

9.98 COMBINED ACRES – THREE PARCELS FOR DEVELOPMENT

HIGH INTENSITY APOPKA – NORTHWEST ORANGE COUNTY – TOLLWAY #429, KELLY PARK ROAD AREA



3903 ONDICH RD, APOPKA, FL 32712

Three Parcels for Equestrian Use or Residential Development



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NORTHWEST ORANGE GROUP - KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 11 S. BUMBY AVE, ORLANDO FL 32803



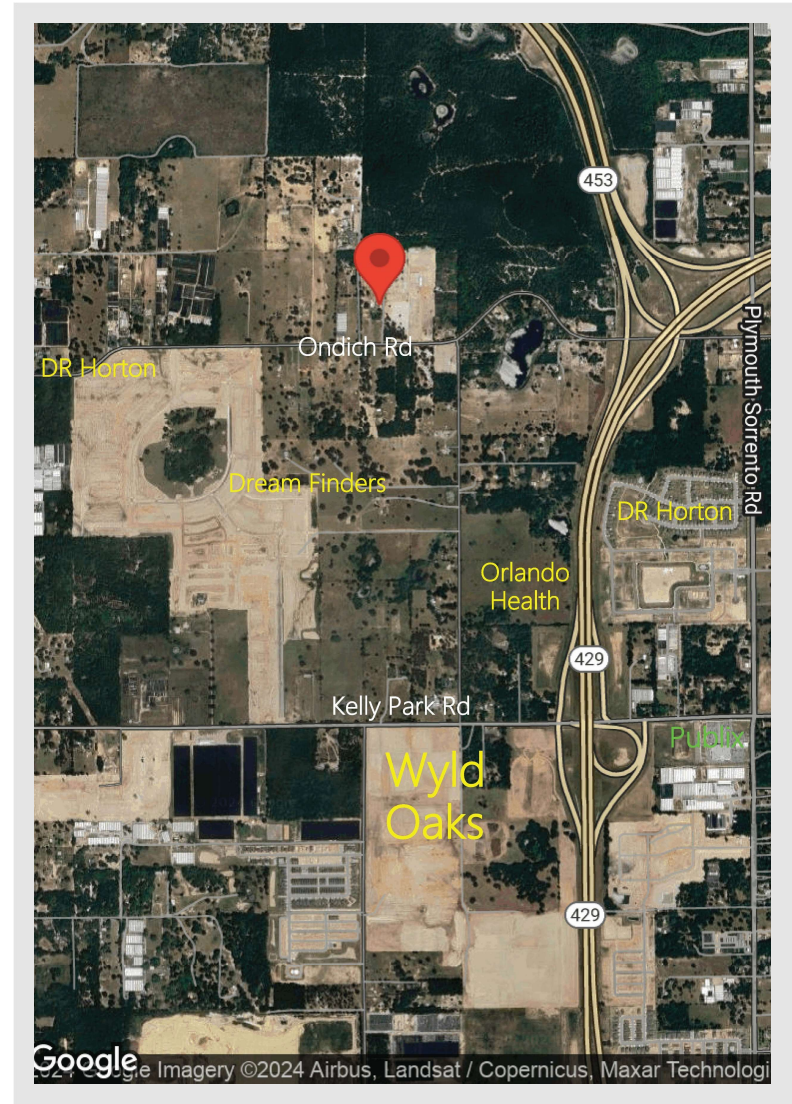
9.98 COMBINED ACRES - RESIDENTIAL - EQUESTRIAN - SCHOOL

THREE PARCELS – 9.98 COMBINED ACRES

The combined parcels total 9.98 acres and is the home of a long-time operating equestrian operating facility with boarding and rental income. The properties are ideal for use as is for equestrian or agri-business purposes or for redevelopment as a suburban estate homesite, multiple residential single-family homes or institutional uses such as schools, churches, daycare or adult care and services facilities. The property touches the northern boundary of the designated high-growth Kelly Park Road Development Area in northwest Apopka, Florida.

The combined acres are reported to be 100% uplands providing maximum development options. Currently on well and septic, utilities are near to the site. There is presently a manufactured home, a 3,750 SF warehouse, barn/stables with 16 stalls, out-buildings and multiple paddocks, show rings and arenas on the property. The Future Land Use is A-1, Rural/Agriculture in Orange County. Properties to the south are in process to be annexed into the City of Apopka. The site is on Ondich Rd between Round Lake and Effie Road, one north of Kelly Park Rd.

The properties are located in the highly desirable Northwest Orange County, Florida on Ondich Road near the newly opened Florida Tollway 429, between Apopka Florida and the picturesque City of Mount Dora. The area is realizing tremendous residential and commercial development growth due to its proximity to the Greater Orlando Metropolitan Area to the southeast and the growth of the Villages, Leesburg and Eustis to the north and west. The combined parcel sales price is \$2,500,000.



SITE IN NORTHWEST ORANGE COUNTY NEAR TO KELLY PARK-ROUND LAKE DEVELOPMENT AREAS



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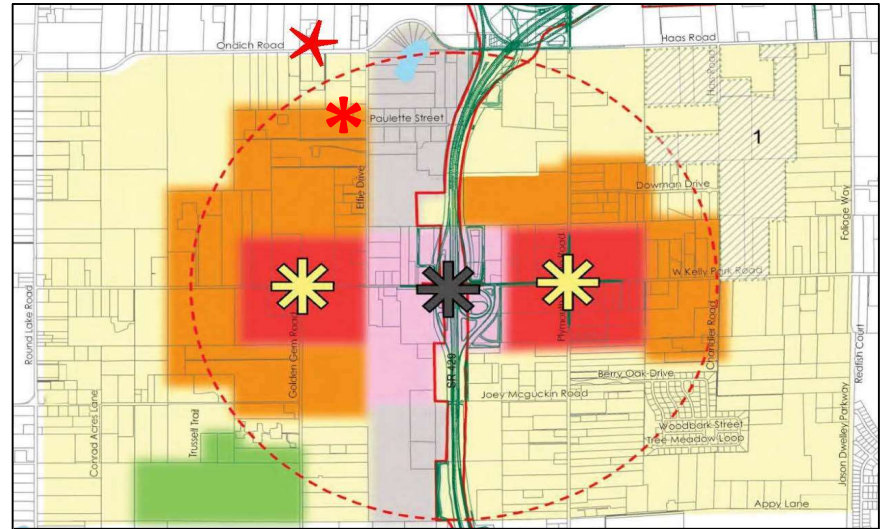
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NEW DEVELOPMENT AND GROWTH IN ALL DIRECTIONS

Orlando's Suburban Country Estates: Rural Residential, Operating Equestrian Facility, Agri-Business Site, Single Family Residential Development, School, Church, Rental Income



KELLY PARK DEVELOPMENT AREA



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SITE FEATURES

3903 ONDICH RD, APOPKA, FL 32712



- 9.98 (+/-) Combined Acres
- Ondich frontage of 330'
- Parcel #1 3.91 AC
#27-20-01-0000-00-057
- Parcel #2 1.03 AC
#27-20-01-0000-00-036
- Parcel # 3, 5.04 AC
#27-20-01-0000-00-037
- Level – combined parcels are entirely uplands
- FLU: A-1, Rural / Agriculture
- Utilities near to Site
- 2,052 SF Manufactured Home
- 2,250 SF Warehouse
- 50'x80' Barn/Stables
16 Stalls / 2 Feed Rooms
- Multiple Paddocks
Area / Show Rings
- Current Boarding and Rental
Income
- Nearby developments
underway
- Retail goods and services –
2.0 Miles
- Easy access 429 Orlando
Beltway

ONGOING RESIDENTIAL AND COMMERCIAL DEVELOPMENT NEARBY TO PROPERTY



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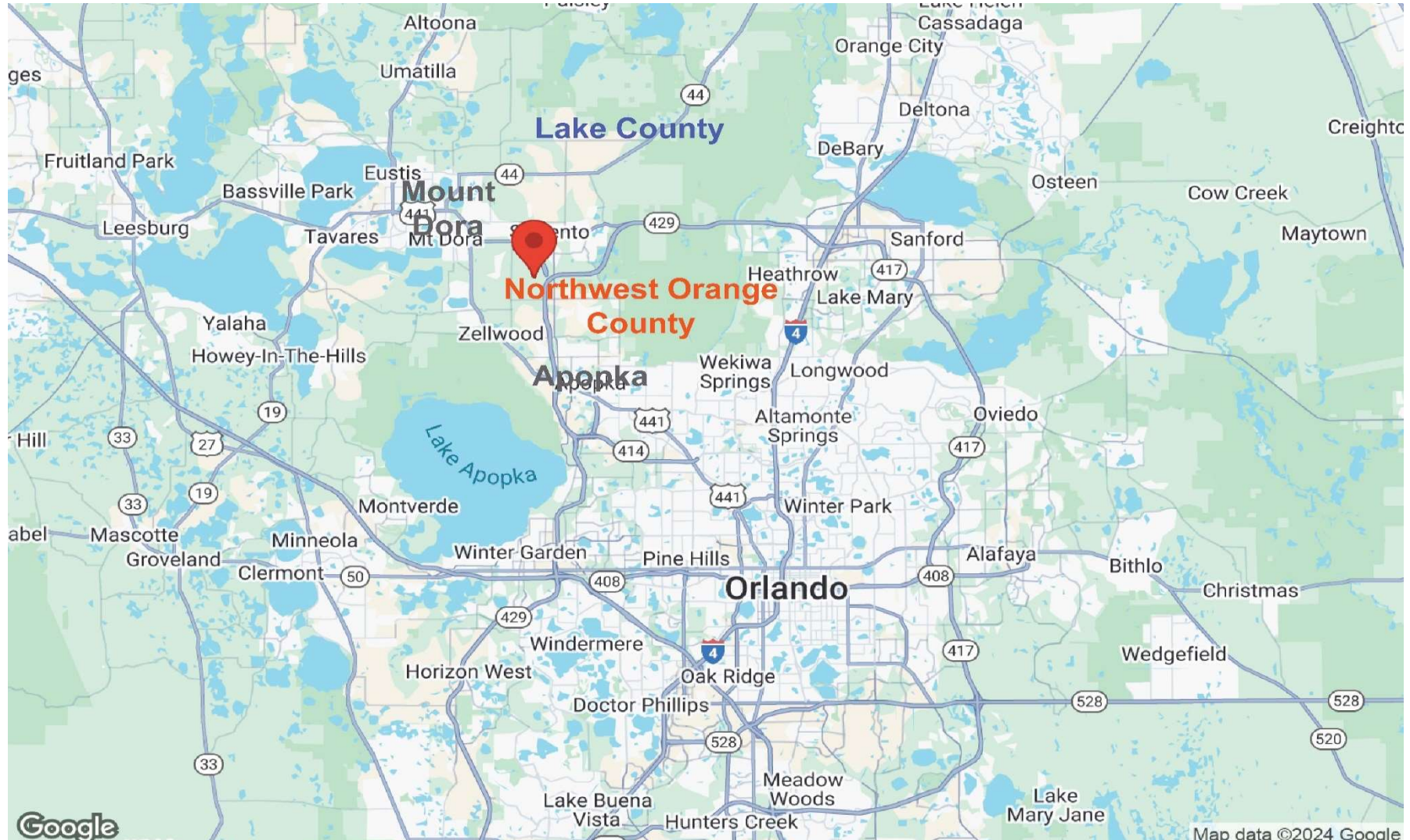
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NORTHWEST ORANGE – NORTH LAKE COUNTIES’ ORLANDO’S SUBURBAN COUNTRY ESTATES

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EASY ACCESS TO ORLANDO, ORANGE & LAKE COUNTIES, CENTRAL FLORIDA, #429 TOLLWAY



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