

DEVELOPMENT OPPORTUNITY

ERROL ESTATES, APOPKA, FL

±380 ACRE FORMER GOLF COURSE
±170 ACRE USABLE

property

OVERVIEW

Located just west of Wekiva Springs State Park, and just north of US 441 in the city of Apopka, the property consists of roughly 380 acres total, with approximately 170 acres of usable land.

As a former golf course, the property presents a unique development opportunity in the rapidly growing market of Apopka and west Orange County. With its close proximity to major road networks, including US 441 and the 429 Expressway, the property is well suited for developers and users seeking the next location for a residential community of various product types.

The Future Land Use for certain parcels was amended in 2018, allowing for a mixture of Residential Medium Low (0-7.5 DU/AC), Residential Low (0-5 DU/AC), Residential Low Suburban (0-3.5 DU/AC), and Commercial (maximum 0.25 FAR) uses.

ADDRESS	Errol Parkway, Apopka, FL 32712
PARCEL ID #	31-20-28-0000-00-011 32-20-28-0000-00-065 32-20-28-0000-00-049 32-20-28-0000-00-027 32-20-28-0000-00-008 32-20-28-0000-00-004 32-20-28-0000-00-003 32-20-28-2496-00-001 33-20-28-0000-00-068
ZONING	PR / PD
COUNTY	Orange County
JURISDICTION	Apopka
UTILITIES	Apopka
ACREAGE	±380 acres
NET USABLE ACREAGE	±170 acres
SURROUNDING USES	Residential/Multifamily
PRICING GUIDANCE	\$7,500,000



location

MAP



DOWNTOWN ORLANDO	21 miles
DOWNTOWN APOPKA	4 miles
ORLANDO INTERNATIONAL AIRPORT	34 miles
CLOSEST PUBLIX	2.3 miles
FL-429	3.4 miles

BLOEM MANUFACTURING

COLD LINK LOGISTICS

AMAZON WAREHOUSE

APOPKA ELEMENTARY

APOPKA HIGH

APOPKA MEMORIAL MIDDLE

DOWNTOWN APOPKA

LAKE APOPKA

drone
PHOTOS

Property photos taken on August 27th, 2024



View of the old clubhouse facing north



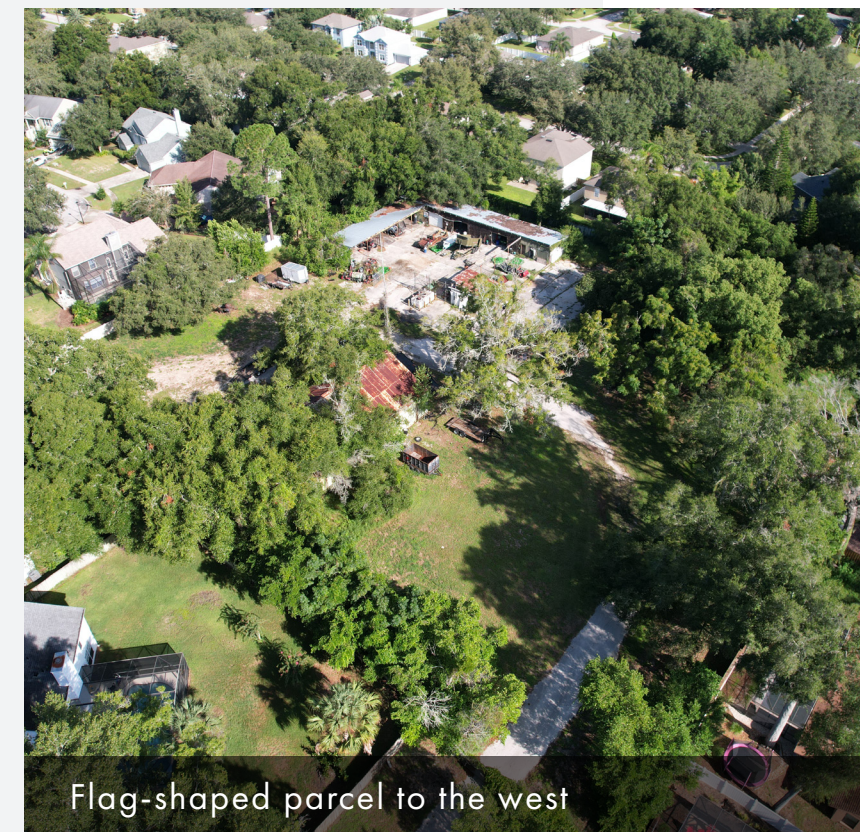
View of the property facing southwest



View of the property facing southeast



View of the property facing northwest



Flag-shaped parcel to the west

city of
APOPKA

Incorporated in 1882, Apopka has grown into Orange County's second largest city, with over 60,000 residents. As a conveniently located suburb of greater Orlando, demand for residential and multi-family housing is at an all-time high. With the affordability of the residential housing stock, and being that this tract is surrounded by growth are a few of the drivers increasing the desirability for developers seeking the next great location for a master-planned development. Nearby, brand new communities continue to be developed out, with homes selling at record pace. Some experts project that Apopka's population will double once again by 2030.

Apopka is a fast-growing city and is expanding in all directions. Most notable are the new stores to the north of the city on US 441 in the location of the previous Dunn Citrus grove (the stretch of 441 which runs through the city is named after Fred N. Dunn). Due to the fast-paced growth of the city, a new hospital, AdventHealth Apopka, was opened in 2017.

Expansion of the expressway, including an extension of Toll 414 and Toll 429, known as Wekiva Parkway, created a junction at US 441 and Plymouth Sorrento Road. Master plans take the Wekiva Parkway extension further north and then east connecting to Interstate 4 at Sanford.

2ND

LARGEST CITY
IN ORANGE
COUNTY

2x

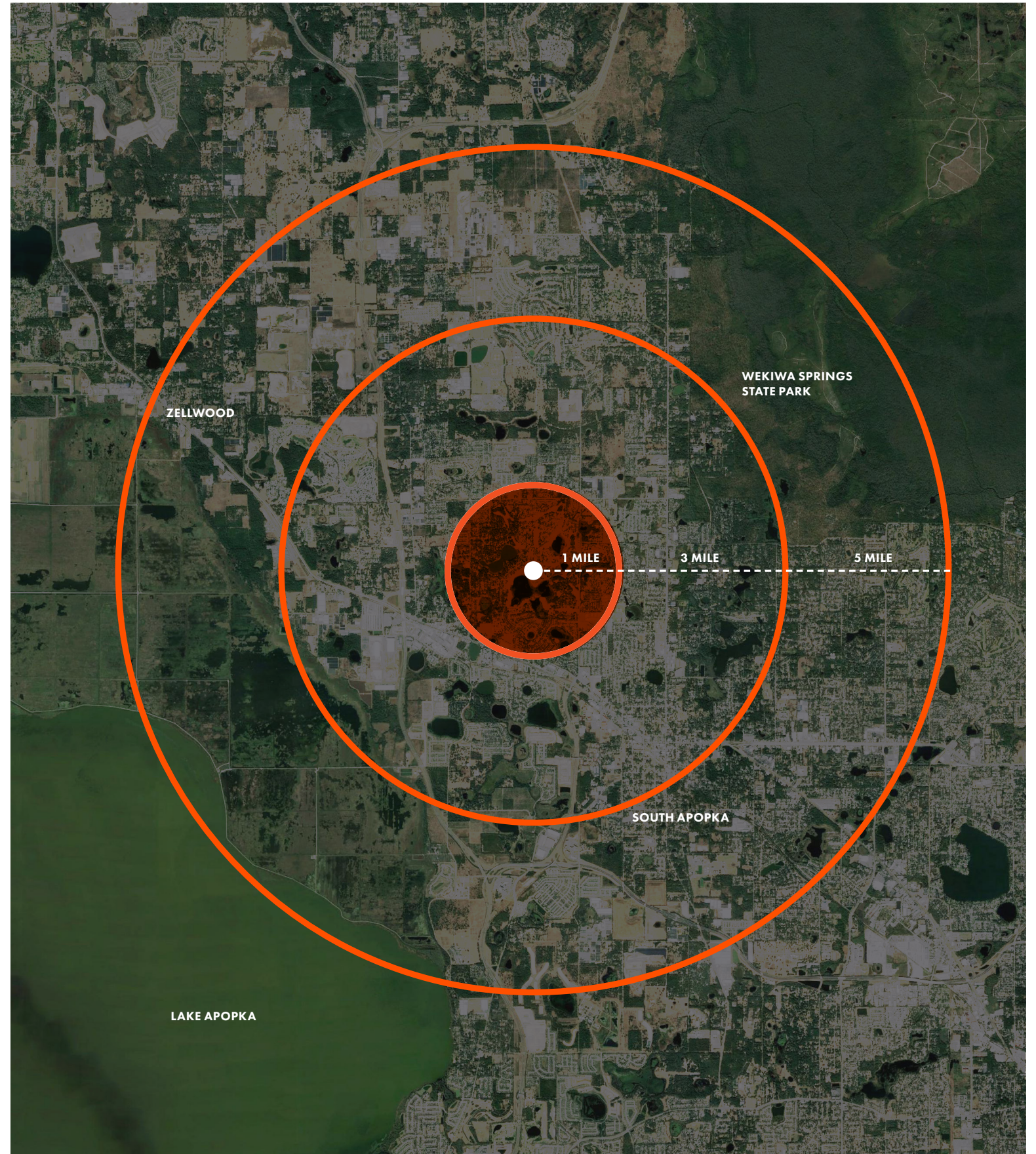
POPULATION
GROWTH
SINCE 2000



area

DEMOGRAPHICS

	1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS	
POPULATION	2024 Estimated Population	9,601	45,890	90,537
	2029 Projected Population	10,182	48,767	97,160
	2020 Census Population	9,336	45,895	90,843
	2010 Census Population	7,965	37,433	74,540
	Projected Annual Growth ('24-'29)	1.2%	1.3%	1.5%
	Median Age	41.1	40.1	39.8
HOUSEHOLDS	2024 Estimated Households	3,578	16,077	32,287
	2029 Projected Households	3,773	17,026	34,526
	2020 Census Households	3,447	15,774	31,366
	2010 Census Households	2,844	13,314	26,291
	Projected Annual Growth ('24-'29)	1.1%	1.2%	1.4%
	Historical Annual Change ('10-'24)	1.8%	1.5%	1.6%
INCOME	2024 Median Home Value	\$370,715	\$376,154	\$366,162
	2024 Estimated Avg. Household Income	\$138,089	\$120,468	\$116,760
	2029 Projected Avg. Household Income	\$143,932	\$125,058	\$121,492
	Projected Annual Change ('24-'29)	0.8%	0.8%	0.8%
EDUCATION	Historical Annual Change ('10-'24)	6.0%	5.9%	4.6%
	Adult Population Over 25 Years of Age	6,800	31,892	63,138
	High School Graduate	1,584	7,895	15,963
	Some College/Associate's Degree Only	777	3,384	7,139
	Bachelor's Degree Only	1,825	7,111	14,524
	Graduate Degree	1,011	3,815	6,984
BUSINESS	Any College	4,776	20,423	39,878
	College Degree (Bachelor's or Higher)	2,835	10,926	21,508
	Total Businesses	346	2,655	4,750
	Total Employees	1,083	13,247	22,535
	Adj. Daytime Demographics	3,416	25,816	47,782
Labor Force - Age 16 or Older	7,721	36,594	72,316	





FOUNDRY

COMMERCIAL

LAWSON DANN

407-342-4698

lawson.dann@foundrycommercial.com

CHARLES ATTAWAY

407-963-4064

charles.attaway@foundrycommercial.com

420 S Orange Avenue, Orlando FL 32801 | www.foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes. All sizes are subject to survey.