

Call for Offers
Due July 31, 2018



KELLY PARK INTERCHANGE “TRANSITION DISTRICT” LAND

4550 Golden Gem Road
Apopka, Florida

36.25+/- Gross Acres

*Residential and
Other Potential*

Density: 5 - 15 u/acre



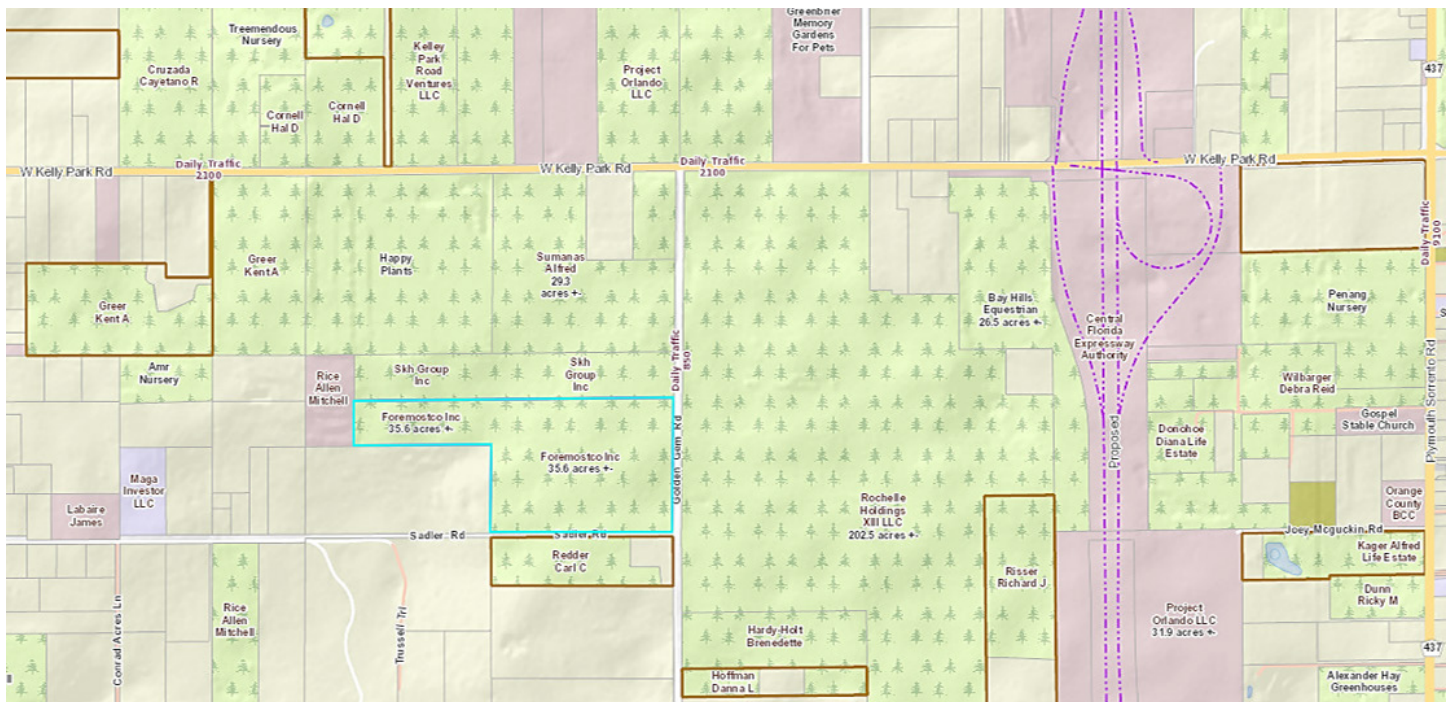
PROPERTY SUMMARY

Location	4550 Golden Gem Road, Apopka, Florida 32712, less than a mile from SR 429/Kelly Park Rd Interchange, bounded by Sadler Road (Paper Road) on the south boundary and across from Rochelle Holdings to the east
Size	36.25+/- gross acres
Site	Planted timber; nursery operation on small portion; call to discuss timber disposition options
Zoning	Ag; for development, site will be annexed into the City of Apopka under their new Kelly Park Interchange Form-Based Code with “Transition” district
Use	Residential subdivision is the most likely use. Other potential uses include multifamily, assisted living, office, hospital, veterinary, and others. Min. 5 dwelling units/acre; max 15; 15% open space
Utilities	Electric: Duke Energy Trash: Orange County Water/Sewer: City of Apopka; not yet available to site. See utilities map on next page.
Schools	Apopka High School, Wolf Lake Middle School, Zellwood Elementary
Tax Parcel	14-20-27-000-00-081
Price	Please call listing agents for price guidance and Call for Offers information

THE PROPERTY AND THE MARKET

The driving force at this location is the new interchange of SR 429 (Wekiva Parkway) and Kelly Park Road, as well as the under-construction extension of the Parkway to I-4 by 2021, completing the Beltway around Orlando. Golden Gem Road lies just west of the interchange, which opened in July 2017.

Residential, commercial, and industrial growth have been strong in Apopka overall for the past several years. This trend is accelerating in 2018 and beyond, due not only to the improved connectivity to the rest of Metro Orlando, but also to new projects such as the 320,000 square foot/120 bed Florida Hospital Apopka that opened in late November 2017—and already plans to add 80 beds.



WEKIVA PARKWAY

The extension of SR 429, also known as Wekiva Parkway, to complete the Beltway around Orlando, is under construction with completion scheduled for 2021. A new five mile segment from Kelly Park Road to SR 435 (Mt. Plymouth Road) opened March 31, 2018. A spur road, Toll SR 453, goes to Mount Dora.

OTHER APOPKA PROJECTS

Under review by the city is a plan for 2,500,000 square feet of warehouses on 117 acres currently owned by Mid-Florida Freezer, located on the south side of General Electric Road, west of SR 429 and east of Hermit Smith Road. Errol Estates golf course has been reimagined for several related resort / residential uses. A 150 lot subdivision has been proposed off Rogers Road north of Lester Road. Another Race-Trac is in the works, as is a new Publix at the eastern village center for Kelly Park Road, assisted living, rental apartments and other residential and industrial developments. Numerous other new proposed developments and land use changes are under way.

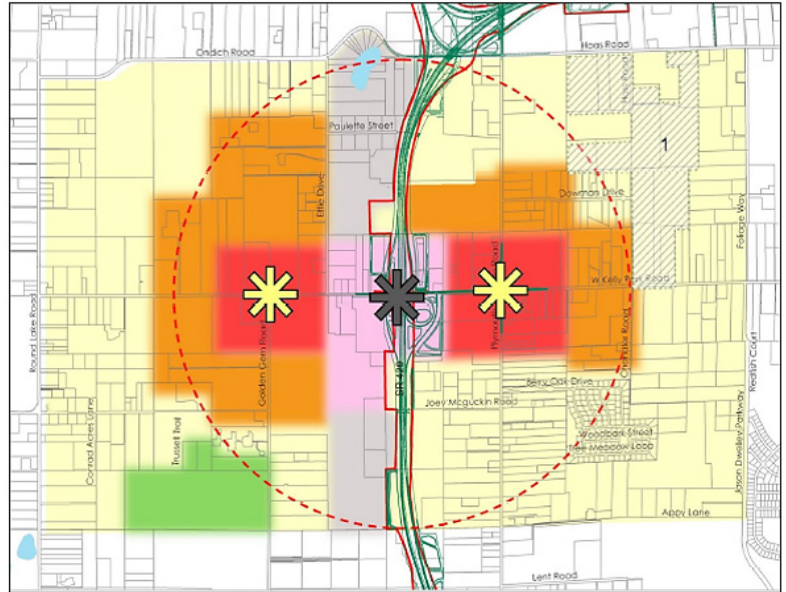
***Apopka
is on the
move!***

KELLY PARK ROAD INTERCHANGE

KELLY PARK INTERCHANGE FORM-BASED CODE

Gaining the approvals needed to cross the Wekiva Preserve and complete the Western Beltway around Orlando took about 30 years and was fraught with controversy over the best way to protect the environment. The Wekiva Parkway and Protection Act included requirements that led to the adoption in 2009 of the Wekiva Parkway / Kelly Park Interchange Plan covering approximately a one mile radius around the interchange. Within this plan, the Foremostco property lies in a “transition district,” between the most intense Village Center and the less intense neighborhood district.

Form-based regulations use physical form rather than separate zoning districts, i.e., elements such as building shape and placement, street designs, and public open space to control development by creating “character districts”. One of two Kelly Park Road Village clusters will be at the intersection of Kelly Park Road and Golden Gem Road; the other will be at Kelly Park Road and Plymouth-Sorrento Road.

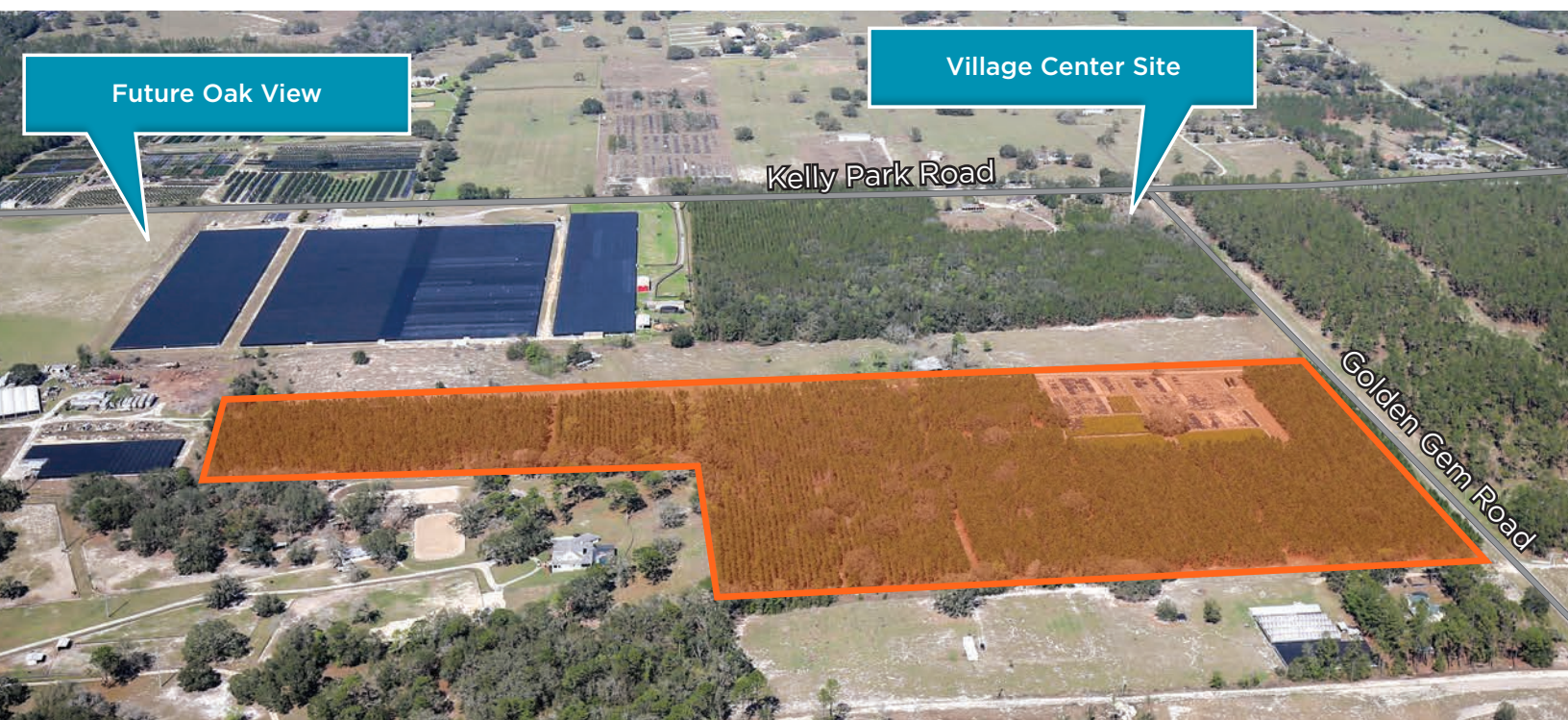


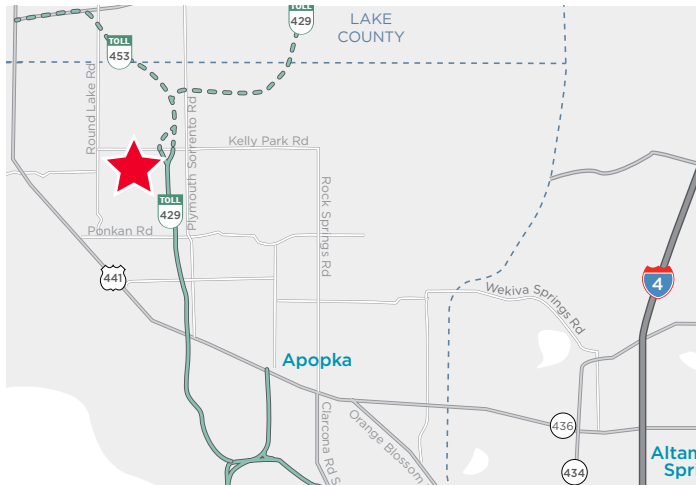
Note: City boundaries not depicted in this graphics as they change overtime.

Legend:

- | | | |
|------------------|----------------|--------------------------------|
| Design Districts | Existing Roads | Rainbow Ridge Rural Settlement |
| Village Center | 1 Mile Radius | |
| Employment | Interchange | |
| Interchange | Activity Nodes | |
| Transition | | |
| Neighborhood | | |
| Recreation | | |

Densities within the Kelly Park Interchange form-based code are higher than elsewhere north of Ponkan Road!





DEMOGRAPHICS

Radius	5 Miles	10 Miles	15 Miles
Population	48,146	185,692	585,888
Renter-occupied Housing Units	3,463	17,394	72,492
Median Age	42.1	41.6	40
Average Household Income	\$98,546	\$78,126	\$72,903
Median Household Income	\$50,658	\$54,299	\$52,220



FOR MORE INFORMATION

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