



15.04 ACRES FOR DEVELOPMENT - HIGH VISIBILITY



THREE PROPERTY ASSEMBLAGE - 3815 & 3827 PHILS LANE, APOPKA, FL 32712

RESIDENTIAL AND COMMERCIAL DEVELOPMENT DISTRICT – KELLY PARK ROAD AREA



Wyld Oaks Master Planned Community

Ryan Homes

15.04 AC
Site

Kelly Park Rd Interchange
Publix

Tollway #429

Phil's Lane

MARK ARNOLD - 407-353-6391 - MARNOLD@KWCOMMERCIAL.COM - MARKA@NORTHWESTORANGEGROUP.COM TYLER CARRAWAY-407-360-4738 - TYLERC@NORTHWESTORANGEGROUP.COM



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

RESIDENTIAL DEVELOPMENT – SCHOOL – ADULT CARE – SPECIAL USE

THREE PROPERTY ASSEMBLAGE - 3815 & 3827 PHILS LANE, APOPKA, FL 32712

THREE PARCELS – 15.04 COMBINED ACRES – FLU: RESIDENTIAL

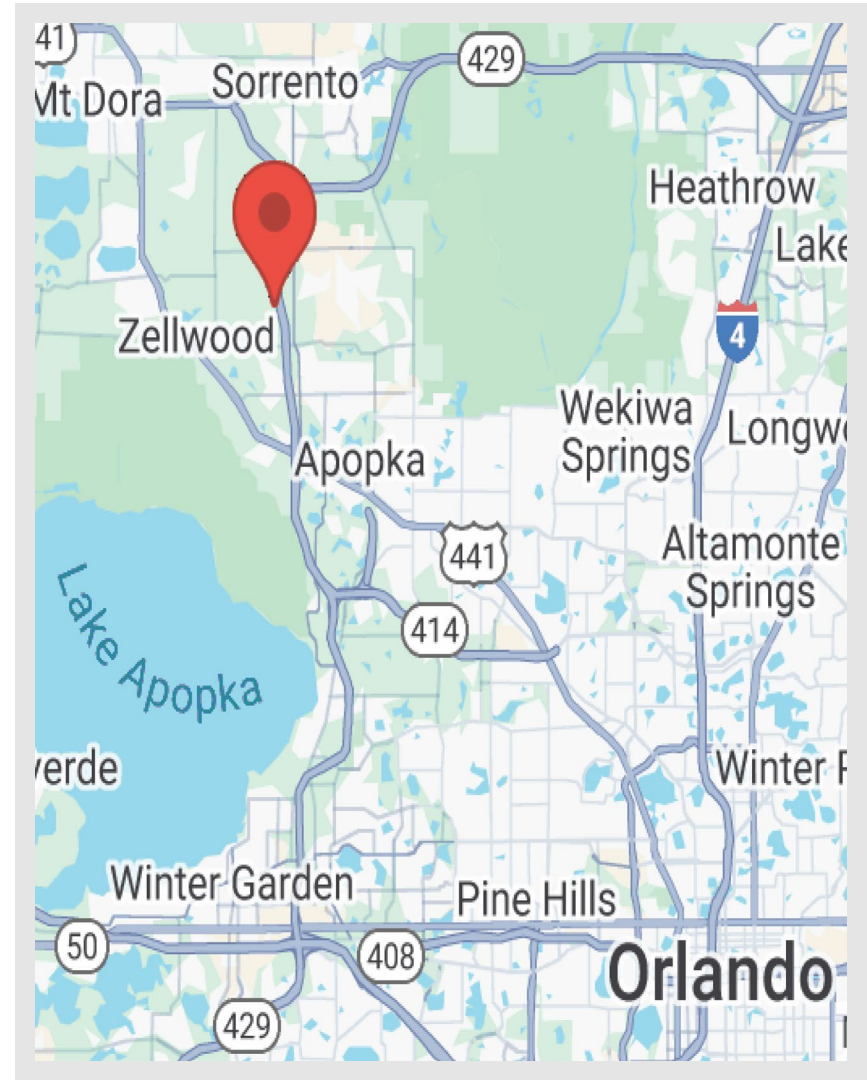
The combined acres are reported to be over fourteen acres of uplands and 10.01 acres net of flood plain providing maximum development options and stormwater options. There are presently two residences and out-buildings on the properties. The Future Land Use is RSF-1A (property). The site is on Phils Lane off of Ponkan Road with the City of Apopka, overlooking the western side of the Toll-way.

This development site is ideal for a single-family residential development along the 429 Toll-way within the high-growth Kelly Park Road Development Area in northwest Apopka, Florida. A school, modern childcare, adult care facility or other special use project are also potentially attractive uses due to the new Kelly Park Toll-Way Exit which is just to the north of the site. The properties are highly visible along the west side of the #429.

The immediate neighbor (adjacent to the north) is the under - development 230 (+/-) acre master planned community, Wyld Oaks, which will include apartments, retail, commercial and industrial properties. The adjacent neighbor to the west is the Parkview Preserve Single Family home development of Ryan Homes.

Nearby four-bedroom, two plus bath homes are selling in the \$400,000-\$750,000 price range.

The property is surrounded by newly developed and mature Apoka subdivisions and is easily accessible to emerging goods and services and retail centers in the high growth Northwest Orange – North Lake County suburban markets. The Apopka-Northwest Orange County area is seeing rapid growth and development along the #429 Tollway which provides easy access to greater Orlando.



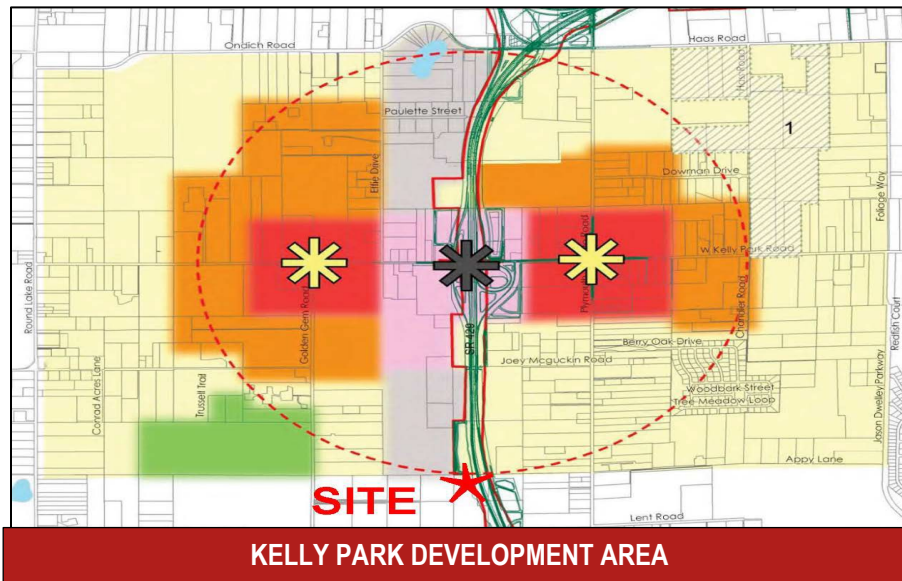
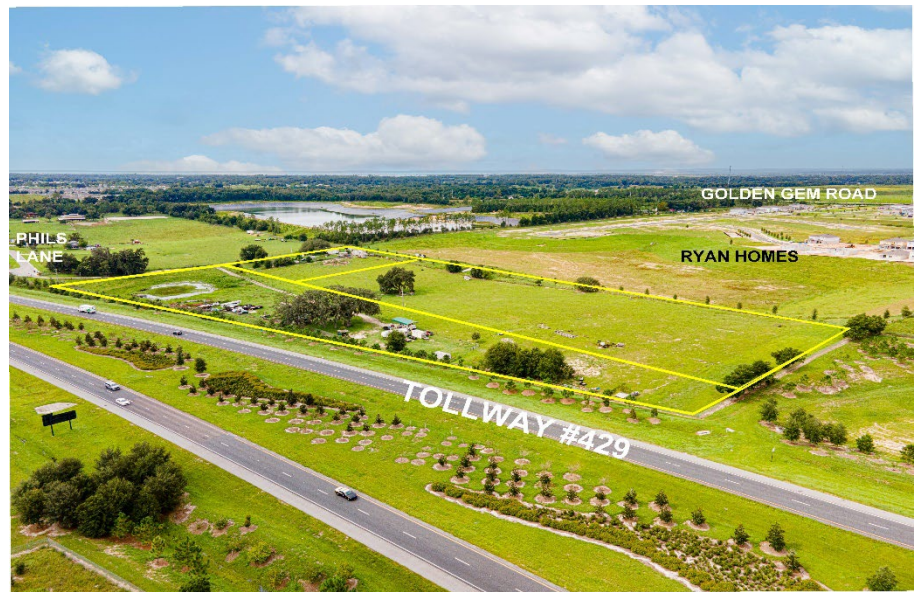
Parcel #1) 27-20-24-0000-00-136 1.18 AC (+/-)
Parcel #2) 27-20-24-0000-00-141 8.84 AC (+/-)
Parcel #3) 27-20-24-0000-00-056 5.02 AC (+/-)

**CONTACT BROKER FOR PROPERTY DETAILS AND PRICING
407-353-6391 OR 407-360-4738**



HIGH GROWTH IN ALL DIRECTIONS – LOCATED ALONG THE #429 TOLL-WAY

THREE PROPERTY ASSEMBLAGE - 3815 & 3827 PHILS LANE, APOPKA, FL 32712



SITE FEATURES

THREE PROPERTY ASSEMBLAGE - 3815 & 3827 PHILS LANE, APOPKA, FL 32712



- 15.04 (+/-) Acres
- Parcel #1 1.18 AC
330' by 160'
- Parcel #3 5.02 AC
330' by 1,327 (IRR)
- Zoning: AG
- Residence and Out-Buildings on Site
- Utilities Near to Site
- Nearby Single Family Estates
- Goods and services – 2.0 Miles
- Visible from # 429
- Parcel #2 8.84 AC
330' by 1,165'
- Kelly Park Interchange Area
- FLU: Residential Settlement
- Adjacent to Wyld Oaks
- Nearby Schools
- Nearby developments underway
- Easy access 429 Orlando Beltway

ONGOING RESIDENTIAL AND COMMERCIAL MIXED-USE DEVELOPMENT ADJACENT TO PROPERTIES



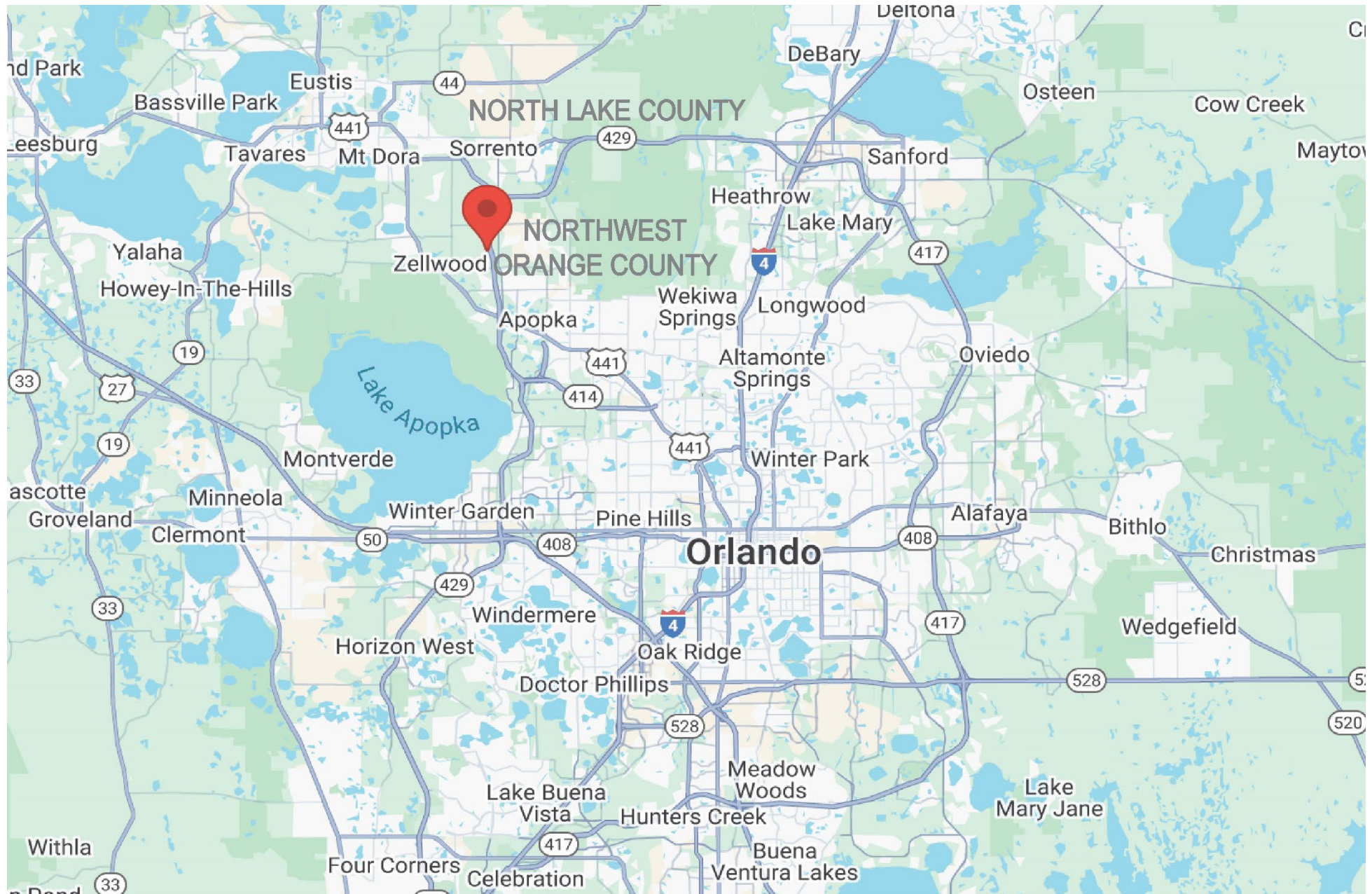
RETAIL / COMMERCIAL GOODS AND SERVICES NEARBY AND UNDER DEVELOPMENT

THREE PROPERTY ASSEMBLAGE - 3815 & 3827 PHILS LANE, APOPKA, FL 32712



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

THREE PROPERTY ASSEMBLAGE - 3815 & 3827 PHILS LANE, APOPKA, FL 32712



MARK ARNOLD - 407-353-6391 - MARNOLD@KWCOMMERCIAL.COM - MARKA@NORTHWESTORANGEGROUP.COM TYLER CARRAWAY-407-360-4738 - TYLERC@NORTHWESTORANGEGROUP.COM



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