

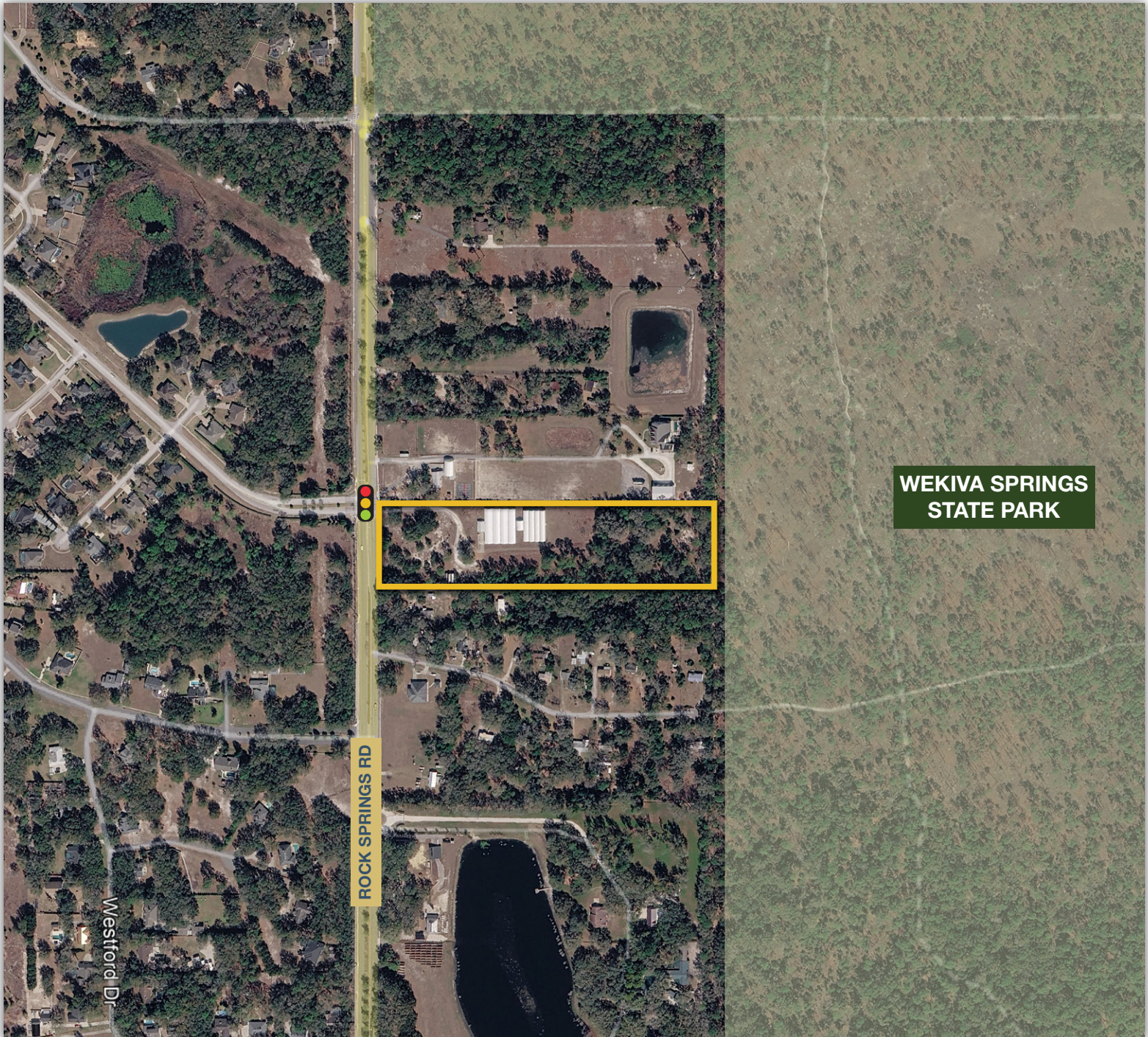


**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

±10 AC LAND OPPORTUNITY IN APOPKA

3661 ROCK SPRINGS RD, APOPKA, FL 32712

PRICE: \$1,100,000



PROPERTY DETAILS

- Size: ±9.75 acres
- Parcel ID: 22-20-28-0000-00-004
- Address: 3661 Rock Springs Rd, Apopka, FL 32712
- Zoning: AG
- FLU: AG
- Utilities: Electric & Water

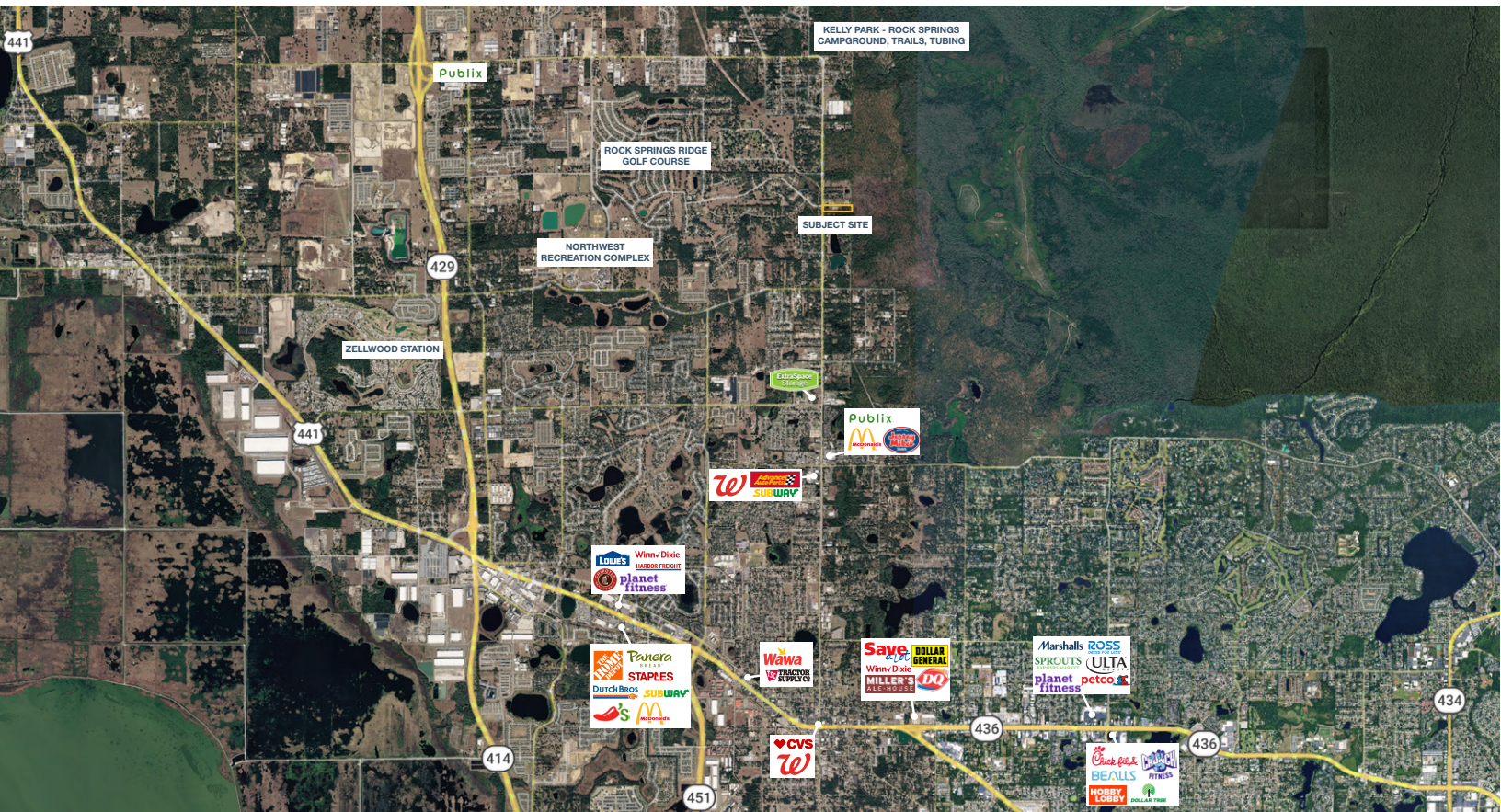
PRICE: \$1,100,000

PROPERTY HIGHLIGHTS

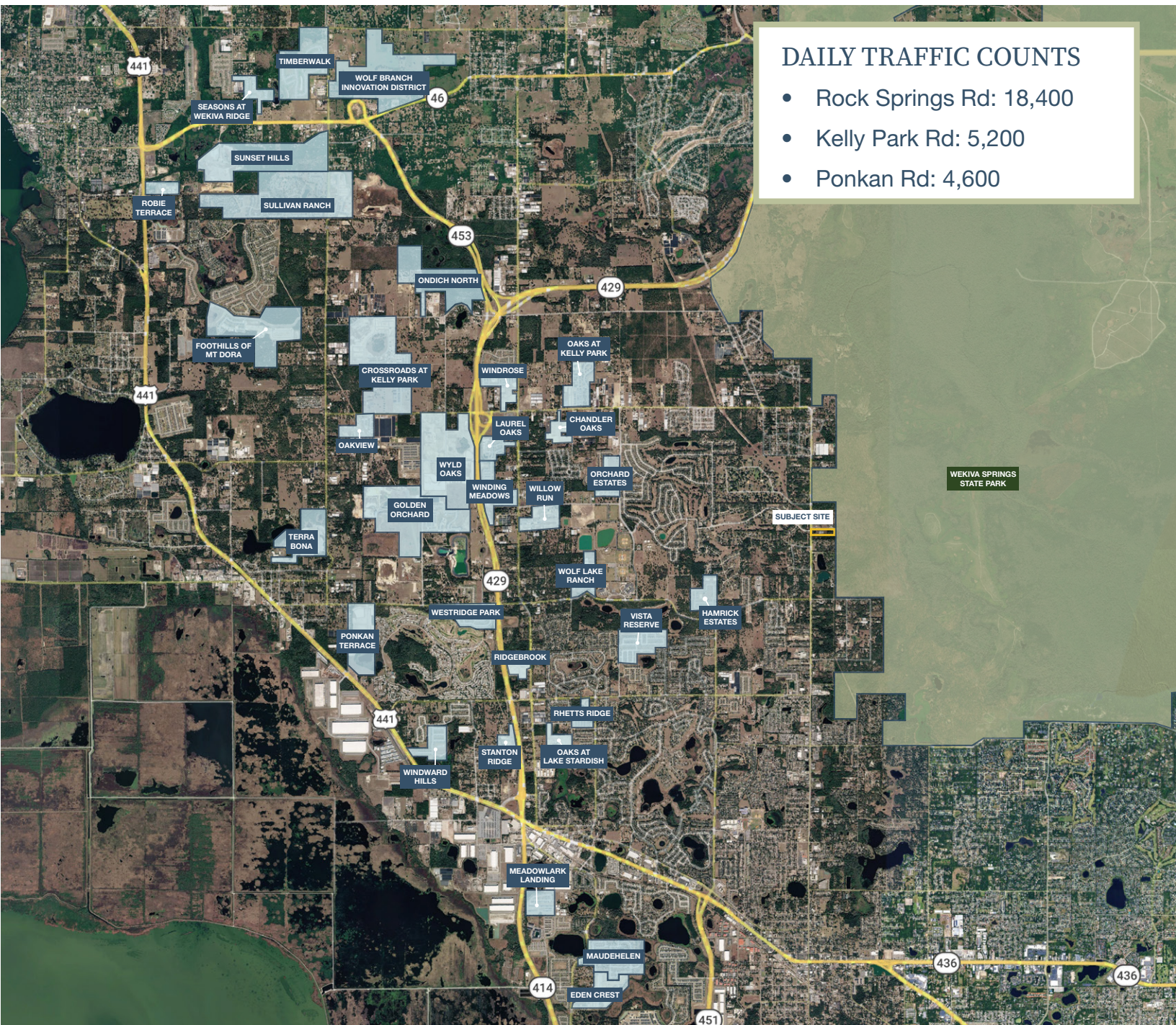
The property carries AG (Agricultural) zoning and an AG Future Land Use designation, offering a range of agricultural and low-density residential possibilities for an owner-user or investor.

The site sits along Rock Springs Road at a signalized intersection. The property is minutes from Kelly Park/Rock Springs Run State Reserve and Wekiwa Springs State Park, and within a short drive of the FL-429 interchange at Kelly Park Road. This location provides convenient access to Orlando and broader Central Florida. The surrounding area is characterized by large-lot rural and agricultural properties, offering privacy and a country setting while remaining close to Apopka's growing retail, dining, and service corridor.

With its acreage, AG zoning, and AG FLU designation, the property is well suited for a homestead, hobby farm, equestrian use, or continued agricultural production, with long-term upside tied to Apopka's ongoing growth as one of Orange County's fastest-expanding cities.



GEOGRAPHICAL DETAILS



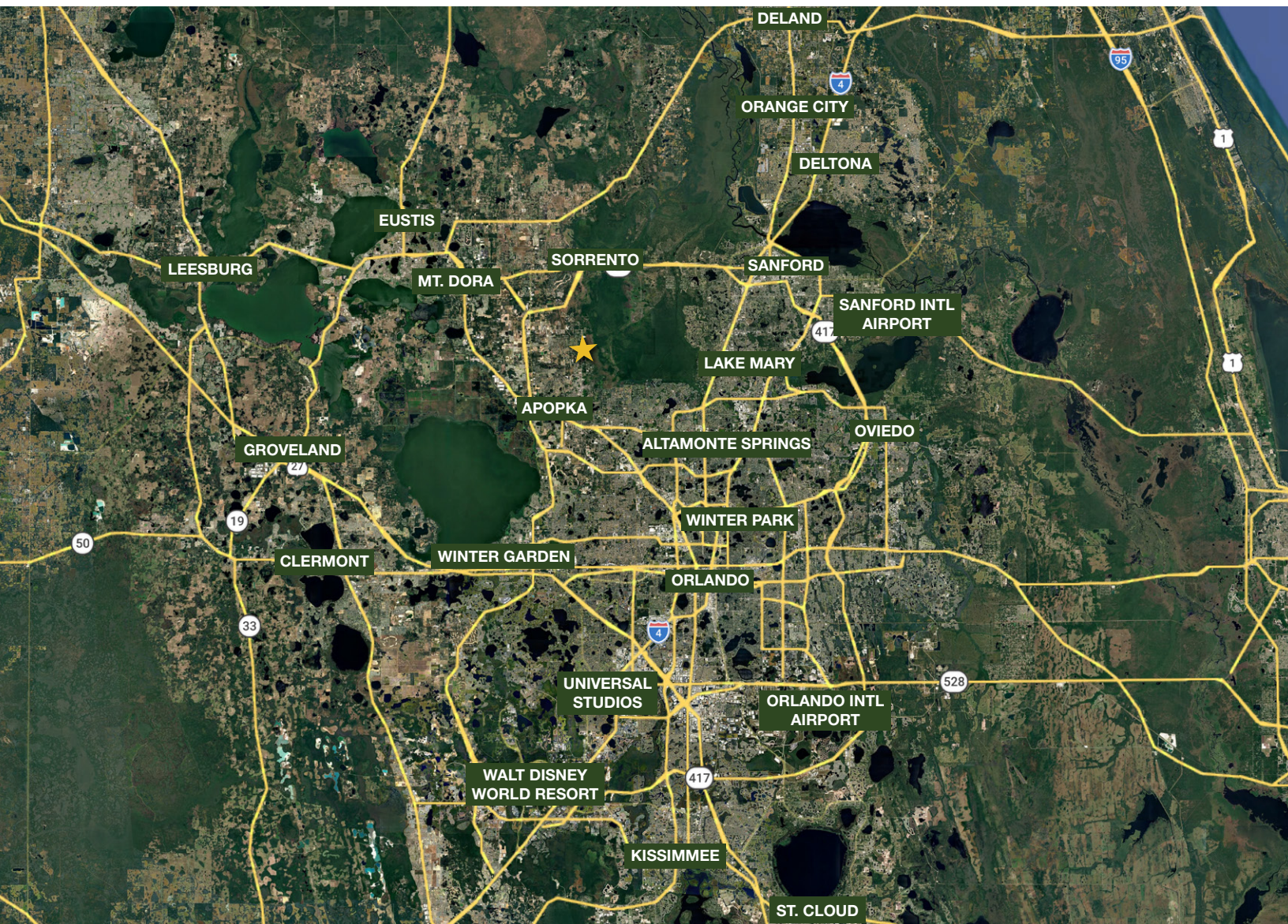
DAILY TRAFFIC COUNTS

- Rock Springs Rd: 18,400
- Kelly Park Rd: 5,200
- Ponkan Rd: 4,600

DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Apopka	65,552	\$96,884	\$394,900
Orange County	1,528,002	\$79,719	\$390,100

REGIONAL MAP



DRIVE TIMES

1. Downtown Apopka: 10 min
2. Mt. Dora: 20 min
3. Sanford: 30 min
4. Sanford International Airport: 30 min
5. Orlando: 35 min
6. Walt Disney World Resort: 40 min
7. DeLand: 40 min
8. Clermont: 45 min
9. Orlando International Airport: 50 min
10. Kissimmee: 1 hr

