

5.12 COMBINED ACRES – DEVELOPMENT OPPORTUNITY

HIGH INTENSITY RESIDENTIAL DEVELOPMENT DISTRICT – KELLY PARK ROAD AREA



4410 & 4420 CHANDLER RD, APOPKA, FL 32712

Two Combined Parcels for Residential Development



5.12 COMBINED ACRES – RESIDENTIAL - DAYCARE

TWO PARCELS – 5.12 COMBINED ACRES – FLU: RESIDENTIAL

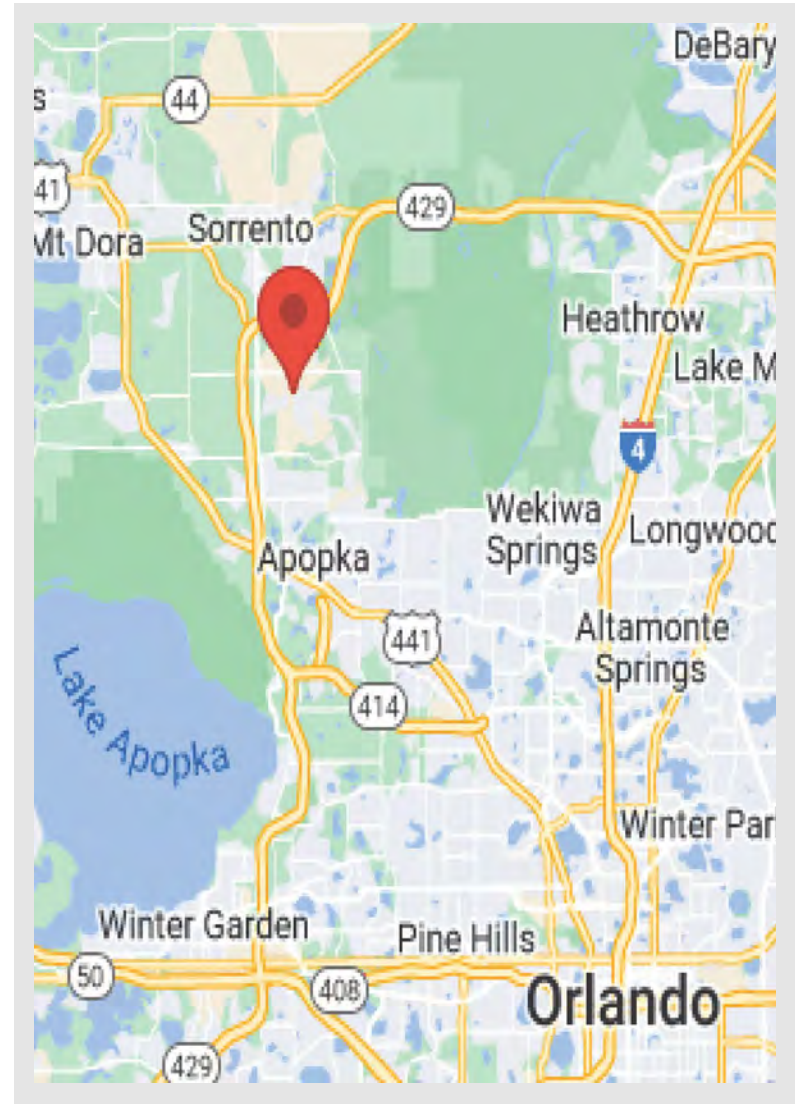
This development site is ideal for a single-family residential development consisting of 3-5 units per acre within the designated high-growth Kelly Park Road Development Area in northwest Apopka, Florida. A modern childcare facility is also a potentially attractive use due to the new Kelly Park Elementary School which is adjacent to the properties to the north.

The combined acres are reported to be 100% uplands providing maximum development options. All utilities are to the site. There is presently a residence and out-buildings on the property. The Future Land Use is RSF-1A (property) / RSF -1B (adjacent) with minimum 12,500 / 8,000 SF lots and 72' fronts. The site is on Chandler Rd off of Jason Dweley Parkway, 1/2 mile south of Kelly Park Rd.

The immediate neighbor (adjacent to the south) is a 39.83 (+/-) acre site with 80 estate homes sites under construction by a national home builder. Nearby four-bedroom, two plus bath homes are selling in the \$500,000-\$750,000 price range.

The property is surrounded by new and mature Apopka subdivisions and is just north of the Apopka Amphitheater and Recreational Fields. The Apopka-Northwest Orange County area is seeing rapid growth and development along the #429 Tollway which provides easy access to greater Orlando.

The combined parcel sales price is \$1,150,000,

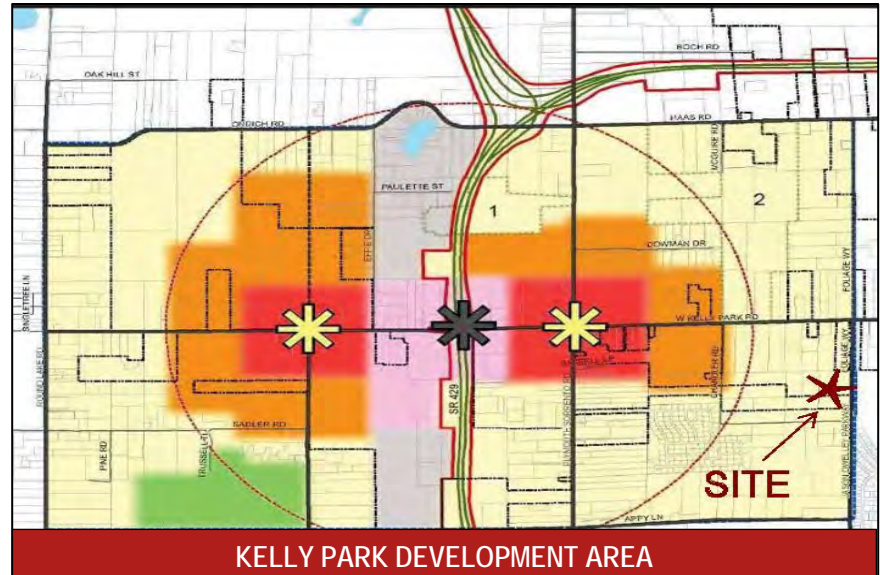


SITE ADJACENT TO NEW KELLY PARK ELEMENTARY SCHOOL



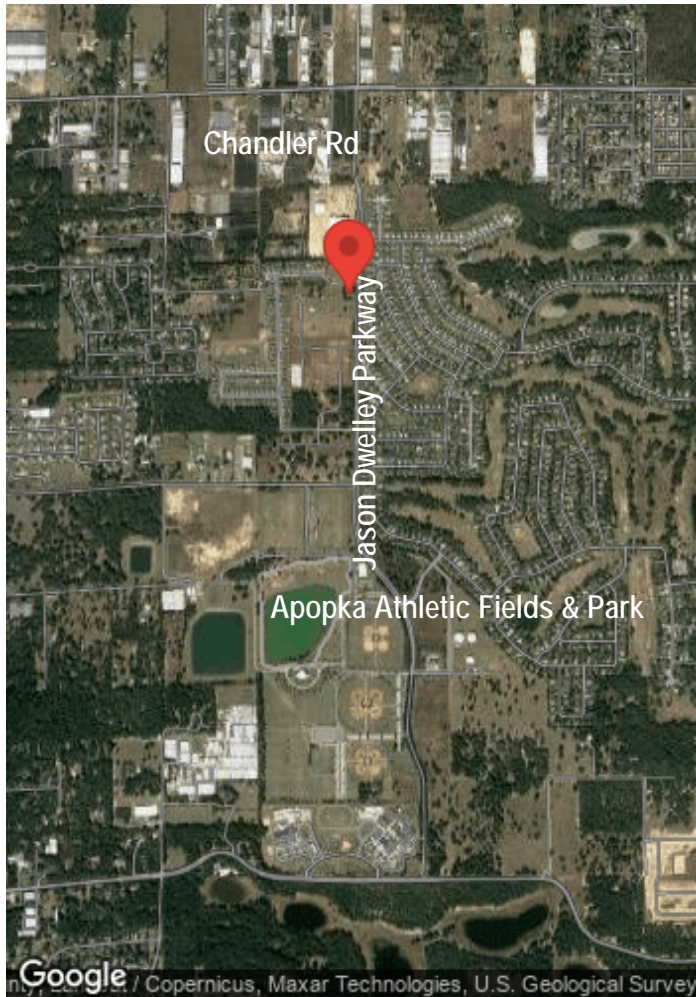
NEW DEVELOPMENT AND GROWTH IN ALL DIRECTIONS

4410 & 4420 CHANDLER RD, APOPKA, FL 32712



SITE FEATURES

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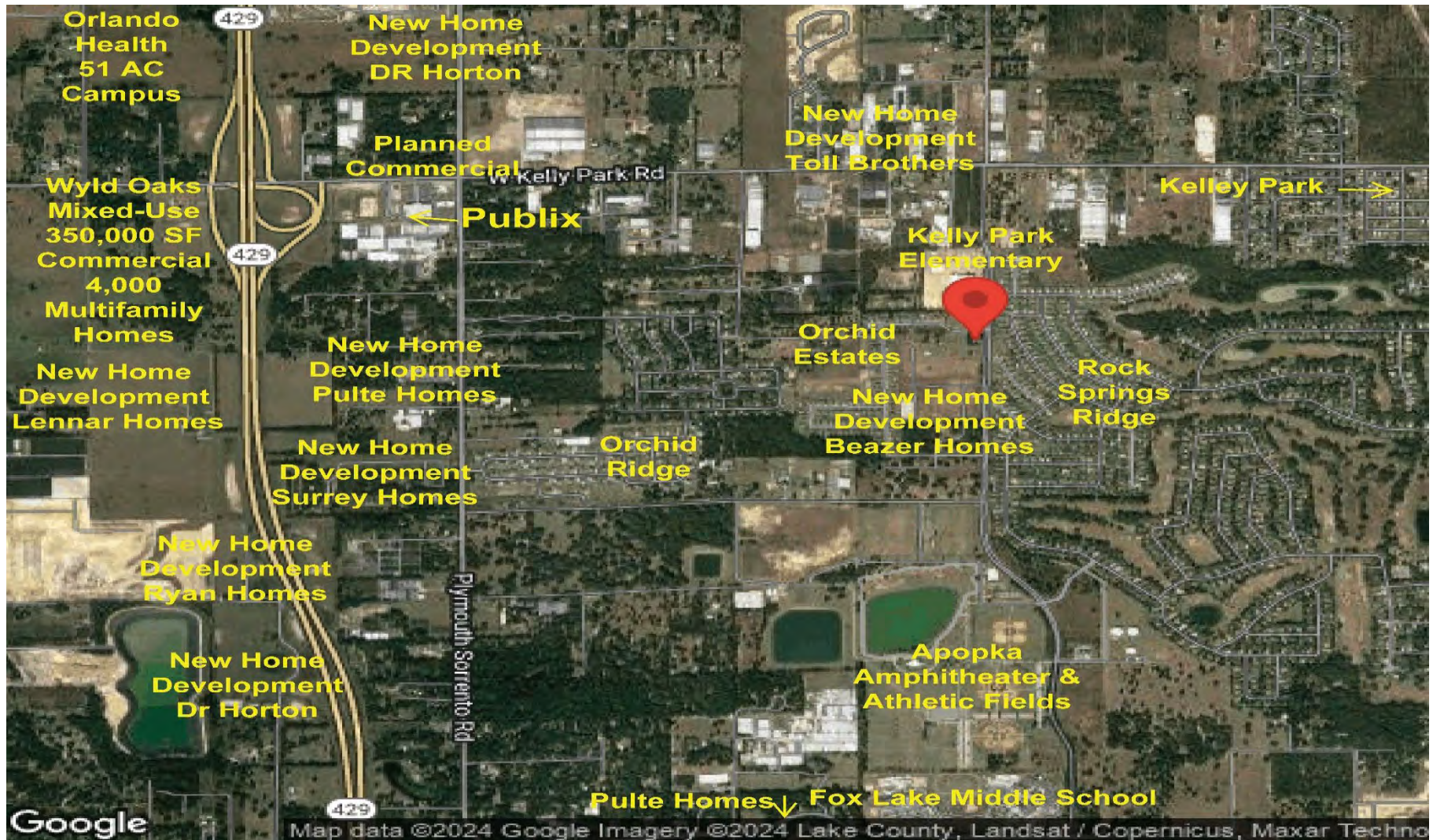
- 5.12 (+/-) Acres
- Parcel #1 2.62 AC
340' by 330'
- Level – combined parcels are entirely uplands
- FLU: RSF-1A /RSF -1B
- Density: 3-5 Units per AC
- Single Family Estates
- Outstanding Childcare Site
- Goods and services – 1.5 Miles
- Frontage of 670'
- Parcel #2 2.52 AC
330' by 330'
- Utilities available at Site
- Minimum Lot – 12,500 SF-8,000 SF
- 75' Fronts
- Adjacent to Elementary School
- Nearby developments underway
- Easy access 429 Orlando Beltway

ONGOING RESIDENTIAL DEVELOPMENT ADJACENT TO PROPERTY



RAPIDLY EMERGING CENTRAL FLORIDA LOCATION

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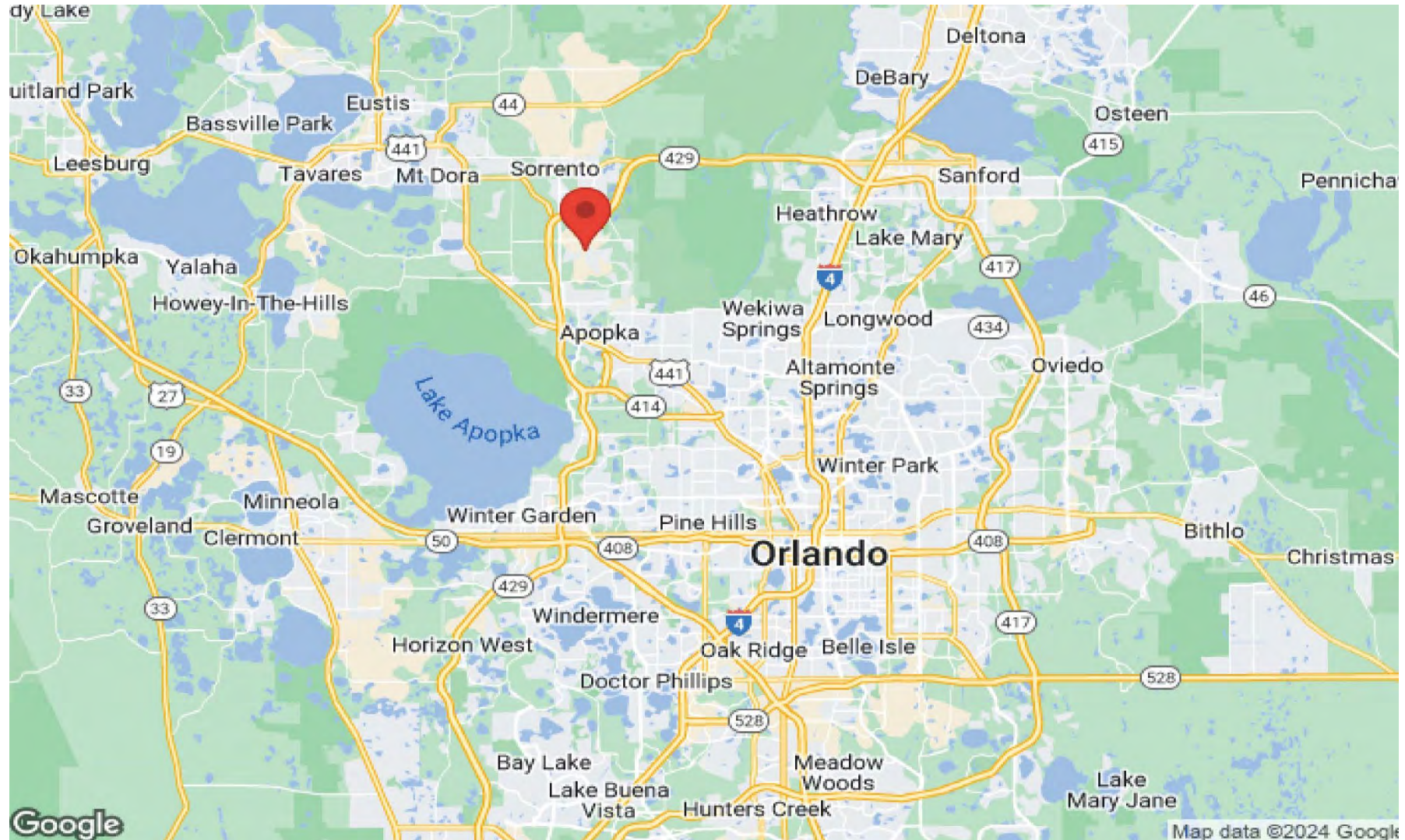


RETAIL / COMMERCIAL GOODS AND SERVICES NEARBY AND PRESENTLY UNDER DEVELOPMENT



HIGH RESIDENTIAL DEVELOPMENT CORRIDOR

4410 & 4420 CHANDLER RD, APOPKA, FL 32712



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

