



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



# **±4 ACRE LAND OPPORTUNITY SURROUNDED BY APOPKA DEVELOPMENT Marden Rd, Apopka, FL 32703**



# PROPERTY DETAILS

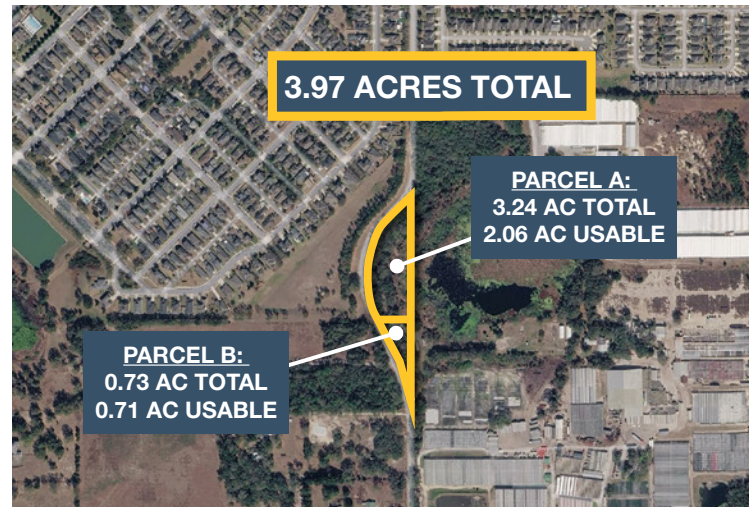
| Parcel                 | Gross Acres | Usable Acres | Zoning                      | Price     |
|------------------------|-------------|--------------|-----------------------------|-----------|
| A 28-21-20-0000-00-031 | 3.24        | 2.06         | Mixed-Use Employment Center | \$250,000 |
| B 28-21-20-0000-00-033 | 0.73        | 0.71         | APK-A-1(ZIP)                | \$86,165  |

Price per acre \$121,000

Total \$336,165

## PROPERTY HIGHLIGHTS

±3.97 acres of undeveloped land near the intersection of SR 414 and SR 429, one of Apopka's fastest-growing corridors. The site sits directly across from AdventHealth Apopka and is surrounded by explosive residential and multifamily growth, including Residences at Emerson Park, Marden Ridge Apartments, Emerson Pointe Apopka, Hilltop Reserve, and Apex Apopka, bringing thousands of new rooftops within a two-mile radius.





# GEOGRAPHICAL DETAILS

## DEMOGRAPHICS

*Apopka, US Census*

*Orange County, US Census*

Total Population

62,777

1,533,646

Median HH Income

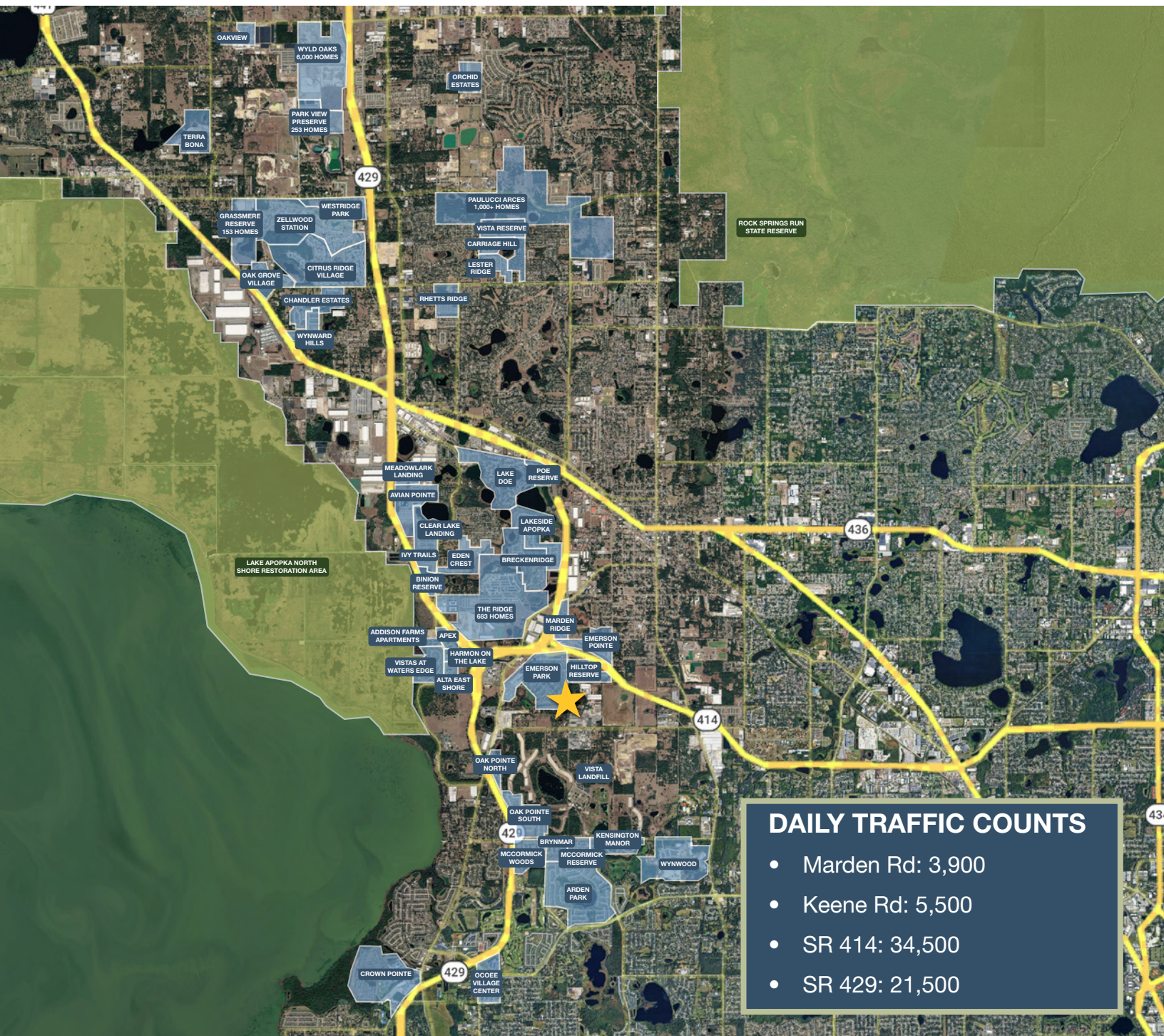
\$96,884

\$79,719

Median Home Value

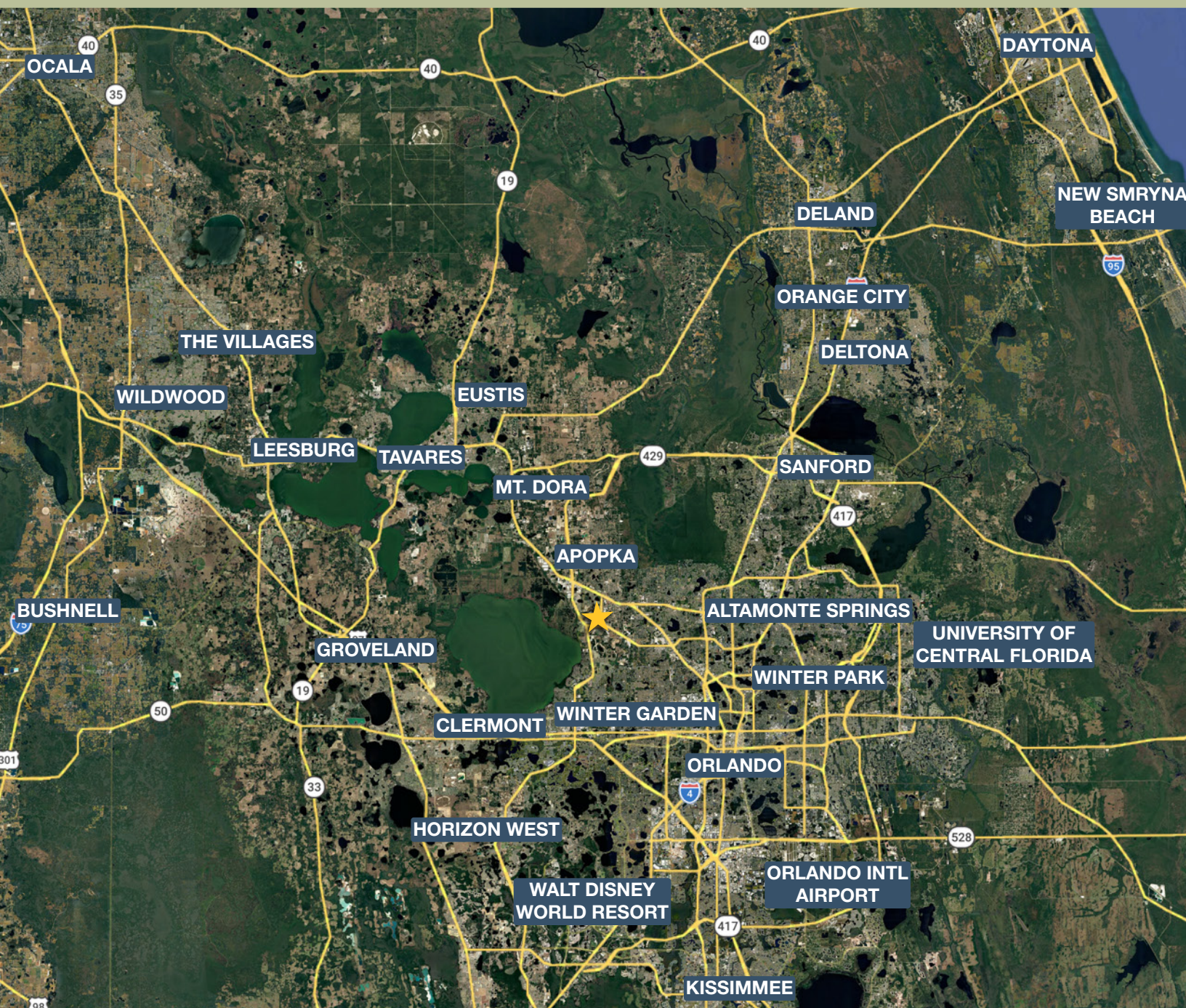
\$394,900

\$390,100





# 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>