



*For Sale*

**DEVELOPMENT LAND**

**1791 OLD DIXIE HIGHWAY, APOPKA, FL 32712**

## PROPERTY HIGHLIGHTS



**\$2,400,000**  
PRICE



**6.96 AC**  
TOTAL ACREAGE



**PD**  
ZONING

- Previously approved for 125-Bed Senior Assisted Living Facility
- Full Construction Plans available
- All utilities stubbed to site
- Price does not include PACE Loan, to be assumed by Buyer
- Excellent location with close access to medical facilities and major highways
- Nearly 7 acres of high & dry land
- Jurisdiction- City of Apopka

## DEMOGRAPHICS

	RADIUS	3 MILE	5 MILE
	HOUSEHOLDS	14,375	31,596
	AVERAGE HH INCOME	\$97,811	\$99,844
	POPULATION	44,607	94,843



**DAVE BALTAR**

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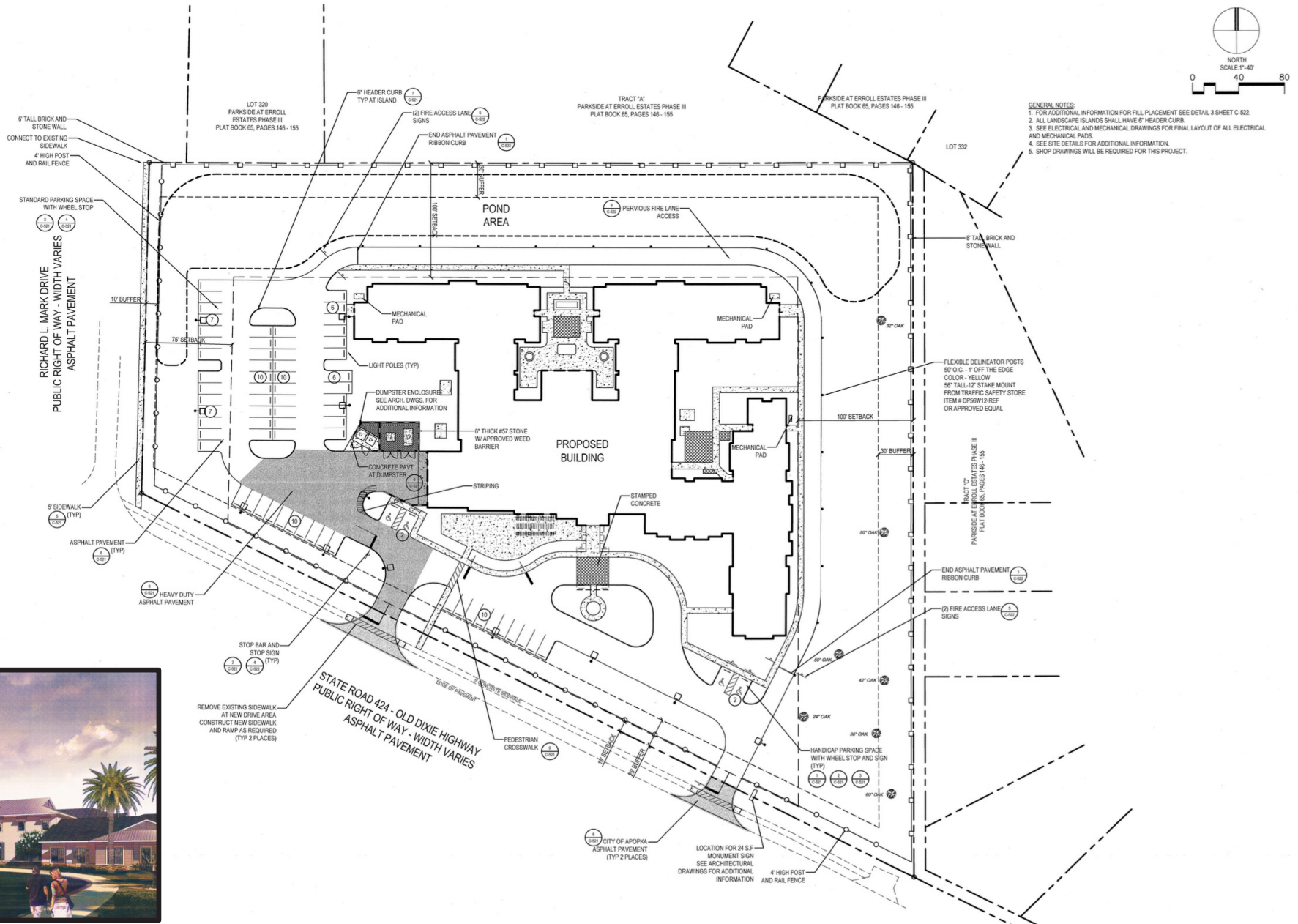
Garito & Company LLC

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**GENERAL NOTES:**  
 1. FOR ADDITIONAL INFORMATION FOR FILL PLACEMENT SEE DETAIL 3 SHEET C-522.  
 2. ALL LANDSCAPE ISLANDS SHALL HAVE 6" HEADER CURB.  
 3. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR FINAL LAYOUT OF ALL ELECTRICAL AND MECHANICAL PADS.  
 4. SEE SITE DETAILS FOR ADDITIONAL INFORMATION.  
 5. SHOP DRAWINGS WILL BE REQUIRED FOR THIS PROJECT.



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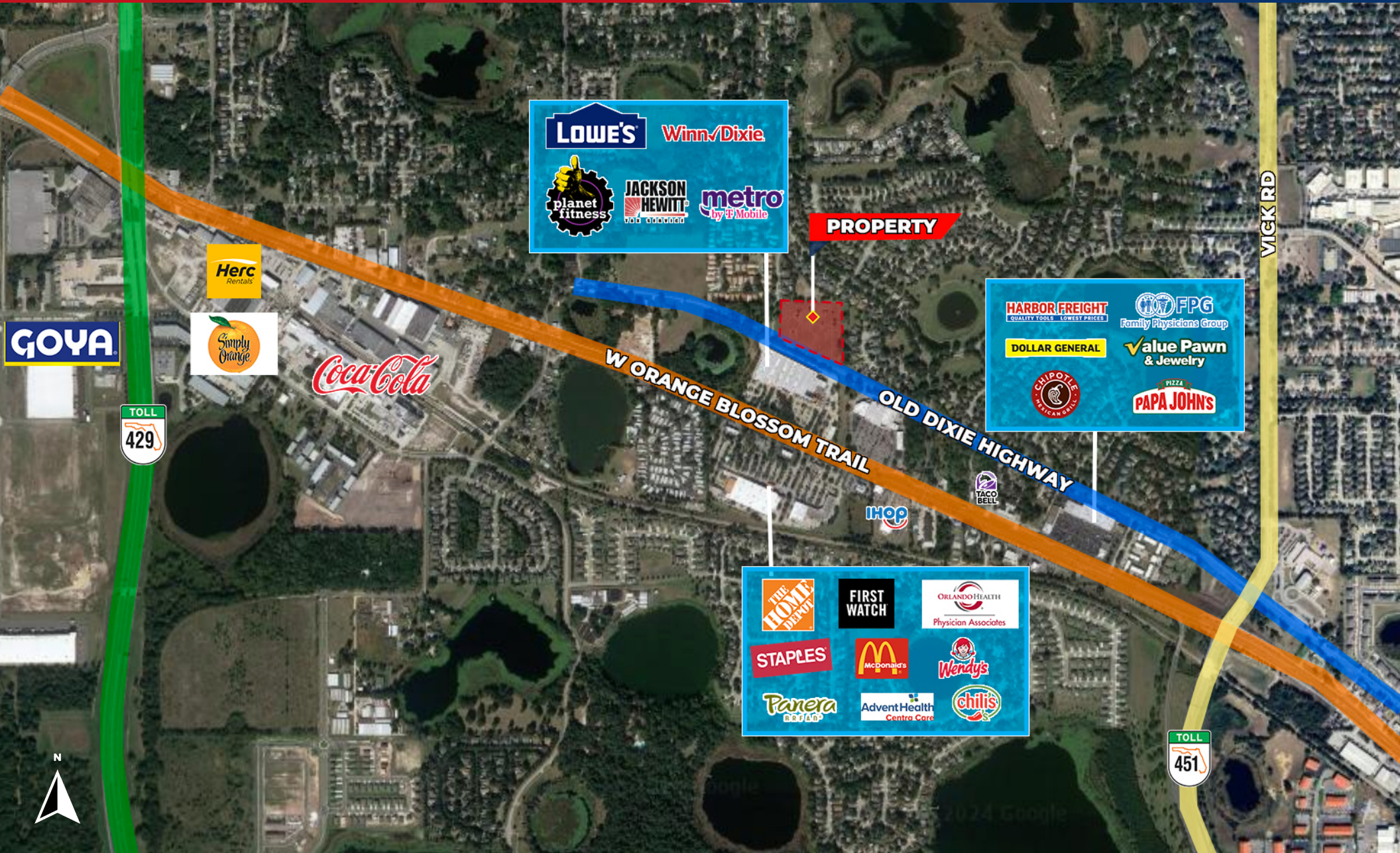
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