

# DEVELOPMENT OPPORTUNITY - RESIDENTIAL - TOWNHOMES - ALF

## 6.96 AC VACANT PARCEL

**1791 OLD DIXIE HIGHWAY, APOPKA, FLORIDA, 32712 ID# 28-21-05-0000-00-034**



Apopka development parcel For Sale on the highly visible southwest corner of Old Dixie Highway in Apopka, FL. This level site consists of 6.96 acres that is zoned Vacant Institutional with a Future Land Use of Medium Density Residential. Access to the property is via US Hwy 441 in west Apopka, through Errol Parkway. There are significant retail services nearby, including a Lowes, Winn Dixie and Home Depot within 1,000 FT of the site. The property has 750' feet of frontage on Old Dixie Highway. Traffic along Old Dixie Highway is 7,600 AADD. The property is located within the high development corridor of western Apopka along US 441. Significant major developments are underway nearby. Outstanding access to Orange County and the greater Orlando Metro area from expressways #451 (terminates at US 441 ¾ mile to the east) and from the Central Florida Tollway 429 less than 1.5 miles to the west

The hard-corner parcel along an entryway to a large residential subdivisions offers many commercial development opportunities. The site was previously permitted for a 125 Bed Assisted Living Facility which is in great demand in the Apopka Area. An alternative use is residential. A conceptual site plan is available consisting of 52 two story townhomes, with rear-entry garages. City of Apopka development overlays may modify published use options and/or provide development incentives.

Please contact broker for additional property details. \$2,400,000.



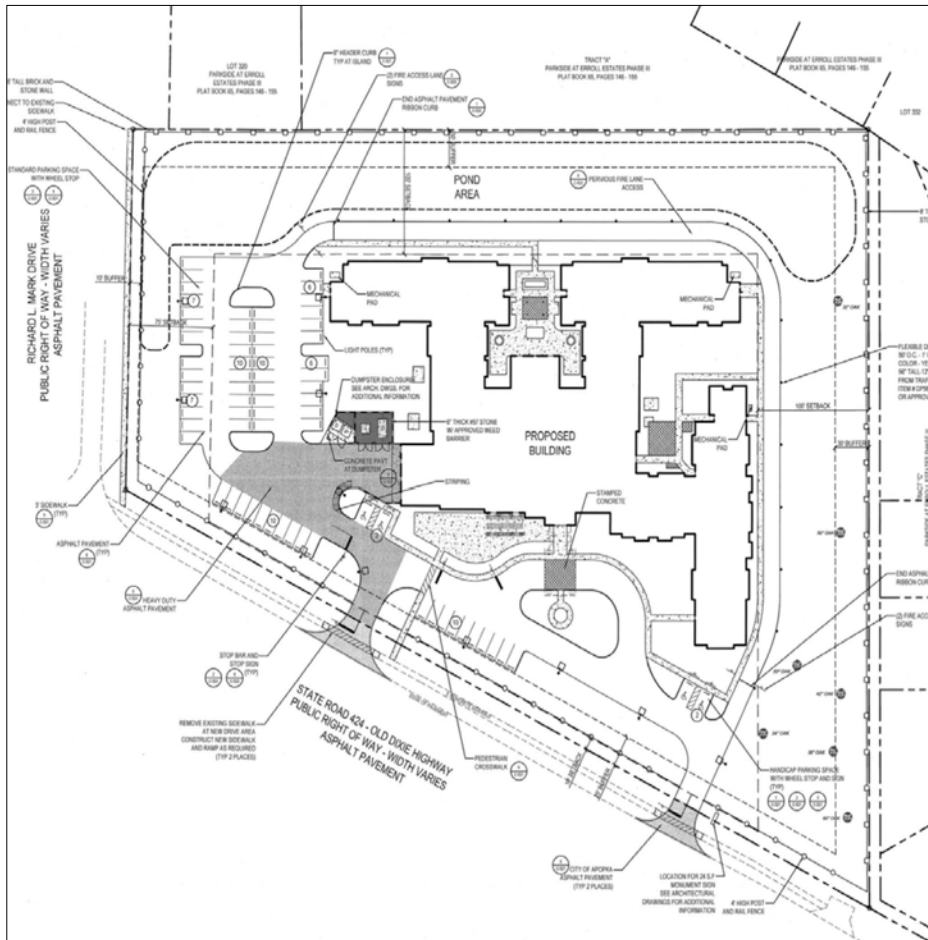
MARK ARNOLD - 407-353-6391 - [MARNOLD@KWCOMMERCIAL.COM](mailto:MARNOLD@KWCOMMERCIAL.COM) - [MARKA@NORTHWESTORANGEGROUP.COM](mailto:MARKA@NORTHWESTORANGEGROUP.COM)  
TYLER CARRAWAY-407-360-4738 - [TYLERC@NORTHWESTORANGEGROUP.COM](mailto:TYLERC@NORTHWESTORANGEGROUP.COM)

NORTHWEST ORANGE GROUP - KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC

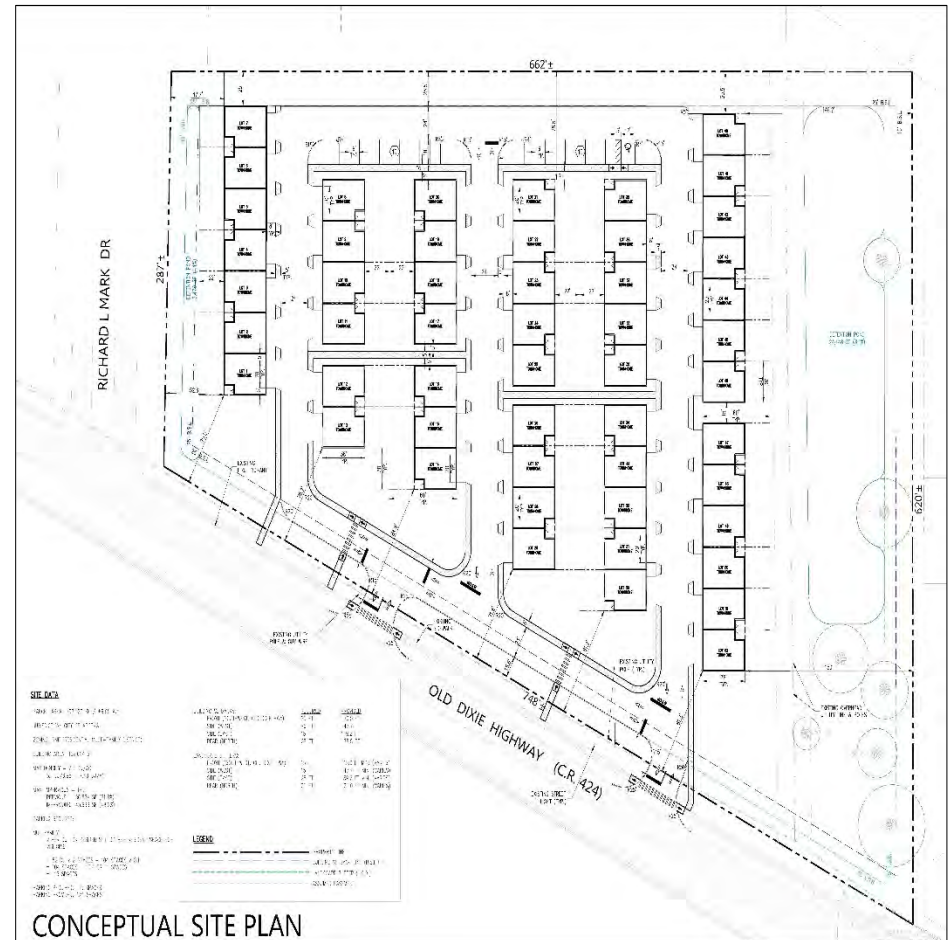


# MULTIPLE DEVELOPMENT OPTIONS

Previously approved 125 Bed Assisted Living Facility



Conceptual Plan – 52 Townhomes

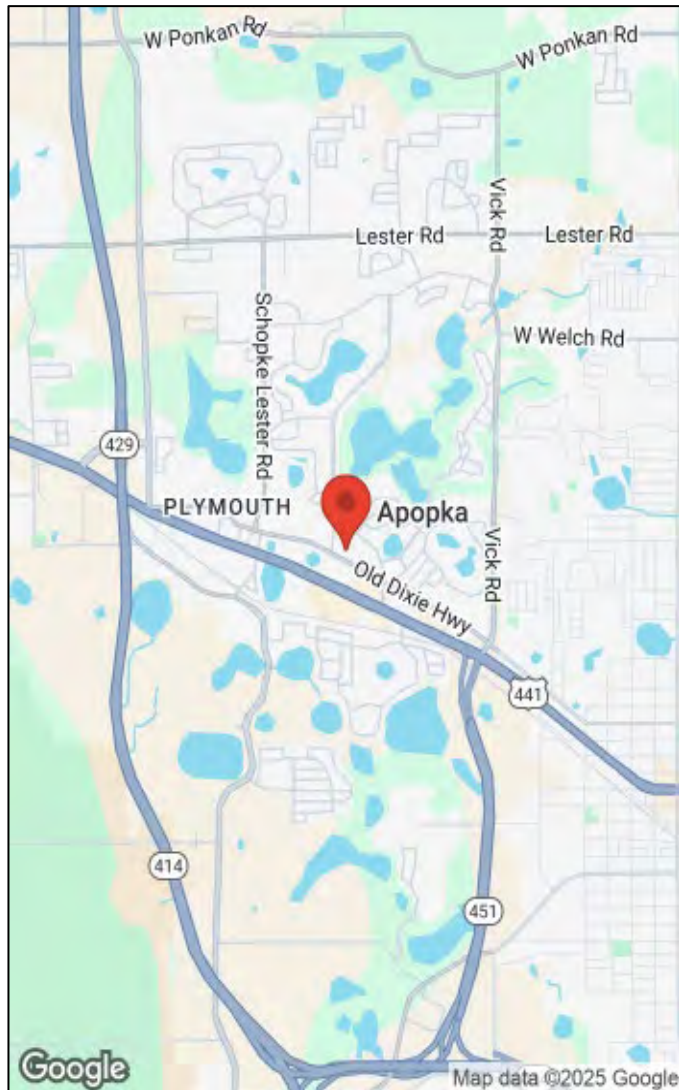


- Hard Corner Development Acreage
- Significant Retail Services Nearby
- FLU – Residential
- High Growth Apopka Area
- 6.96 Acres
- Easy Access to Orlando
- 125 Bed Assisted Living Facility
- 52 Townhome Conceptual Plan
- Multiple Development Options





# 100% BUILDABLE SITE – RETAIL NEIGHBORS

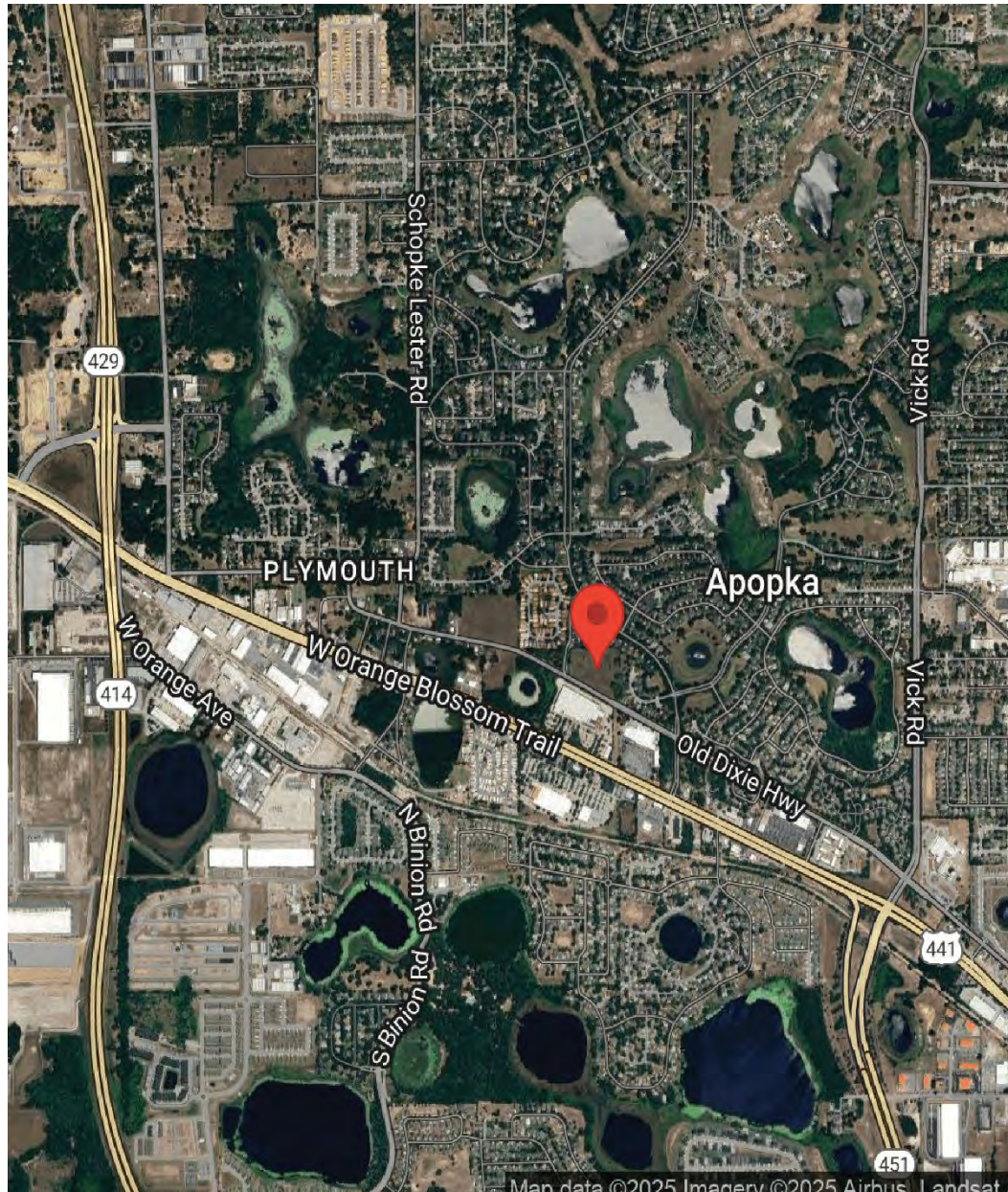


**NORTHWEST ORANGE COUNTY AND APOPKA ARE UNDERGOING SIGNIFICANT DEVELOPMENT!**  
**MAJOR RESIDENTIAL SUBDIVISION DEVELOPMENTS IN PLANNING NEARBY. HIGH GROWTH MARKET AREA!**





# AREA DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,590	19,501	40,129
Female	2,362	21,092	41,967
Total Population	4,952	40,593	82,096

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,074	8,879	17,698
Ages 15-24	663	5,677	11,647
Ages 25-54	1,834	14,388	31,050
Ages 55-64	602	4,432	9,071
Ages 65+	779	7,217	12,630

Race	1 Mile	3 Miles	5 Miles
White	3,036	24,897	53,839
Black	1,315	10,777	17,364
Am In/AK Nat	N/A	31	96
Hawaiian	N/A	7	12
Hispanic	916	9,535	20,015
Multi-Racial	1,000	8,128	17,910

Income	1 Mile	3 Miles	5 Miles
Median	\$66,503	\$43,046	\$49,318
< \$15,000	154	1,506	2,954
\$15,000-\$24,999	119	1,238	2,630
\$25,000-\$34,999	117	1,654	2,903
\$35,000-\$49,999	325	2,099	4,083
\$50,000-\$74,999	420	3,283	6,328
\$75,000-\$99,999	306	1,942	3,961
\$100,000-\$149,999	230	1,848	3,871
\$150,000-\$199,999	79	428	1,172
> \$200,000	26	330	795

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,929	16,599	32,858
Occupied	1,781	14,966	29,731
Owner Occupied	1,398	11,896	23,144
Renter Occupied	383	3,070	6,587
Vacant	148	1,633	3,127

