

# For Sale

9.92 ACRES OF LAND AVAILABLE  
1770 SHEELER AVE, APOPKA, FL 32703

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

**1770 Sheeler Ave**  
APOPKA, FL



### DESCRIPTION

Apopka is rapidly emerging as one of Central Florida's most attractive markets for residential development, fueled by strong population growth, rising incomes, and new infrastructure like the Wekiva Parkway. With increased connectivity and large-scale projects underway, the area offers excellent long-term value for builders and investors.

### PROPERTY OVERVIEW

PARCEL SIZE	9.92 ACRES
PARCEL ID	22-21-28-0000-00-143
FUTURE LAND USE	RESIDENTIAL LOW
ZONING	RTF -SINGLE FAMILY AND DUPLEXES ONLY
STATUS	APPROVED ZONING SITE PLAN APPLICATION NOT SUBMITTED

### HIGHLIGHTS

- Apopka's population has experienced substantial growth, increasing from 54,922 in 2020 to an estimated 61,907 in 2025, reflecting a 12.72% rise over five years. This upward trend is projected to continue, with forecasts
- The city's economic landscape is strengthening, with the median household income rising from \$81,817 in 2020 to \$95,703 in 2023—a 16.97% increase. This growth outpaces national averages, indicating a robust local economy and increasing purchasing power among residents.
- Apopka's connectivity has been significantly improved by the completion of the Wekiva Parkway (State Road 429), particularly the Kelly Park Road interchange. This development has spurred further growth. Additionally, infrastructure projects like the widening of Ocoee Apopka Road enhance local accessibility and support the city's expansion.

FOR MORE INFORMATION, PLEASE CONTACT:

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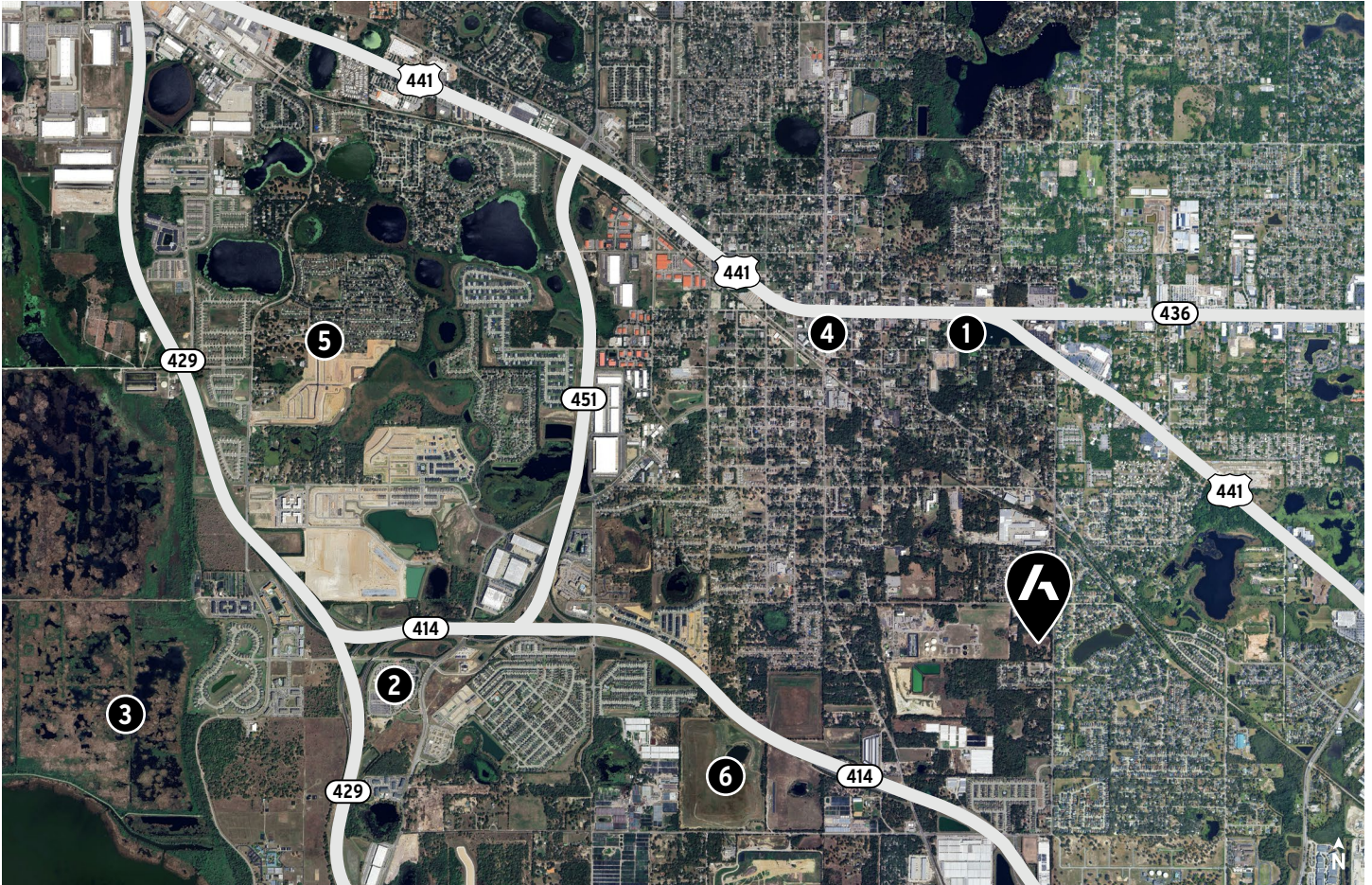




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## LOCATION



## POINTS OF INTEREST

1

Apopka City Centre

2

Advent Health Apopka

3

Lake Apopka Recreation Area

4

Downtown Apopka

5

New Construction Residential

6

New Construction Residential

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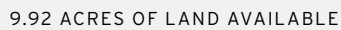
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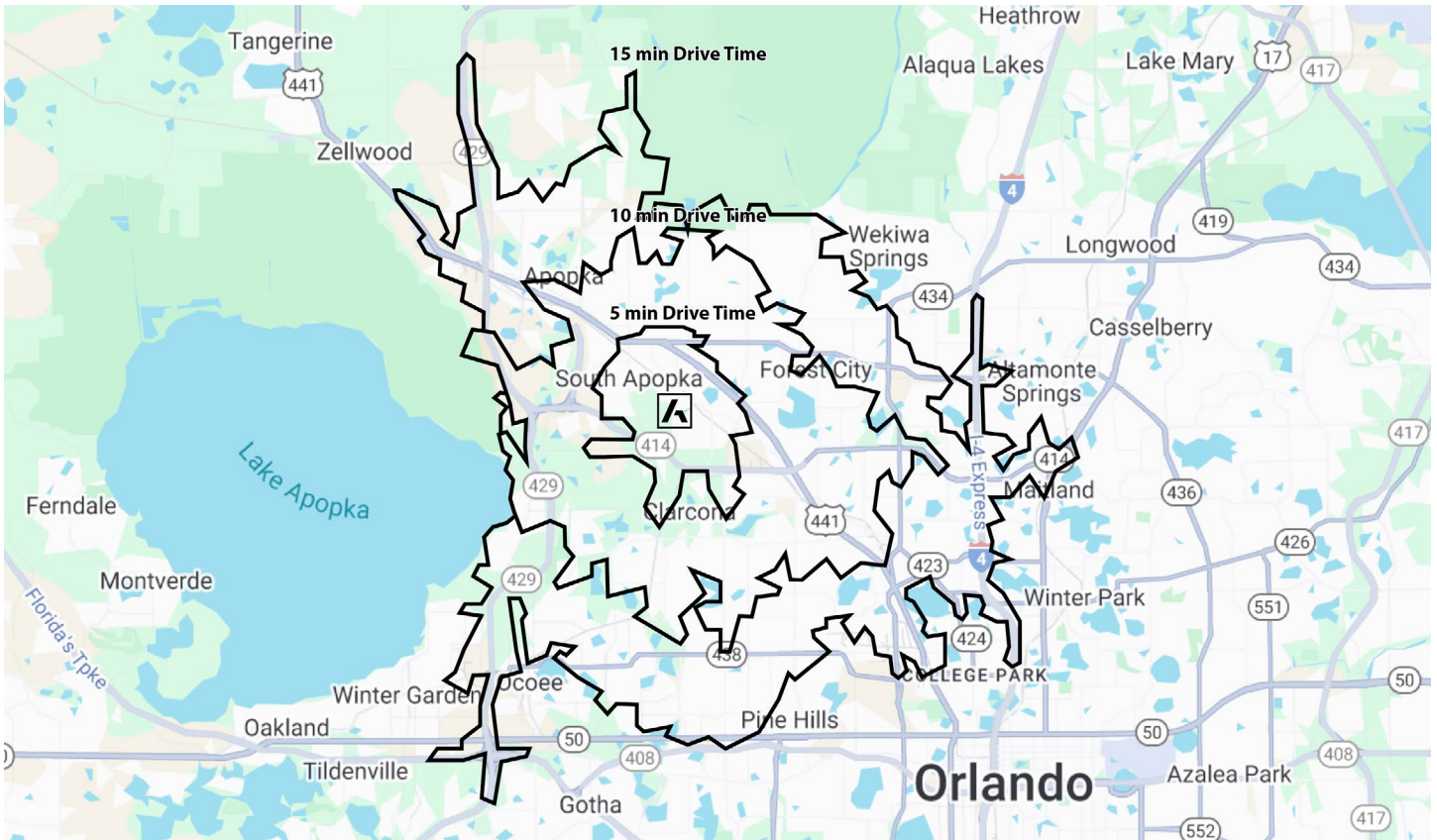
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## DRIVE TIMES & DEMOGRAPHICS



### 5-MINUTE DRIVE TIME



9,175  
ESTIMATED POPULATION



3,250  
HOUSEHOLDS



1,112  
TOTAL EMPLOYEES



\$97,560  
AVERAGE HOUSEHOLD INCOME

### 10-MINUTE DRIVE TIME



60,818  
ESTIMATED POPULATION



21,622  
HOUSEHOLDS



22,769  
TOTAL EMPLOYEES



\$102,098  
AVERAGE HOUSEHOLD INCOME

### 15-MINUTE DRIVE TIME



193,733  
ESTIMATED POPULATION



69,992  
HOUSEHOLDS



55,466  
TOTAL EMPLOYEES



\$111,178  
AVERAGE HOUSEHOLD INCOME

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