

OFFERING MEMORANDUM

4402 Plymouth Sorrento Road

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Apopka FL 32712

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# 4402 Plymouth Sorrento Road

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*Exclusively Marketed by:*

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01

**Executive Summary**

Investment Summary

Location Summary

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## OFFERING SUMMARY

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ADDRESS	4402 Plymouth Sorrento Road Apopka FL 32712
COUNTY	Orange
OFFERING PRICE	\$1,500,000
PRICE PSF	\$7.31
LAND SF	205,167 SF
LAND ACRES	4.71
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	R-1AAA
APN	132027000000050

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## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2022 Population	1,483	20,297	58,143
2022 Median HH Income	\$104,795	\$84,858	\$85,098
2022 Average HH Income	\$130,025	\$112,618	\$109,923

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## Location

- The property is located within the Kelly Park Interchange District, on Plymouth Sorrento Road about .7 miles from Kelly Park Crossings and the 429/Kelly Park Interchange.

## Zoning

- Property is currently zoned R-1AAA. Under the City of Apopka - Kelly Park Interchange Form Based Code it is in the Neighborhood District.

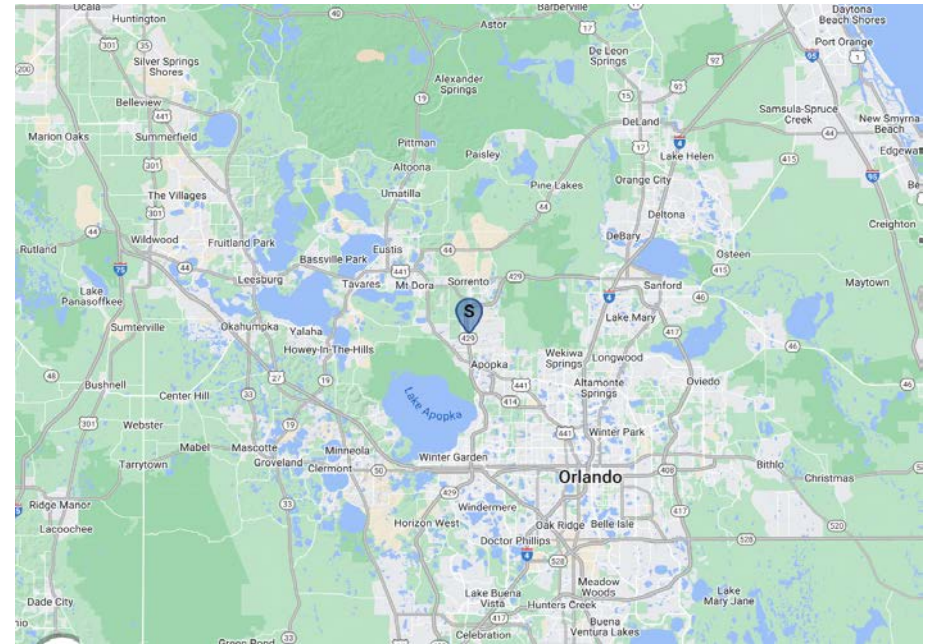
## Use

- Residential Subdivision is the most likely use. Other potential uses include churches, restaurants, child care, schools, and fitness centers.

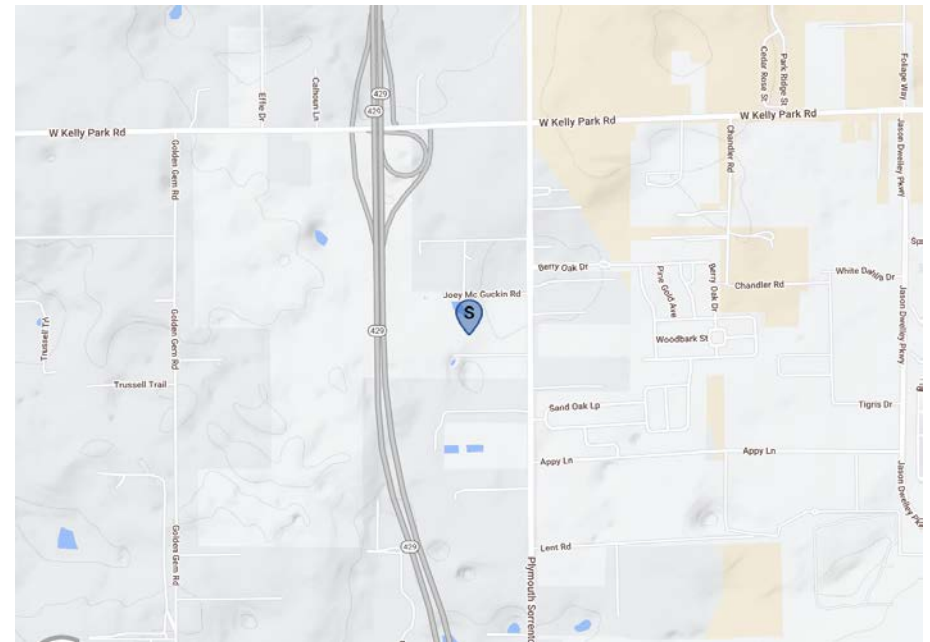
## City of Apopka

- Apopka is one of the fastest growing cities in Orange County with 58,500 + residents. Apopka is currently growing at a rate of 2.32% annually and its population has increased by 7.29% since the most recent census. Spanning over 35 miles, Apopka has a population density of 1,750 people per square mile.
- \$1.6 billion Wekiva Parkway Project.
- \$60 million investment in water treatment facility upgrades to support all of this exciting new development in the area.
- Major Employers include Advent Health, Coca Cola, Costa Farms, Finrock, Duke Energy, Goya, Northrup Gumman, Orlando Health, and more to come.
- The property is close to the Northwest Recreation Complex, which contains over 180 acres of practice and game fields and is the home to the 1,300 seat Apopka Amphitheater.

Regional Map



Locator Map



- Ecotourism at its finest...Apopka is the home to more than 43 trails covering 394 miles; 8.5 miles of pristine waters on the Wekiva River and Rock Springs Run and the Apopka Birding Park is a 70-acre, passive, birding park for upland bird watching. King's Landing is an eight-mile scenic canoe trip, and Magnolia Park offers boating, fishing, biking, and hiking trails.

02

Property Description

Property Features

Aerial Map

KPI Map

Google

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## PROPERTY FEATURES

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LAND SF	205,167
LAND ACRES	4.71
ZONING TYPE	R-1AAA
TOPOGRAPHY	Flat
API	27-20-13-0000-00-050

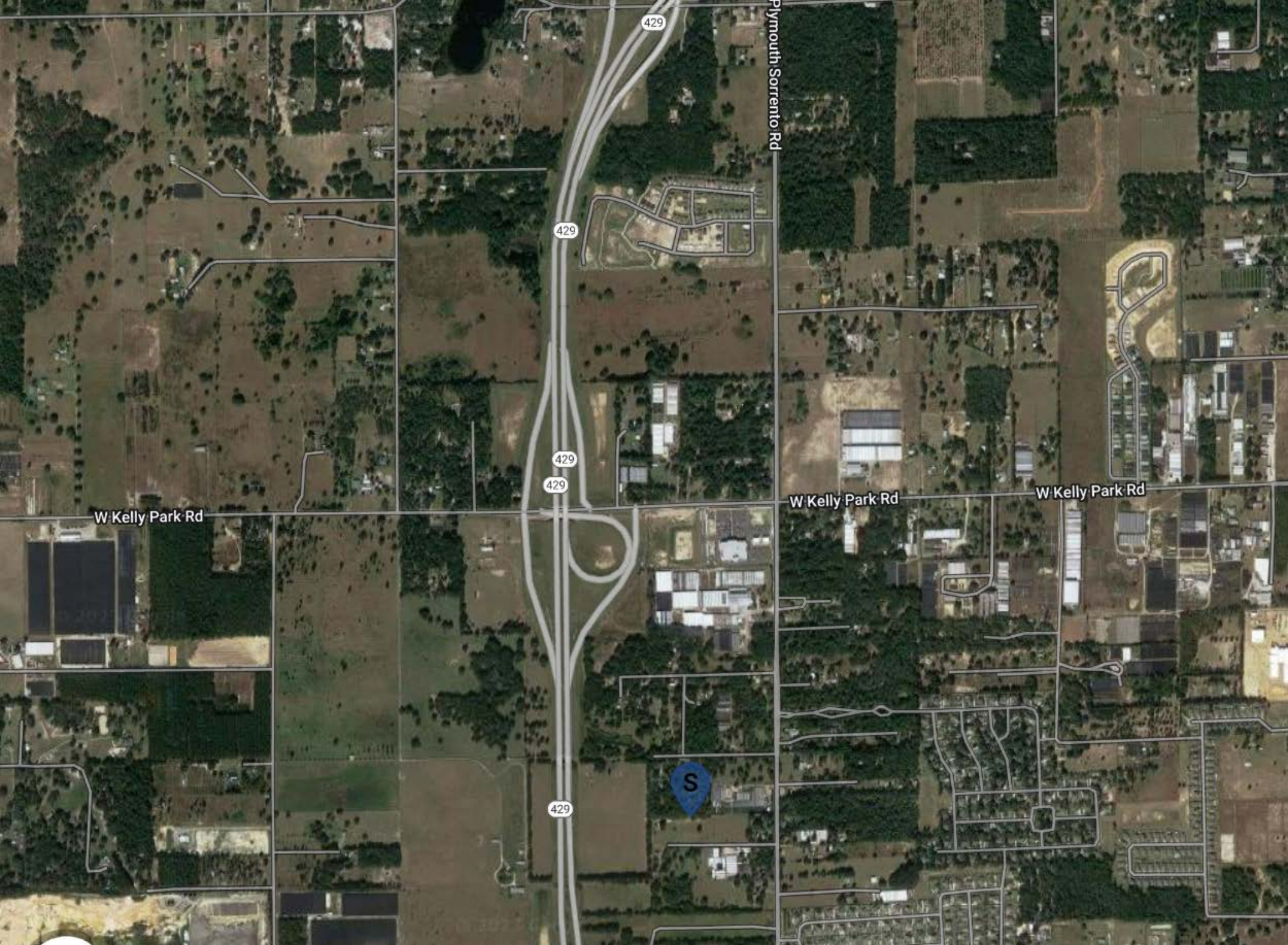
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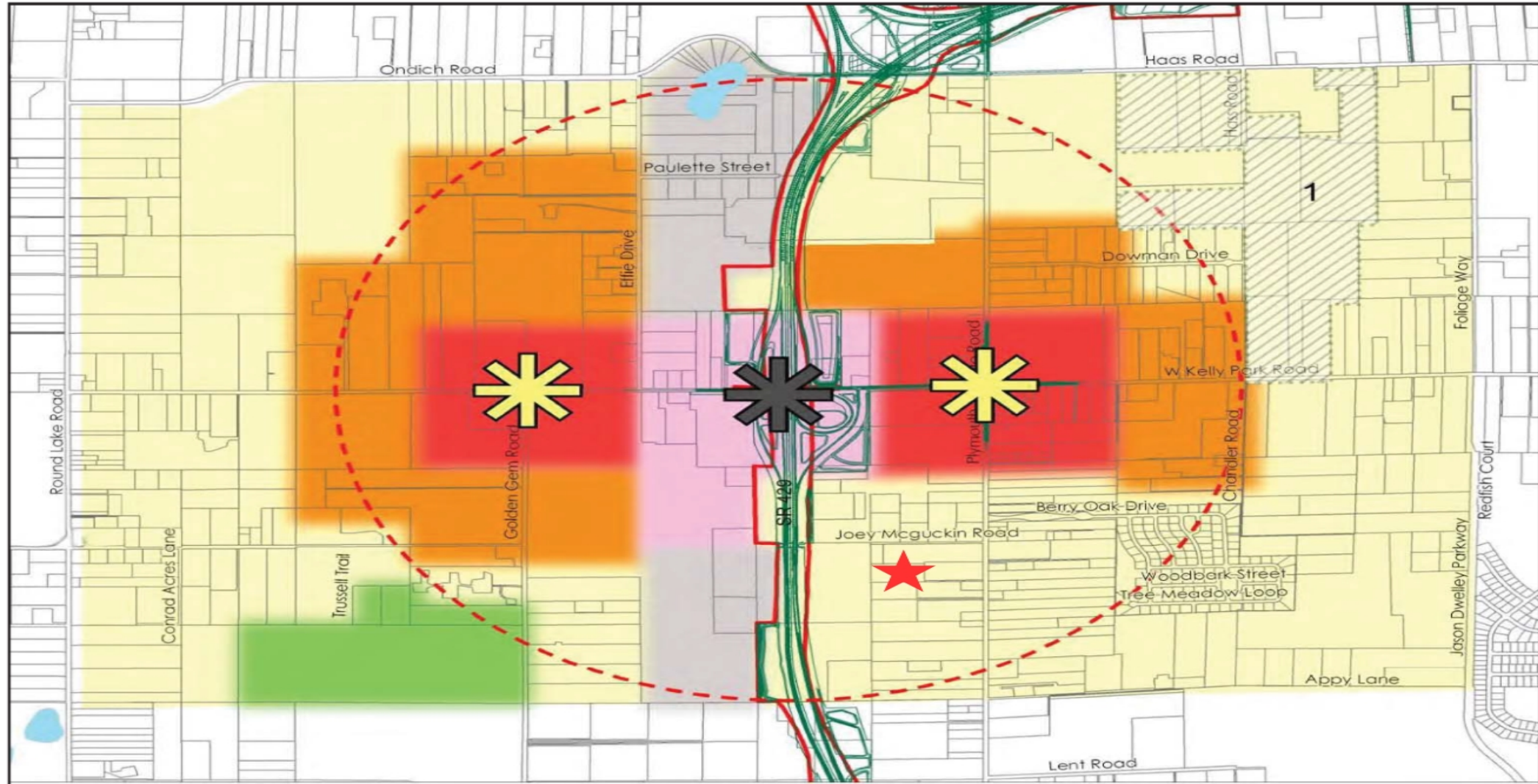
## UTILITIES

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WATER	City of Apopka
ELECTRICITY / POWER	Duke Energy
GAS / PROPANE	Lake Apopka Natural Gas

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Note: City boundaries not depicted in this graphics as they change overtime.

**Legend:**

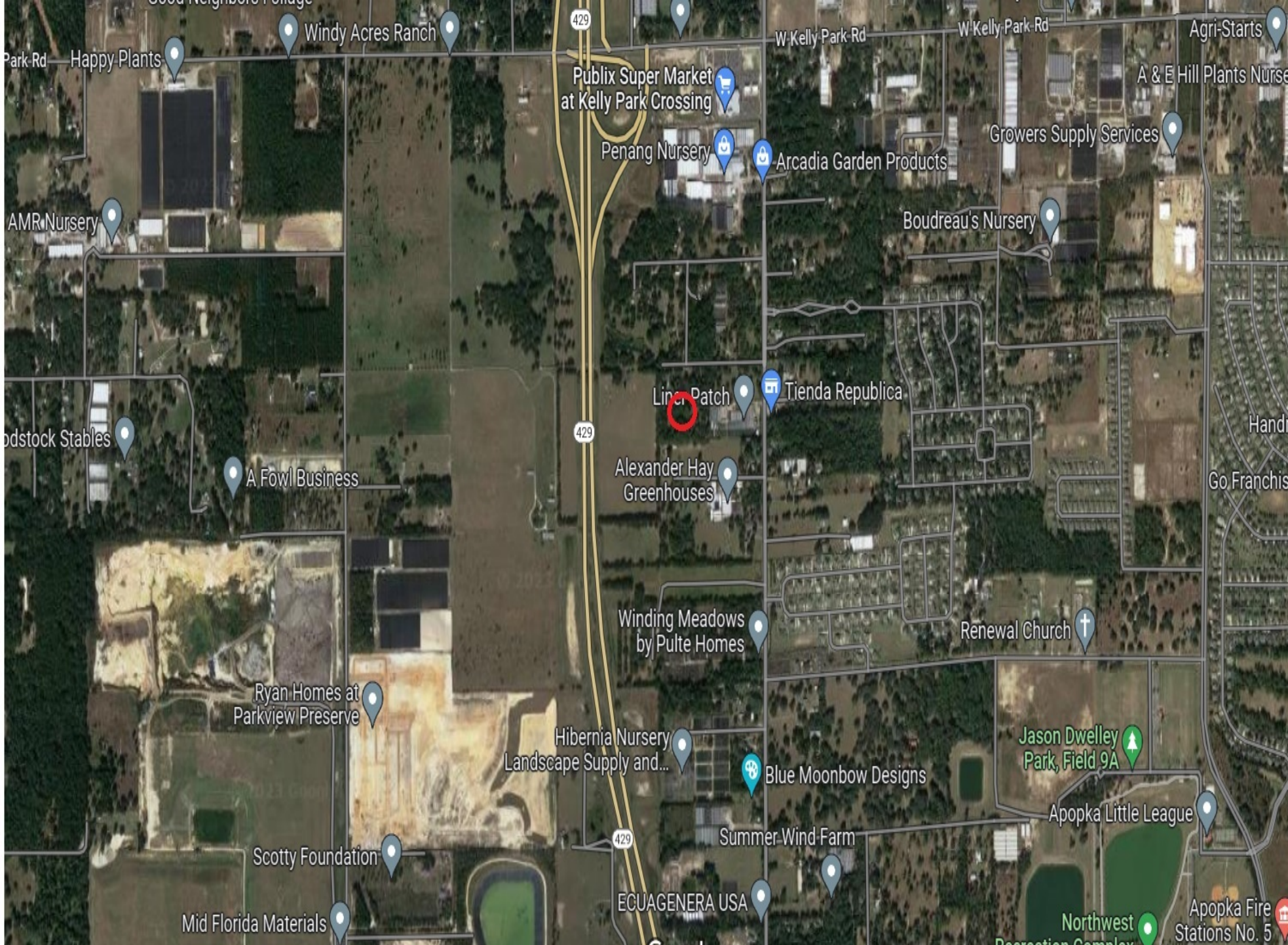
Design Districts

- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation

- Existing Roads
- 1 Mile Radius
- ✱ Interchange
- ✱ Activity Nodes

Rainbow Ridge Rural Settlement

★ 4402 Plymouth Sorrento



03

Demographics

Demographics

Demographic Charts

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	962	8,563	27,548
2010 Population	952	14,600	44,441
2022 Population	1,483	20,297	58,143
2027 Population	1,542	20,874	59,876
2022 African American	231	3,743	10,332
2022 American Indian	9	81	308
2022 Asian	31	615	1,654
2022 Hispanic	343	4,199	14,494
2022 Other Race	128	1,426	5,182
2022 White	875	11,749	32,157
2022 Multiracial	207	2,674	8,484
2022-2027: Population: Growth Rate	3.90 %	2.80 %	2.95 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	18	217	702
\$15,000-\$24,999	13	211	566
\$25,000-\$34,999	22	508	1,295
\$35,000-\$49,999	50	999	2,602
\$50,000-\$74,999	73	1,094	3,311
\$75,000-\$99,999	48	1,064	3,452
\$100,000-\$149,999	115	1,537	4,658
\$150,000-\$199,999	76	700	1,940
\$200,000 or greater	67	722	1,753
Median HH Income	\$104,795	\$84,858	\$85,098
Average HH Income	\$130,025	\$112,618	\$109,923

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	325	3,529	11,110
2010 Total Households	334	5,451	16,239
2022 Total Households	483	7,052	20,279
2027 Total Households	500	7,238	20,848
2022 Average Household Size	3.07	2.88	2.86
2000 Owner Occupied Housing	268	2,910	9,002
2000 Renter Occupied Housing	47	375	1,317
2022 Owner Occupied Housing	431	6,243	16,913
2022 Renter Occupied Housing	53	809	3,366
2022 Vacant Housing	21	354	1,194
2022 Total Housing	504	7,406	21,473
2027 Owner Occupied Housing	449	6,450	17,398
2027 Renter Occupied Housing	52	789	3,451
2027 Vacant Housing	32	493	1,481
2027 Total Housing	532	7,731	22,329
2022-2027: Households: Growth Rate	3.45 %	2.60 %	2.75 %

Source: esri

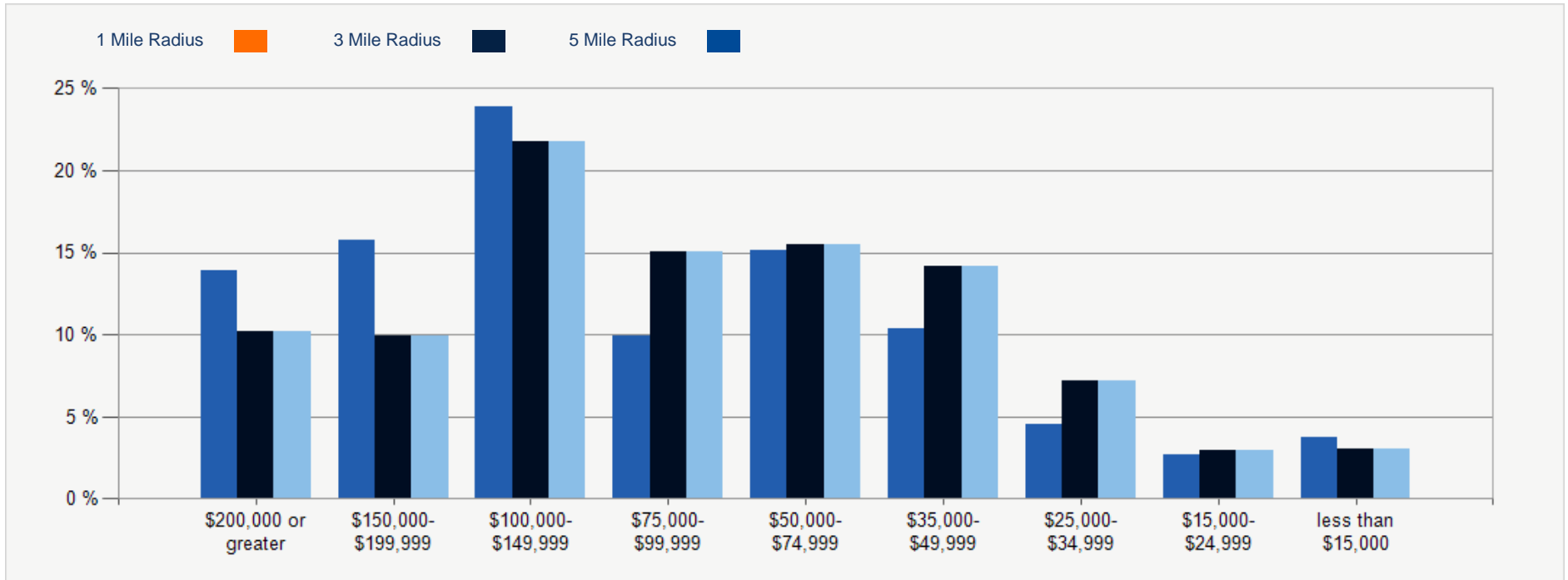
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	105	1,248	3,611
2022 Population Age 35-39	94	1,178	3,605
2022 Population Age 40-44	89	1,193	3,836
2022 Population Age 45-49	95	1,244	3,798
2022 Population Age 50-54	100	1,293	3,818
2022 Population Age 55-59	116	1,374	3,850
2022 Population Age 60-64	104	1,347	3,774
2022 Population Age 65-69	89	1,225	3,268
2022 Population Age 70-74	77	1,198	2,943
2022 Population Age 75-79	45	886	1,979
2022 Population Age 80-84	23	614	1,245
2022 Population Age 85+	14	534	1,051
2022 Population Age 18+	1,157	15,922	44,560
2022 Median Age	41	43	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,604	\$93,396	\$84,275
Average Household Income 25-34	\$131,829	\$117,807	\$106,114
Median Household Income 35-44	\$117,593	\$108,416	\$103,309
Average Household Income 35-44	\$147,381	\$135,451	\$125,406
Median Household Income 45-54	\$134,086	\$111,721	\$104,016
Average Household Income 45-54	\$165,332	\$144,133	\$129,830
Median Household Income 55-64	\$108,363	\$97,466	\$91,368
Average Household Income 55-64	\$130,705	\$125,562	\$117,416
Median Household Income 65-74	\$77,918	\$66,910	\$72,438
Average Household Income 65-74	\$103,161	\$95,147	\$99,709
Average Household Income 75+	\$78,823	\$66,249	\$70,718

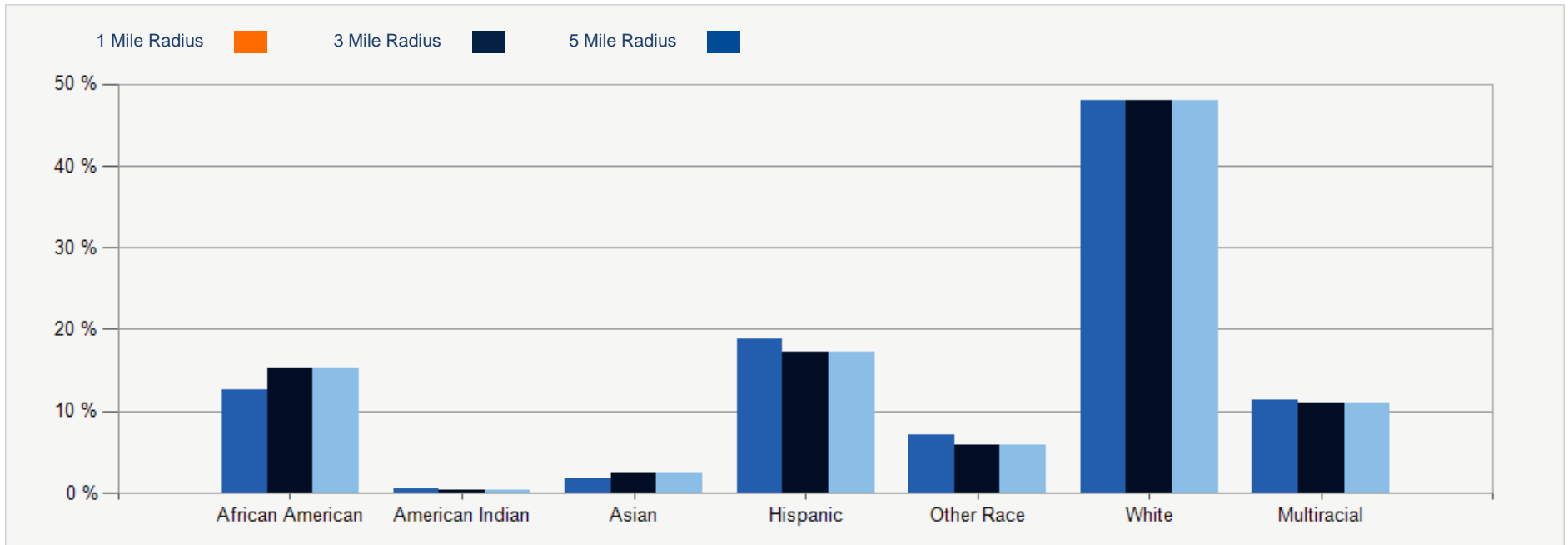
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	118	1,398	4,164
2027 Population Age 35-39	124	1,412	4,011
2027 Population Age 40-44	98	1,203	3,682
2027 Population Age 45-49	90	1,180	3,772
2027 Population Age 50-54	94	1,193	3,591
2027 Population Age 55-59	99	1,257	3,622
2027 Population Age 60-64	111	1,341	3,639
2027 Population Age 65-69	101	1,360	3,572
2027 Population Age 70-74	82	1,204	2,989
2027 Population Age 75-79	69	1,123	2,581
2027 Population Age 80-84	37	760	1,563
2027 Population Age 85+	22	648	1,247
2027 Population Age 18+	1,216	16,412	45,767
2027 Median Age	42	44	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$114,899	\$104,449	\$94,131
Average Household Income 25-34	\$154,358	\$140,574	\$125,440
Median Household Income 35-44	\$128,109	\$118,638	\$111,689
Average Household Income 35-44	\$174,011	\$159,092	\$147,057
Median Household Income 45-54	\$154,007	\$124,855	\$114,911
Average Household Income 45-54	\$191,133	\$167,045	\$152,045
Median Household Income 55-64	\$126,915	\$111,363	\$105,496
Average Household Income 55-64	\$156,685	\$150,690	\$141,437
Median Household Income 65-74	\$102,138	\$88,759	\$88,328
Average Household Income 65-74	\$129,442	\$119,618	\$124,823
Average Household Income 75+	\$116,089	\$86,378	\$92,883

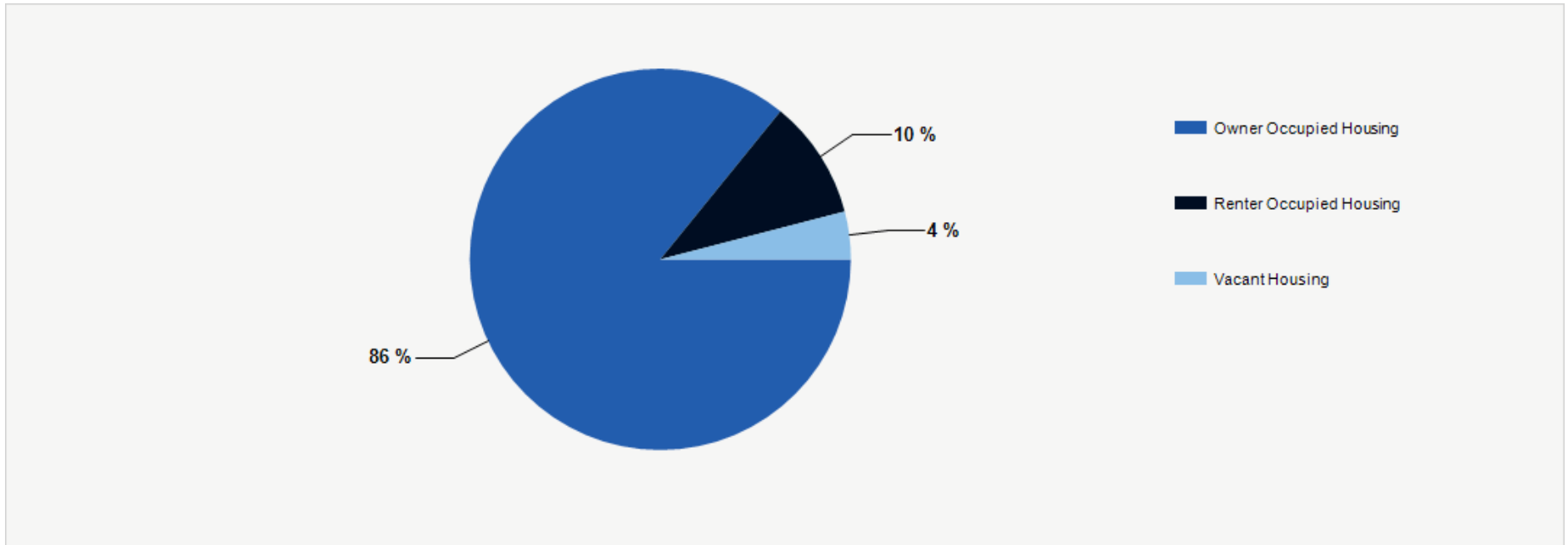
## 2022 Household Income



## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median

