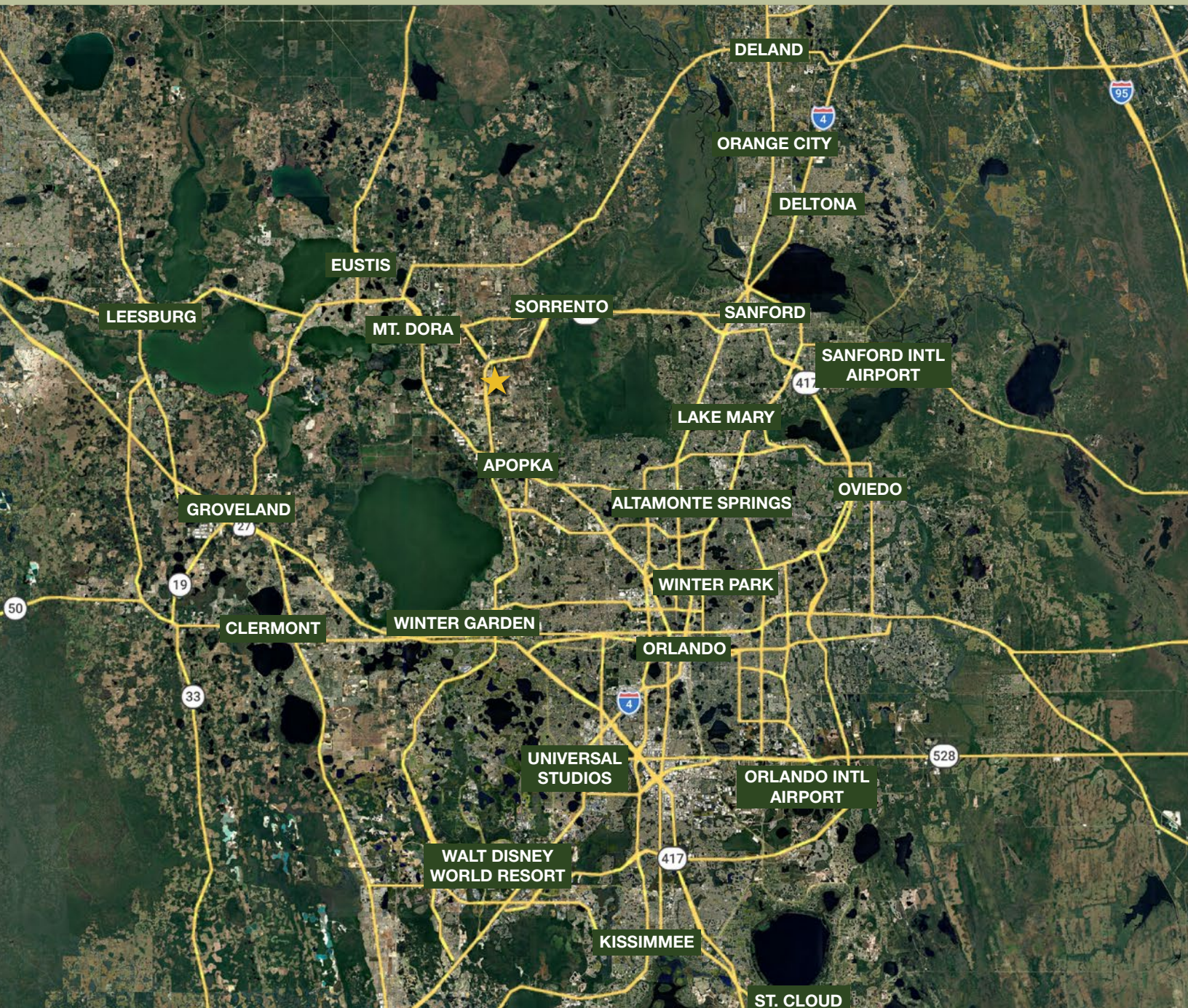
LOCAL RETAIL



POTENTIAL ASSEMBLAGE



REGIONAL MAP



DRIVE TIMES

- Downtown Apopka: 10 min
- Mt. Dora: 15 min
- Sanford: 30 min
- Sanford International Airport: 30 min
- Orlando: 30 min
- Clermont: 35 min
- DeLand: 40 min
- Walt Disney World Resort: 40 min
- Orlando International Airport: 45 min
- Kissimmee: 55 min