Residential Home Building Opportunity

APOPKA, FL

4.65 Residential Development Opportunity
1390 Sheeler Avenue,
Apopka, Florida

4.65 Acres

OFFERING MEMORANDUM

KW COMMERCIAL
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Orlando, FL 32803

PRESENTED BY:

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Residential Land - Sheeler Avenue, Apopka

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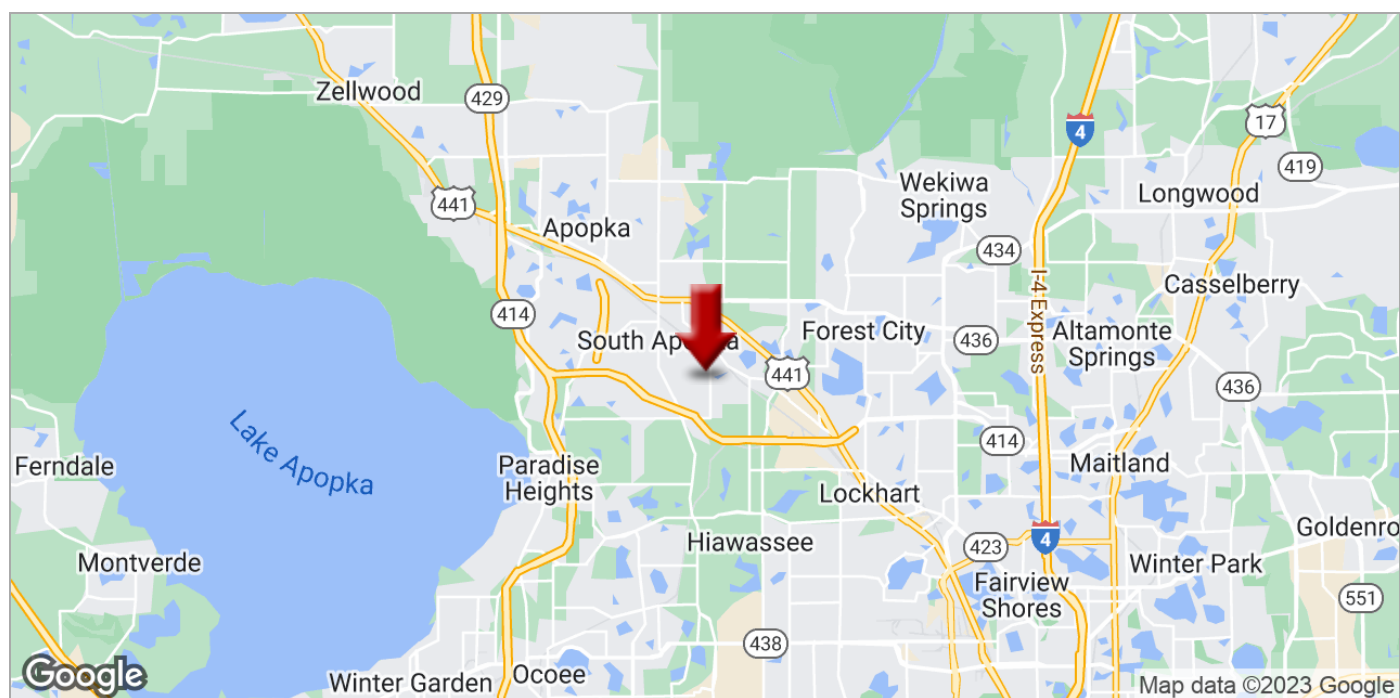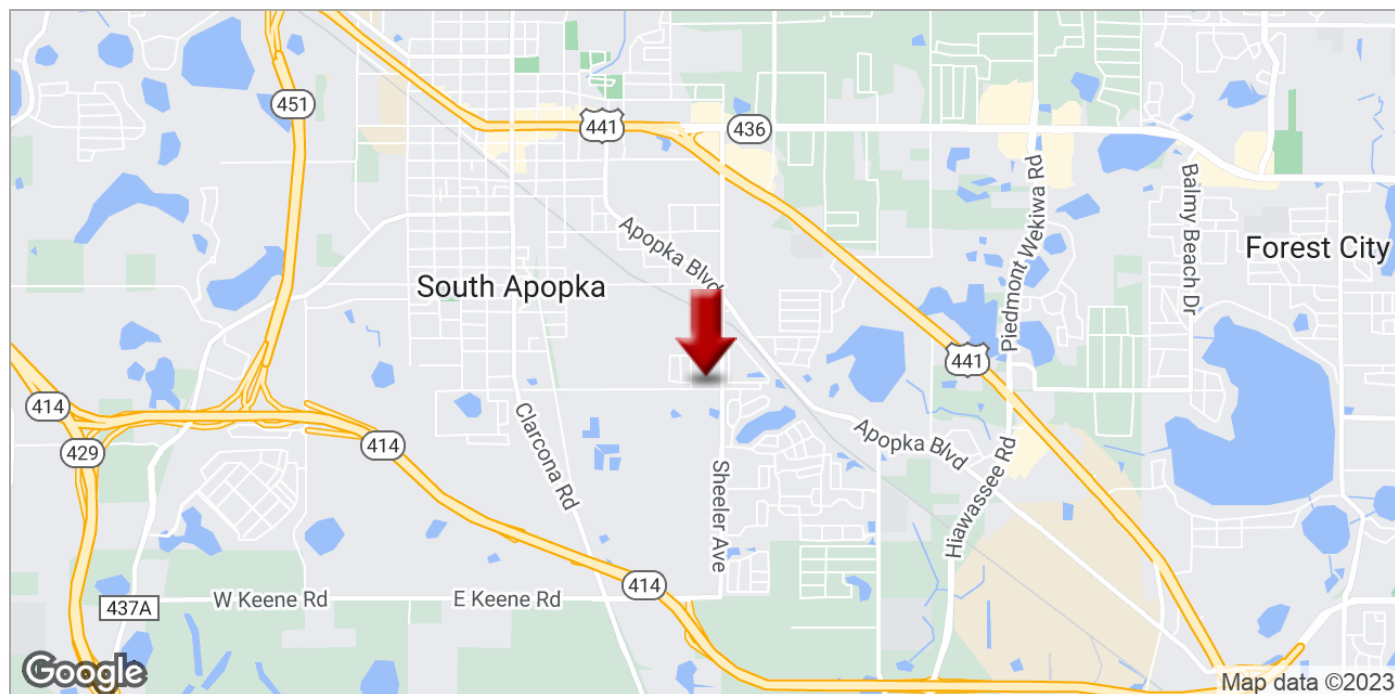|	
SALE PRICE:	$380,000
PRICE PER ACRE:	$81,897
LOT SIZE:	4.64 Acres
APN #:	152128396000081
ZONING:	R-1, FLU Residential Low - 5 DUAs
MARKET:	Western Orange County
SUB MARKET:	East Apopka, South Of SR441
CROSS STREETS:	Sheeler Ave & Jeffcoat Street

PROPERTY OVERVIEW

The acreage offers a great opportunity for Developers-Builders with the expectation that approximately twenty or more single family residences will be developed and constructed on the property. The re-development of 1390 Sheeler Ave will create an enclosed, single family residential subdivision with tree shaded common areas, conservation areas and fencing.

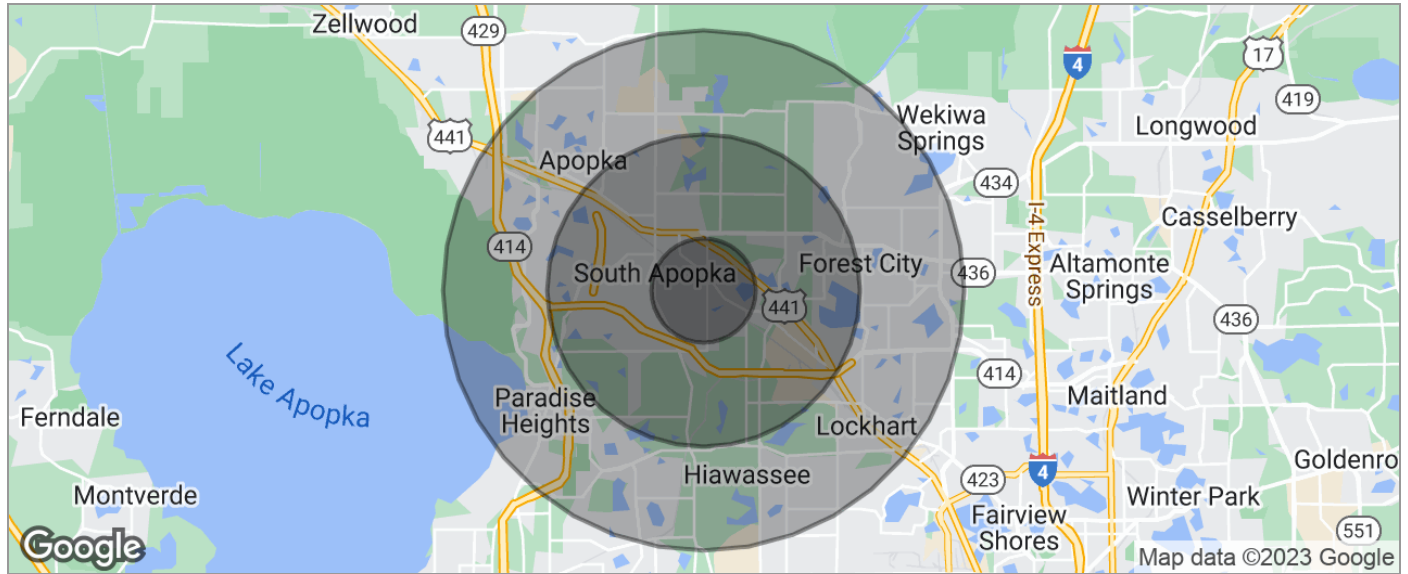Starter Homes - Cottage Homes - Affordable Housing.

PROPERTY FEATURES

- The 4.645 acre property is presently zoned R-1.
- FLU land use designation of Residential Low, which allows up to five dwelling units per acre.
- Approximately 330' of frontage along Sheeler Avenue.
- Approximately 625' deep.
- Utilities to site
- 5,100 Vehicles Per Day on Sheeler Ave
- Just south of the newly planned Apopka Town Center Development.

Location Maps

Demographics Map

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,345	50,700	154,810
MEDIAN AGE	34.8	36.1	35.9
MEDIAN AGE (MALE)	32.6	34.9	35.2
MEDIAN AGE (FEMALE)	37.0	36.9	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,019	18,481	55,880
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	$52,702	$62,982	$69,517
AVERAGE HOUSE VALUE	$165,422	$217,520	$232,508

RACE	1 MILE	3 MILES	5 MILES
% WHITE	53.3%	68.1%	63.6%
% BLACK	33.7%	19.3%	25.0%
% ASIAN	2.6%	2.3%	3.3%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.7%	0.3%	0.1%
% OTHER	7.6%	7.2%	5.4%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	19.1%	23.7%	19.6%

* Demographic data derived from 2020 ACS - US Census