

APOPKA FARMS

LOW DENSITY RESIDENTIAL ACREAGE

67± gross acres • Apopka, FL

**UNDER
CONTRACT**

LAND FOR SALE



LOCATION

The property is on the E side of US HWY 441, strategically located 1½ miles NW of the SR 429 beltway interchange (which provides direct access to Central Florida's major employment centers). The property is also located approximately 4 miles northwest of the new Apopka Florida Hospital Medical campus (see attached article).

SIZE

67± gross acres

ASKING PRICE

\$1,800,000 or \$26,865/gross acre

ZONING

9.8 acres along 441 frontage is zoned Mixed-CC/Community Center with a compatible Future Land Use of MU/ Mixed Use, both by the City of Apopka. The remaining 57.89± acres is zoned R-1A also with a compatible Future Land Use of Low Density Suburban Residential.

ROAD FRONTAGE

555'± on east right of way line of US Highway 441

UTILITIES

City of Apopka

SCHOOLS

Elementary and high school zoned for the area are "A" rated schools. Zoned middle school holds a "B" rating.

Offering subject to errors, omission, prior sale or withdrawal without notice.

PARCEL IDs

- 36-20-27-0000-00-006 (57.89± ac - R-1A/LDSR)
- 35-20-27-0000-00-020 (6.53± ac - Mixed/CC/MU)
- 35-20-27-0000-00-053 (3.27± ac - Mixed CC/MU)

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

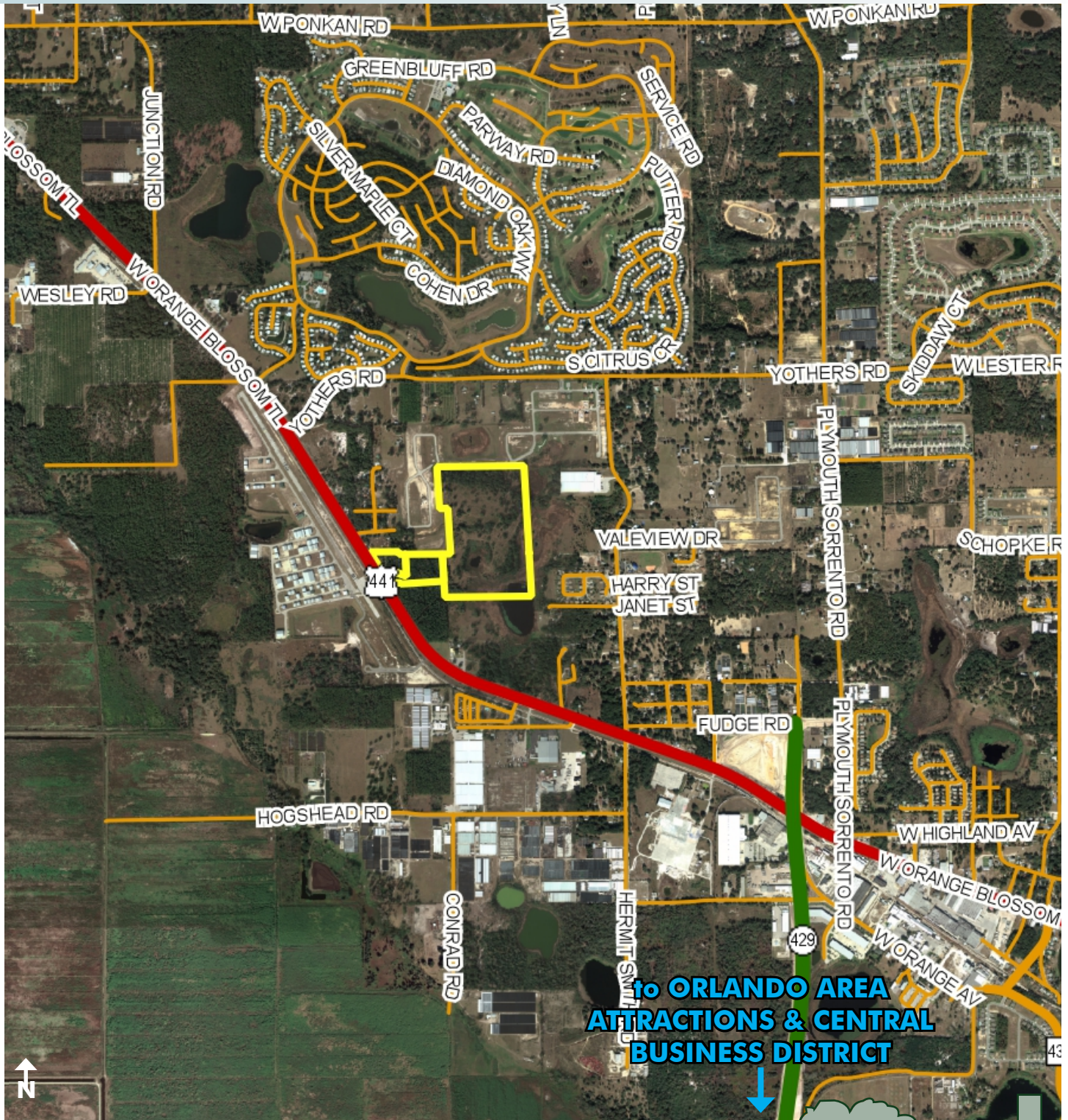
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REGIONAL MAP

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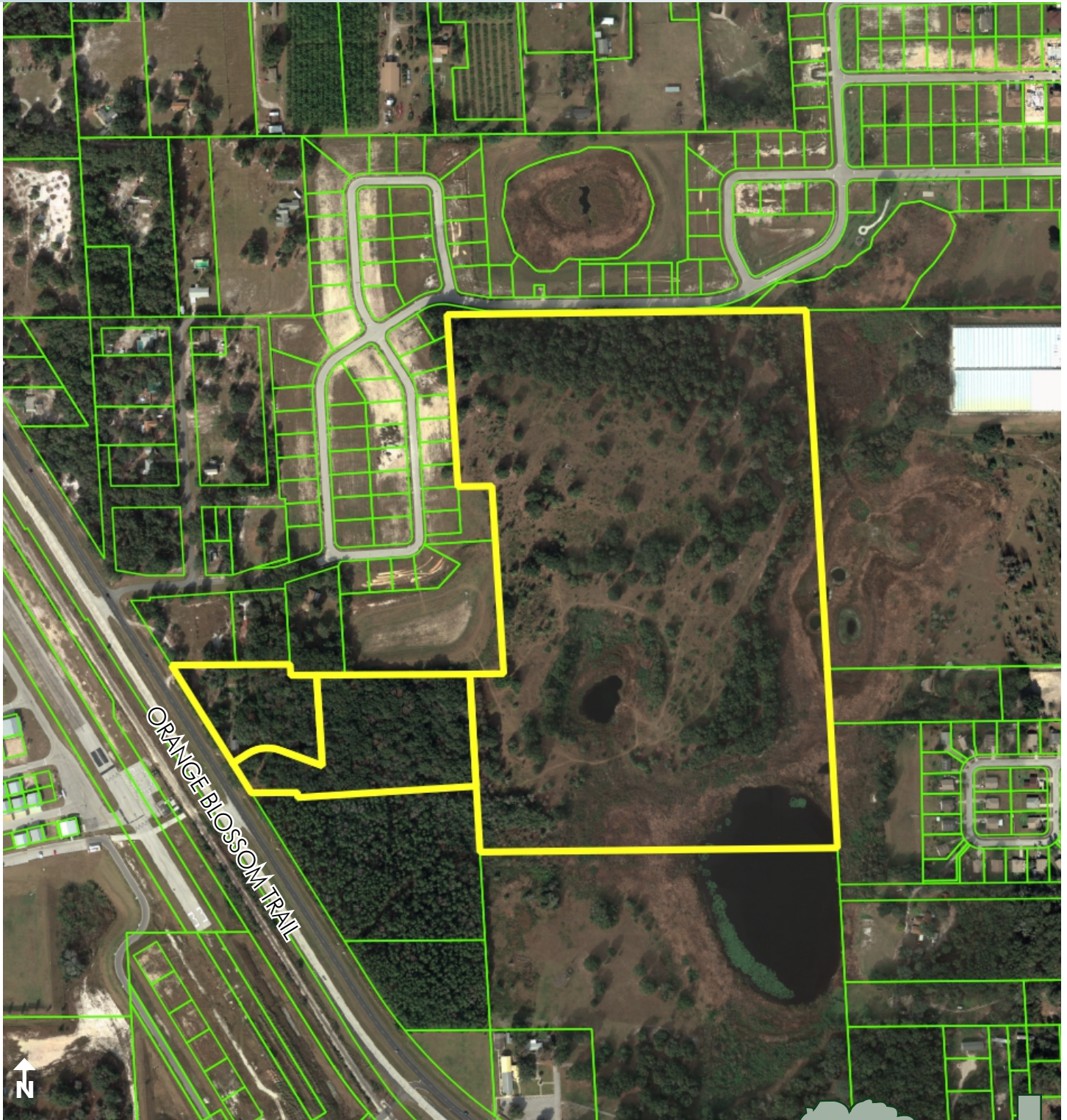
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PROPERTY MAP

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Vital Signs

Covering health, hospitals, science and medicine

MARCH 31, 2015, 10:26 AM

Florida Hospital Apopka unveils plans for new location

By **Naseem S. Miller**

After 40 years in downtown Apopka, Florida Hospital is planning to move to a new location with a bigger campus and new services.

Officials gathered this morning at the intersection of Harmon Road and Ocoee-Apopka Road to unveil the new plans.

“We will continue to offer ER, cardiology and imaging services, and look forward to growing our Women’s Center, outpatient rehab program and ICU,” said Jennifer Wandersleben, vice president and administrator of Florida Hospital Apopka, in a statement.

The hospital will have 120 private patient rooms, surgical services and a diagnostic cath lab.

The new facility could generate up to 300 new jobs in clinical and non-clinical areas, hospital officials said.

The hospital is expected to open in Spring 2017.

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FLORIDA HOSPITAL APOPKA - REPLACEMENT CAMPUS
APOPKA, FLORIDA • 120 PRIVATE INPATIENT ROOMS • 120 SURGICAL SUITES

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