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

±13 ACRE DEVELOPMENT OPPORTUNITY IN APOPKA

1651 E VOTAW RD, APOPKA, FL 32703

PRICE: $3,100,000



PROPERTY DETAILS

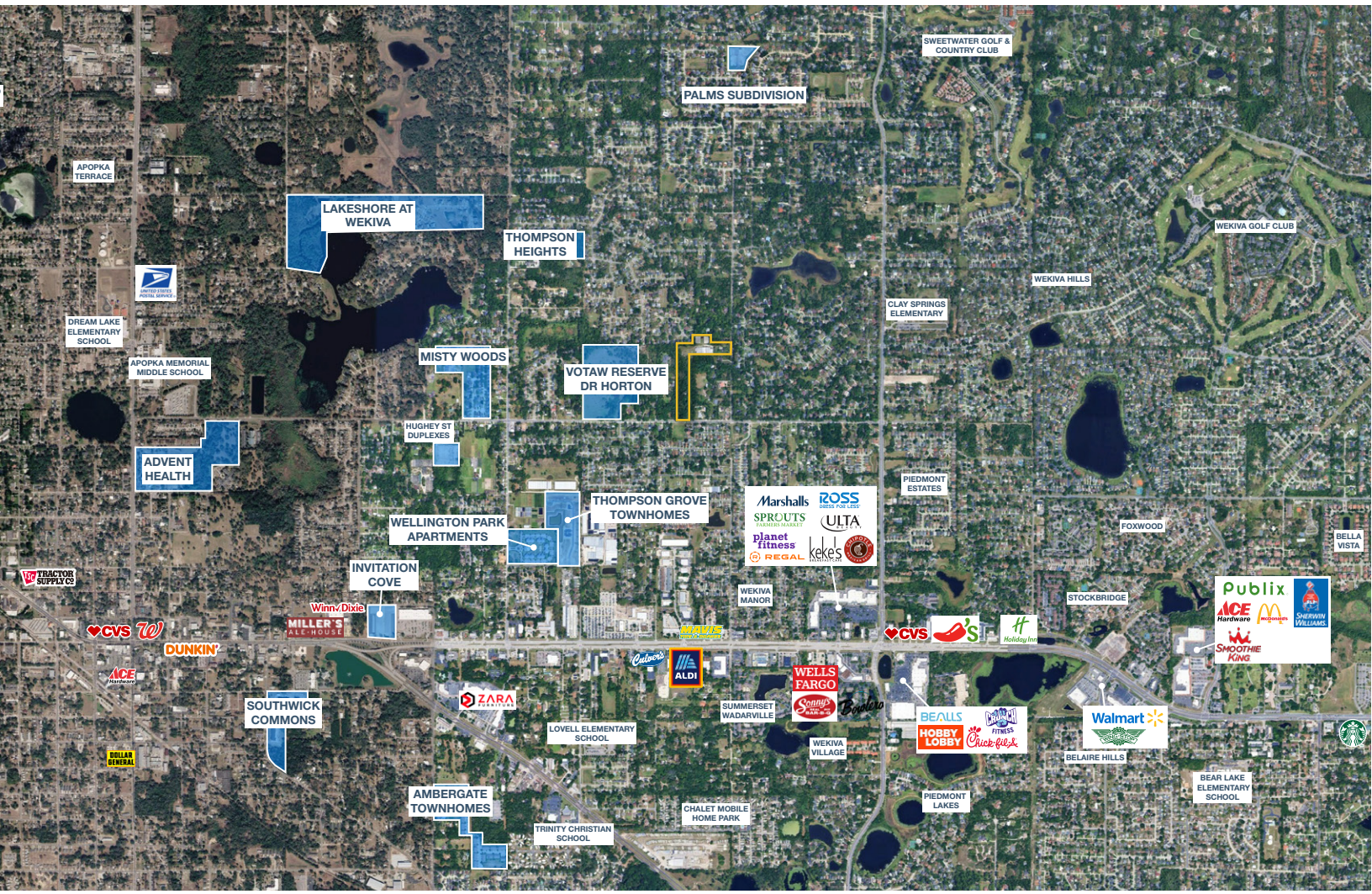
- Size: ±13.56 acres
- Parcel IDs: 02-21-28-0000-00-082, 02-21-28-0000-00-173, 02-21-28-0000-00-134, 02-21-28-0000-00-027
- Zoning: A-1
- FLU: LDR
- Utilities: Available

PRICE: $3,100,000

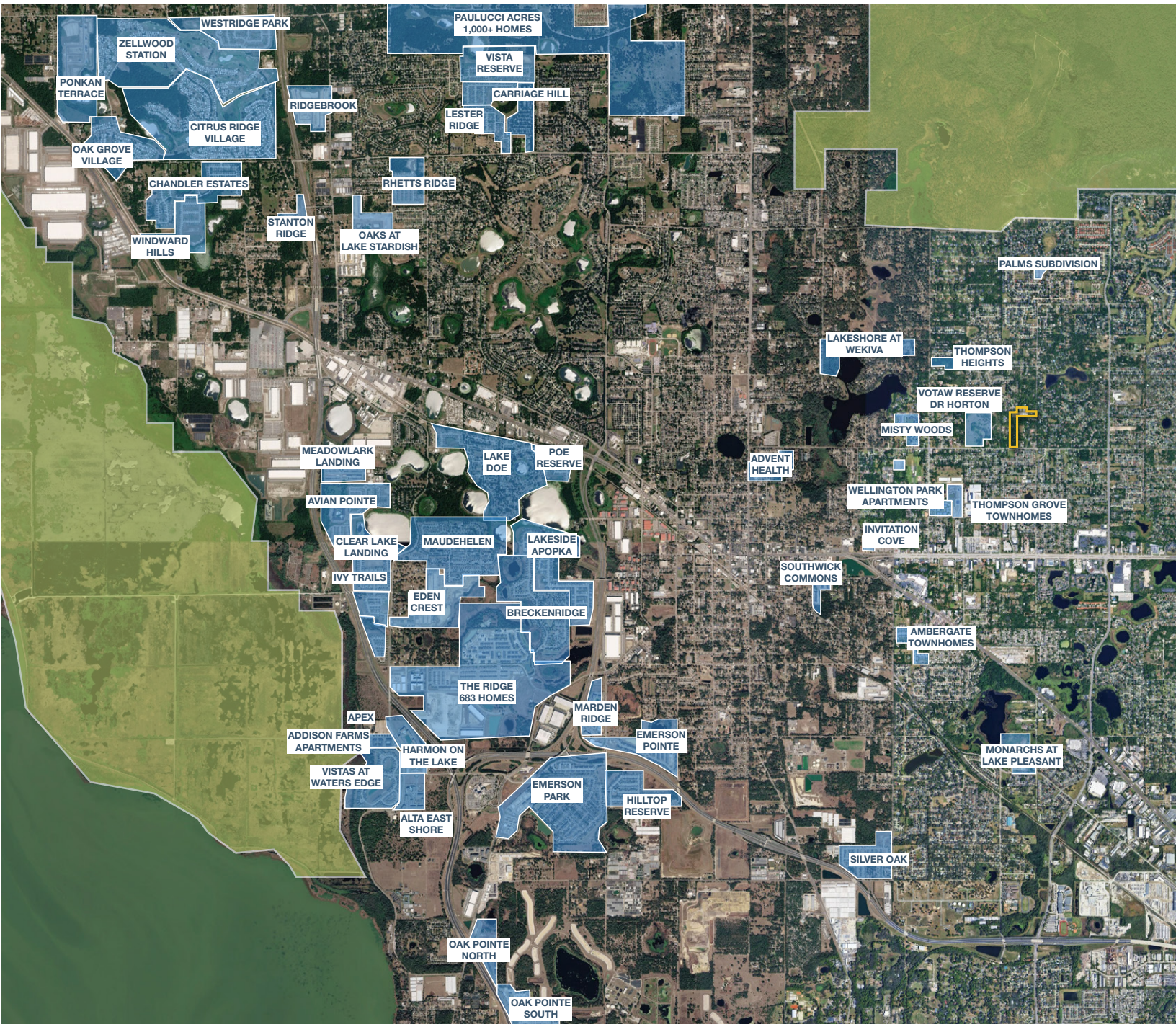
PROPERTY HIGHLIGHTS

This ±13.56-acre tract sits in Apopka, one of Central Florida's fastest-growing communities. The property is currently zoned A-1 (Agricultural), and its Low-Density Residential (LDR) future land use designation provides a clear path to rezoning for a residential project. LDR allows up to 4 dwelling units per acre. Infrastructure is already in place, with water, sewer, and power available nearby. Located on Votaw Road N. Lake Pleasant Rd. just off SR 436, the property offers convenient access to US 441, SR 414, and SR 429, along with nearby shopping, dining, and schools. The surrounding area continues to see strong growth.

Priced at $3,100,000, this is a well-located, infill-scale tract for a builder or developer looking to meet Apopka's ongoing housing demand.



GEOGRAPHICAL DETAILS



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. Orlando: 25 min
2. Mt. Dora: 30 min
3. Clermont: 30 min
4. Walt Disney World: 35 min
5. Orlando International Airport: 45 min
6. University of Central Florida: 50 min
7. Sanford: 50 min
8. The Villages: 1 hr
9. Kissimmee: 1 hr
10. Ocala: 1 hr 30 min

