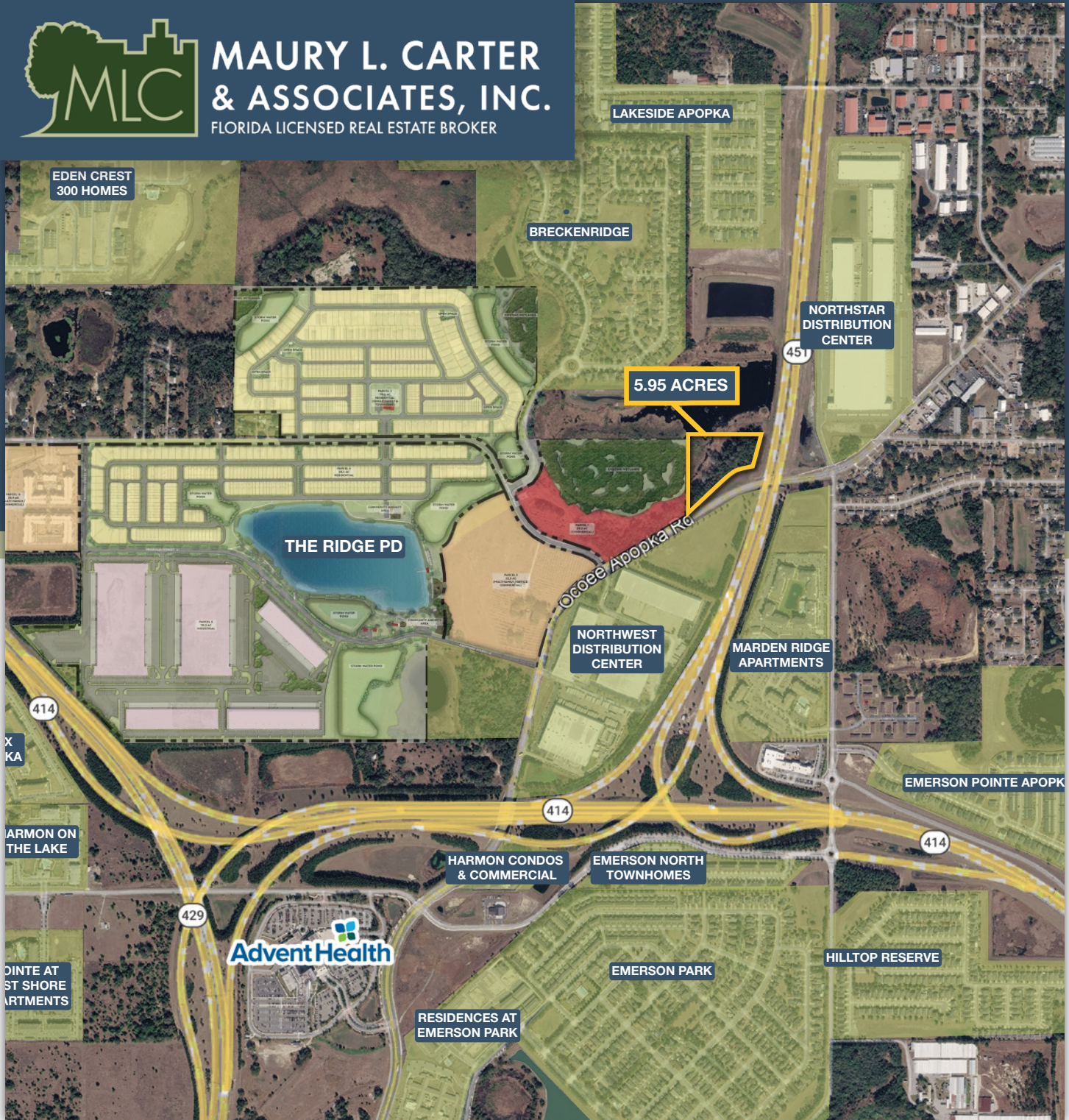




**MAURY L. CARTER  
& ASSOCIATES, INC.**  
FLORIDA LICENSED REAL ESTATE BROKER



# UNDEVELOPED LAND OPPORTUNITY ON SR 429 BELTWAY IN APOPKA

1280 OCOEE APOPKA ROAD, APOPKA, FL 32703

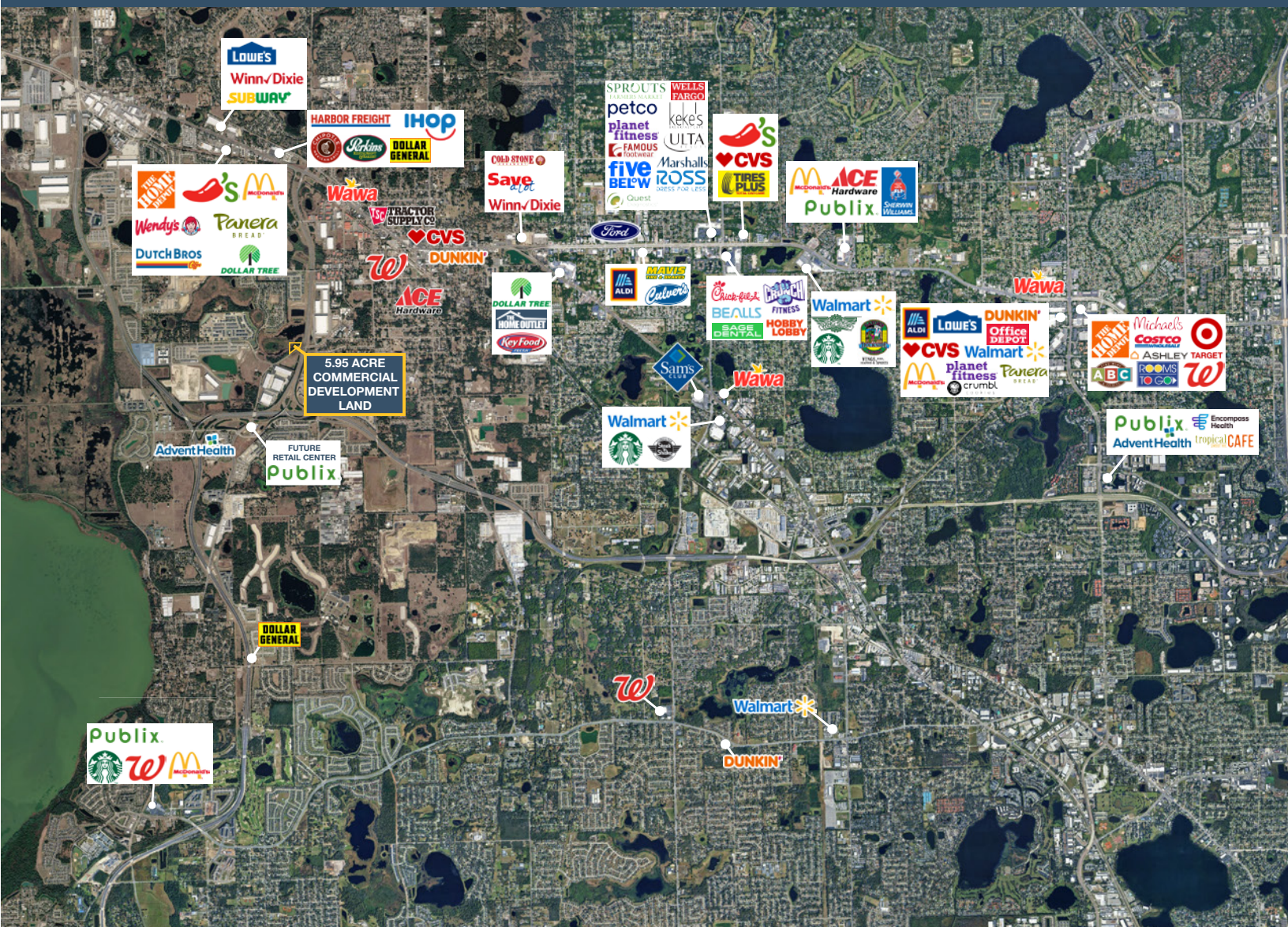
# PROPERTY DETAILS

- Size: ±5.95 acres  
±2.5 usable acres
- Parcel ID: 28-21-17-0000-00-010
- Zoning: APK-C-C
- Frontage: 852' on Ocoee-Apopka Road  
231' on SR 429/Western Beltway

**PRICE: \$350,000**

## PROPERTY HIGHLIGHTS

This highly visible commercial land sits at the epicenter of one of metro Orlando's most active growth corridors. With 852' of frontage on Ocoee-Apopka Road and 231' of exposure along SR 429/Western Beltway, this site offers the rare combination of beltway visibility and direct access in a market that is transforming rapidly. The property is directly east of The Ridge, a mixed-use master planned community entitled for 683 homes, 678 apartments, and nearly 2 million square feet of commercial and industrial space. With over 80 developments announced in Apopka since 2020, demand for well-positioned commercial land along this corridor has never been stronger. This is one of the last remaining opportunities to plant your flag in this corridor before it fully matures.



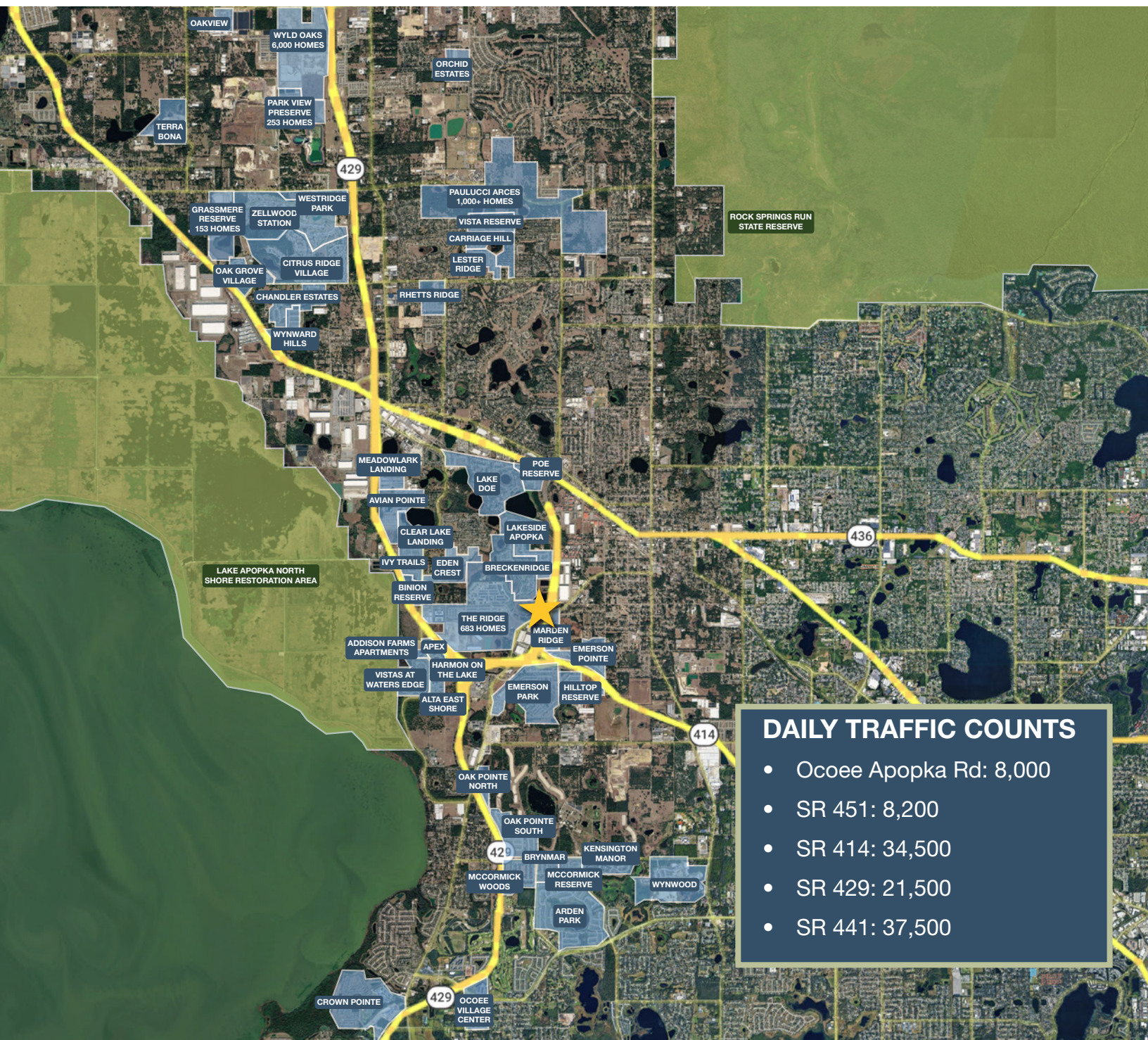
# GEOGRAPHICAL DETAILS

## DEMOGRAPHICS

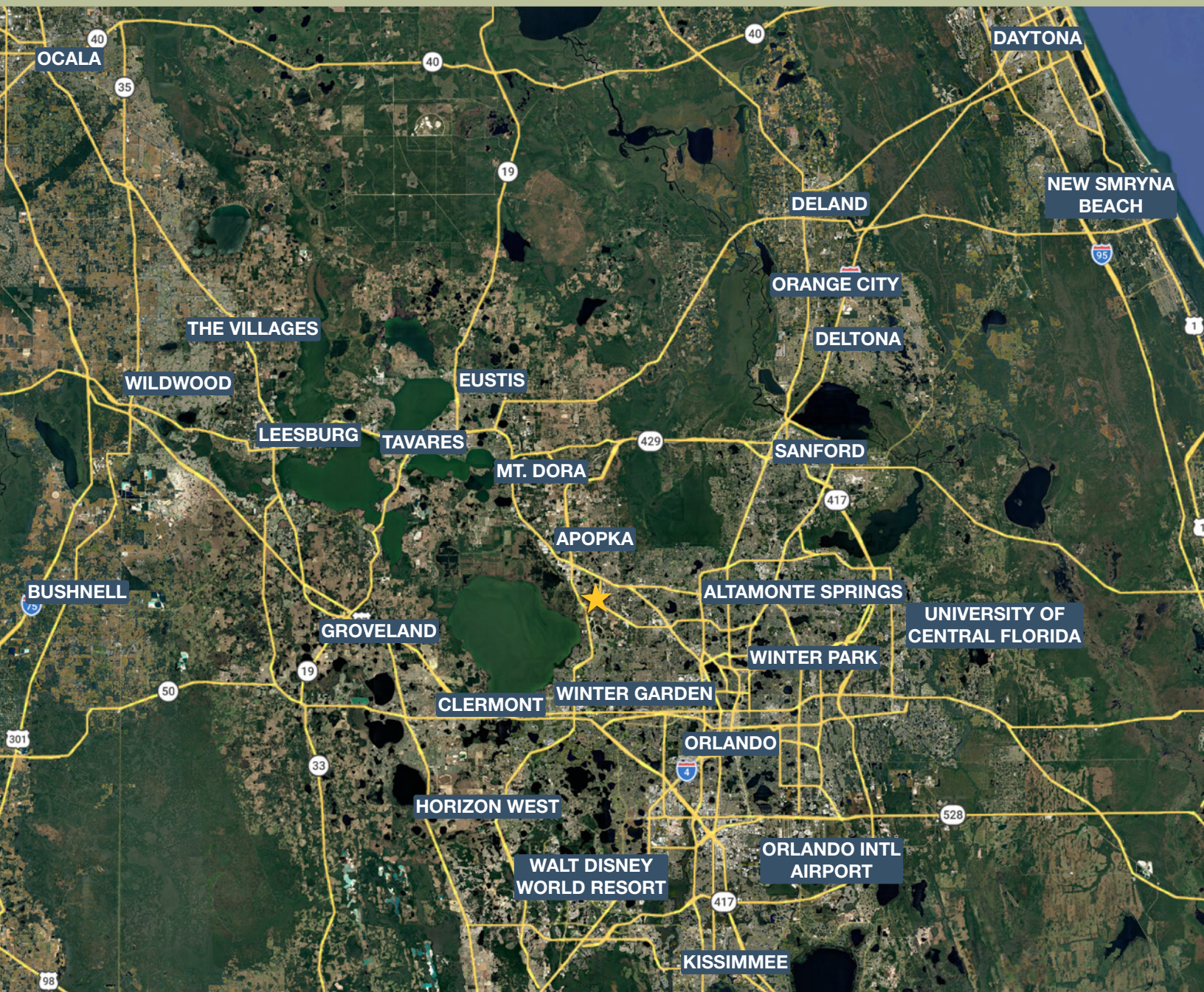
Total Population	62,777	1,533,646
Median HH Income	\$96,884	\$79,719
Median Home Value	\$394,900	\$390,100

*Apopka, US Census*

*Orange County, US Census*



# REGIONAL MAP



## DRIVE TIMES

- Downtown Apopka: 9 min
- Orlando: 20 min
- Clermont: 20 min
- Walt Disney World: 30 min
- Winter Park: 30 min
- Tavares: 30 min
- Sanford: 35 min
- Orlando International Airport: 35 min
- Leesburg: 45 min
- The Villages: 1 hr
- Daytona: 1 hr
- Ocala: 1 hr 15 min

# LOCAL NEWS

## **Pulte proposes sprawling Apopka subdivision with more than 1,000 lots along Ponkan Road**

**By: Tyler Williams | July 16, 2025 | GrowthSpotter**

Pulte, one of the most prolific homebuilders in Central Florida, wants to transform a series of vacant parcels along Ponkan Road in Apopka into a massive development called Paulucci Acres, which would consist of over 1,000 homes and townhomes.

Read More: <https://www.growthspotter.com/2025/07/16/pulte-proposes-sprawling-apopka-subdivision-with-more-than-1000-lots-along-ponkan-road/>

## **Developer of The Ridge in Apopka plans 363-unit apartment complex**

**By: Brian Bell | April 17, 2026 | GrowthSpotter**

The master developer of The Ridge at Lake Bronson in southern Apopka is moving forward with plans to add a 363-unit apartment complex to the community. The project is within the 404-acre master-planned community, The Ridge at Lake Bronson, which has PUD zoning with entitlements for up to 683 residential homes, 678 apartments, 350,000 square feet of commercial space and 1.5 million square feet for industrial uses.

Read More: <https://www.growthspotter.com/2026/04/17/developer-of-the-ridge-in-apopka-plans-363-unit-apartment-complex/>

## **AdventHealth eyes new campus in booming metro Orlando development**

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

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 freestanding 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.

Read More: <https://www.bizjournals.com/orlando/news/2025/08/25/adventhealth-wyld-oaks-land-purchase-apopka-florid.html>