

For Sale

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

RESIDENTIAL DEVELOPMENT OPPORTUNITY



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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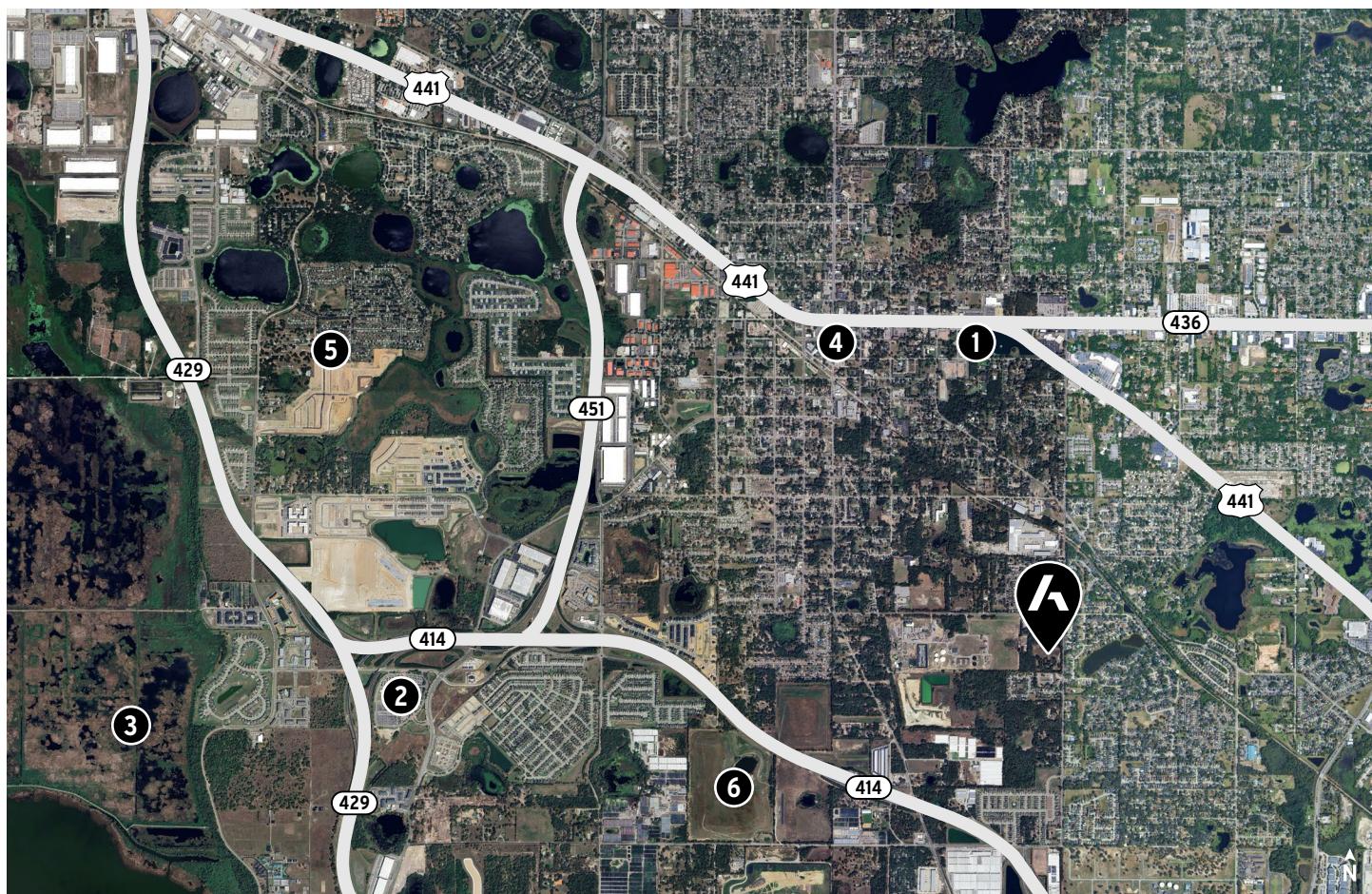
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LOCATION



POINTS OF INTEREST

1	Apopka City Centre	5	New Construction Residential
2	Advent Health Apopka	6	New Construction Residential
3	Lake Apopka Recreation Area		
4	Downtown Apopka		

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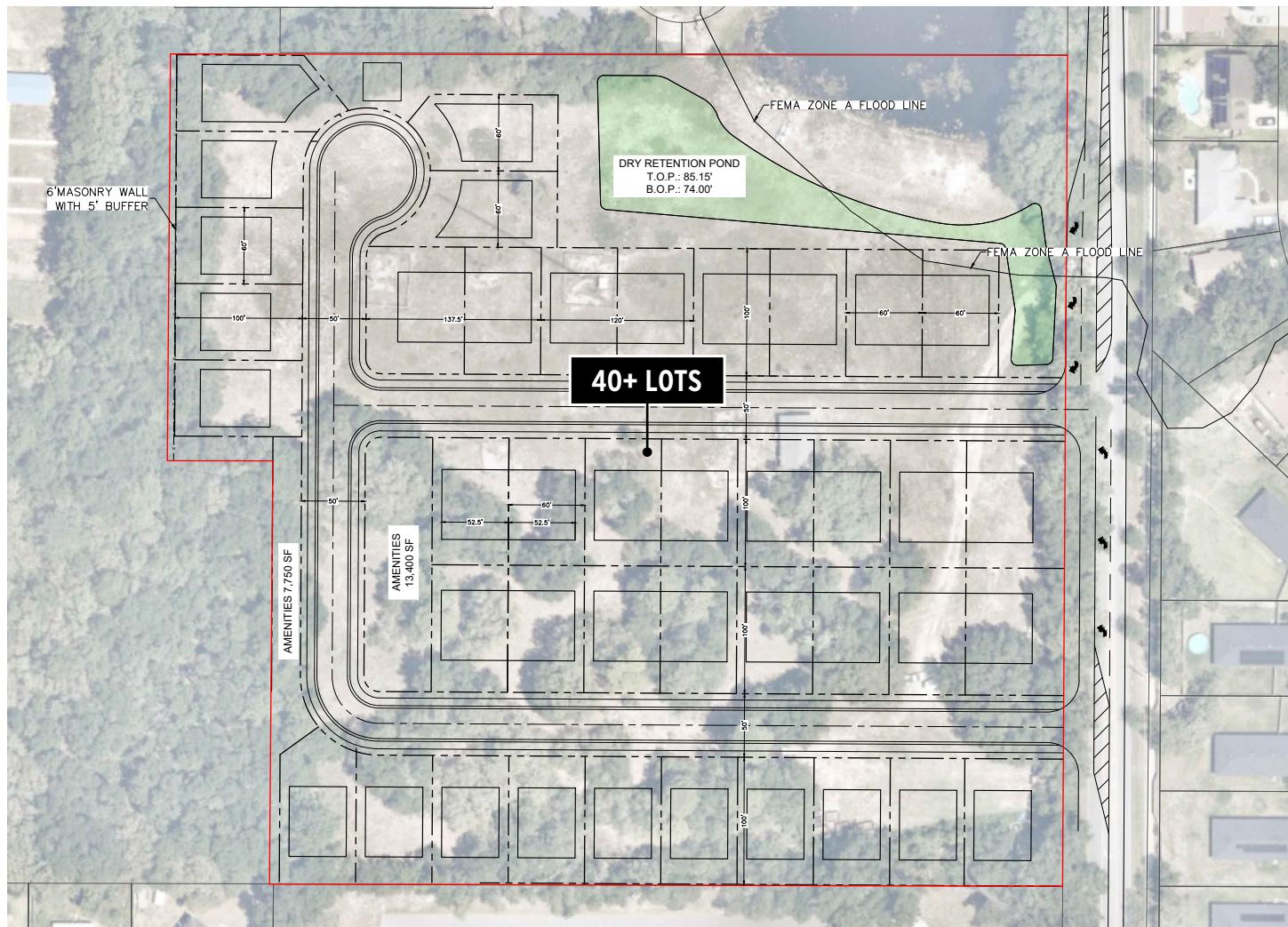
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PROPOSED SITE PLAN



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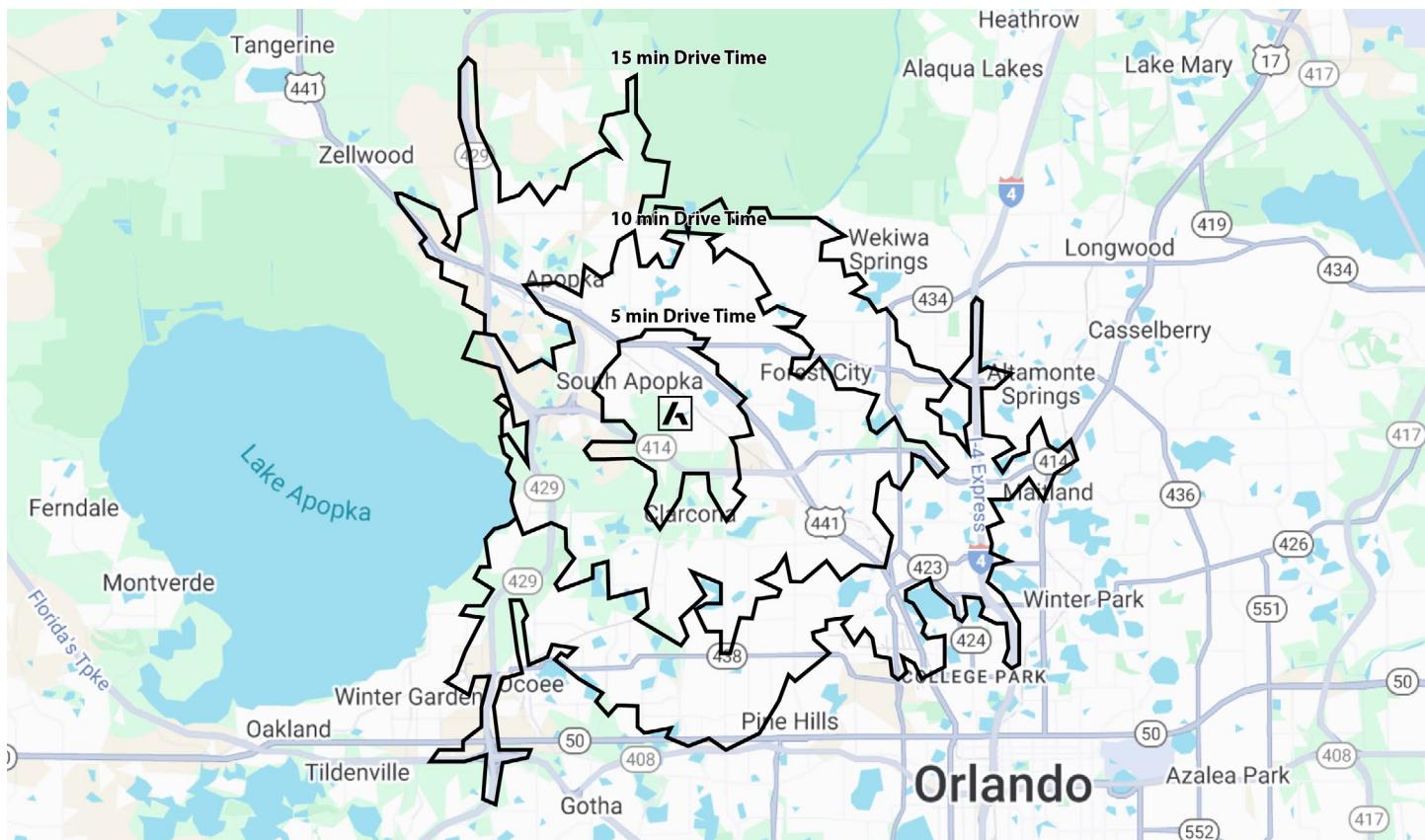
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DRIVE TIMES & DEMOGRAPHICS



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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