



**FOR SALE
LAND
\$1,550,000**

APOPKA RESIDENTIAL DEVELOPMENT LAND

359 W LESTER ROAD, APOPKA, FL 32712





PROPERTY DESCRIPTION

Apopka, FL -20 acres of vacant land ideally suited for residential development. This tract is flat, high and dry, and ready to develop. Property has 650 feet of frontage on east-west artery with easy access to the 429, 441, 451, 436 and the greater NW Orlando area. Only ½ mile to a hard corner, lighted intersection, and only 1 mile to Publix! Property is currently zoned Agriculture with a Future Land Use of Single Family Residential.

PROPERTY HIGHLIGHTS

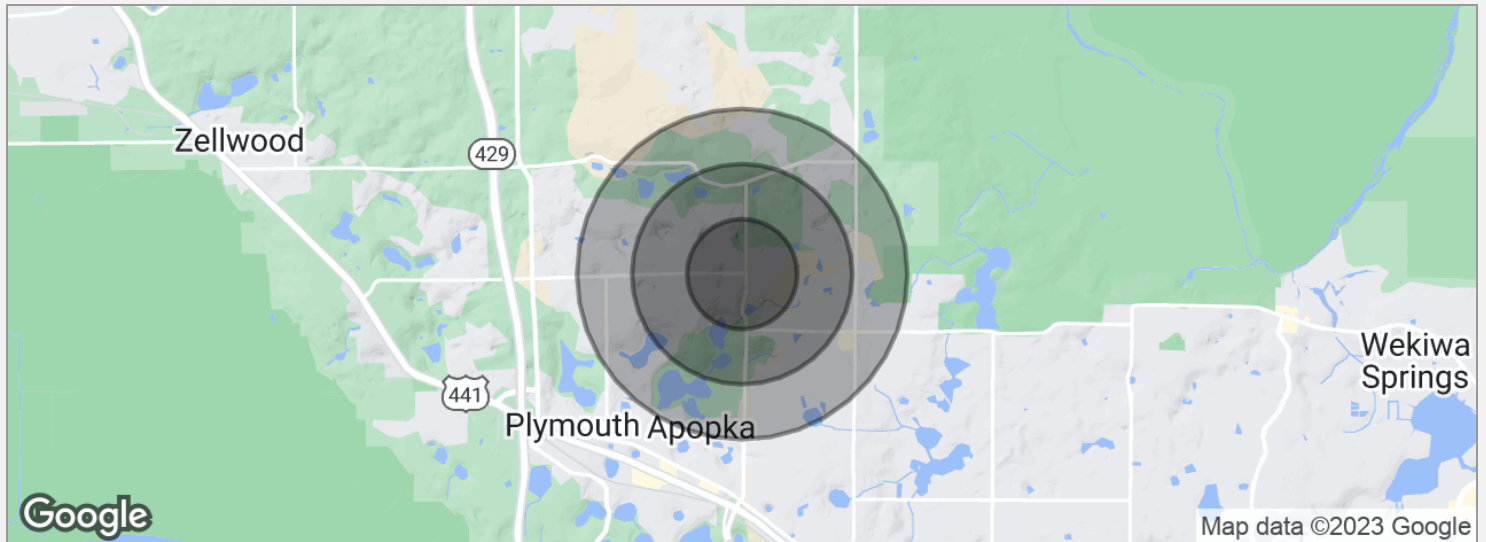
- 20 acres FLU: Single Family Residential
- Growing residential area, surrounded by homes both existing and under construction
- 650ft of frontage on West Lester Road
- 1/2 mile from lighted intersection
- 1 mile to Publix, McDonald's, Subway, Walgreens, Dollar General, and more!

OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	20 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	505	2,464	5,688
Total Population	1,601	7,798	17,560
Average HH Income	\$98,130	\$94,539	\$93,389

ID#: 1113075



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total population	1,601	7,798	17,560
Median age	41.3	40.2	39.4
Median age (male)	40.3	39.2	38.1
Median age (Female)	43.0	41.5	41.0

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total households	505	2,464	5,688
# of persons per HH	3.2	3.2	3.1
Average HH income	\$98,130	\$94,539	\$93,389
Average house value	\$263,963	\$263,507	\$274,738

* Demographic data derived from 2020 ACS - US Census

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BEN CROSBY, CCIM, ALC

Broker

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PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010
REALTORS® Land Institute Land Realtor of America 2014
Florida Chapter CCIM Hank Thompson Award 2014
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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