

For Sale

# Mixed Use Land

1.86 Acres | \$564,516 / Acre

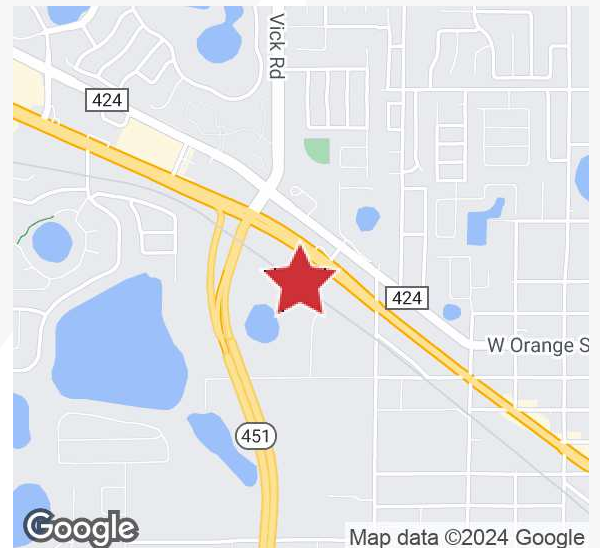


## 644 West Orange Blossom Trail

Apopka, Florida 32712

### Property Highlights

- 1.86± acre site
- Zoned MU-D (Mixed-Use Downtown) which allows for commercial, residential or a mixed-use combination
- ¼ mile away from Wekiva Parkway (SR 451)
- Entire site is usable and utilities are available
- Surrounded by dense residential development
- 33,500 AADT on US Hwy 441



**Price Just Reduced!**

**Sale Price: \$1,050,000**

For more information

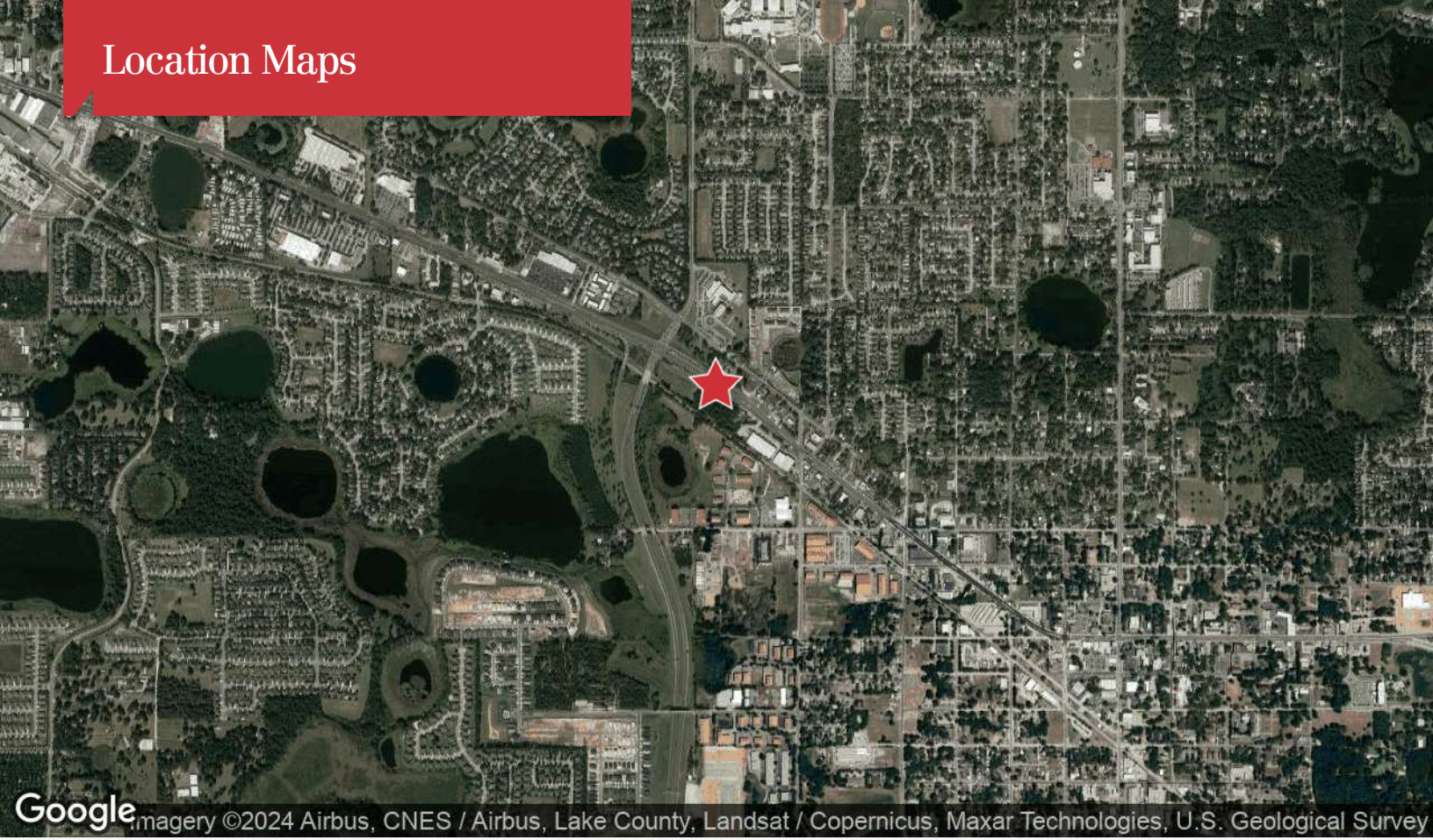
**Ali Musleem**

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amusleem@realvest.com

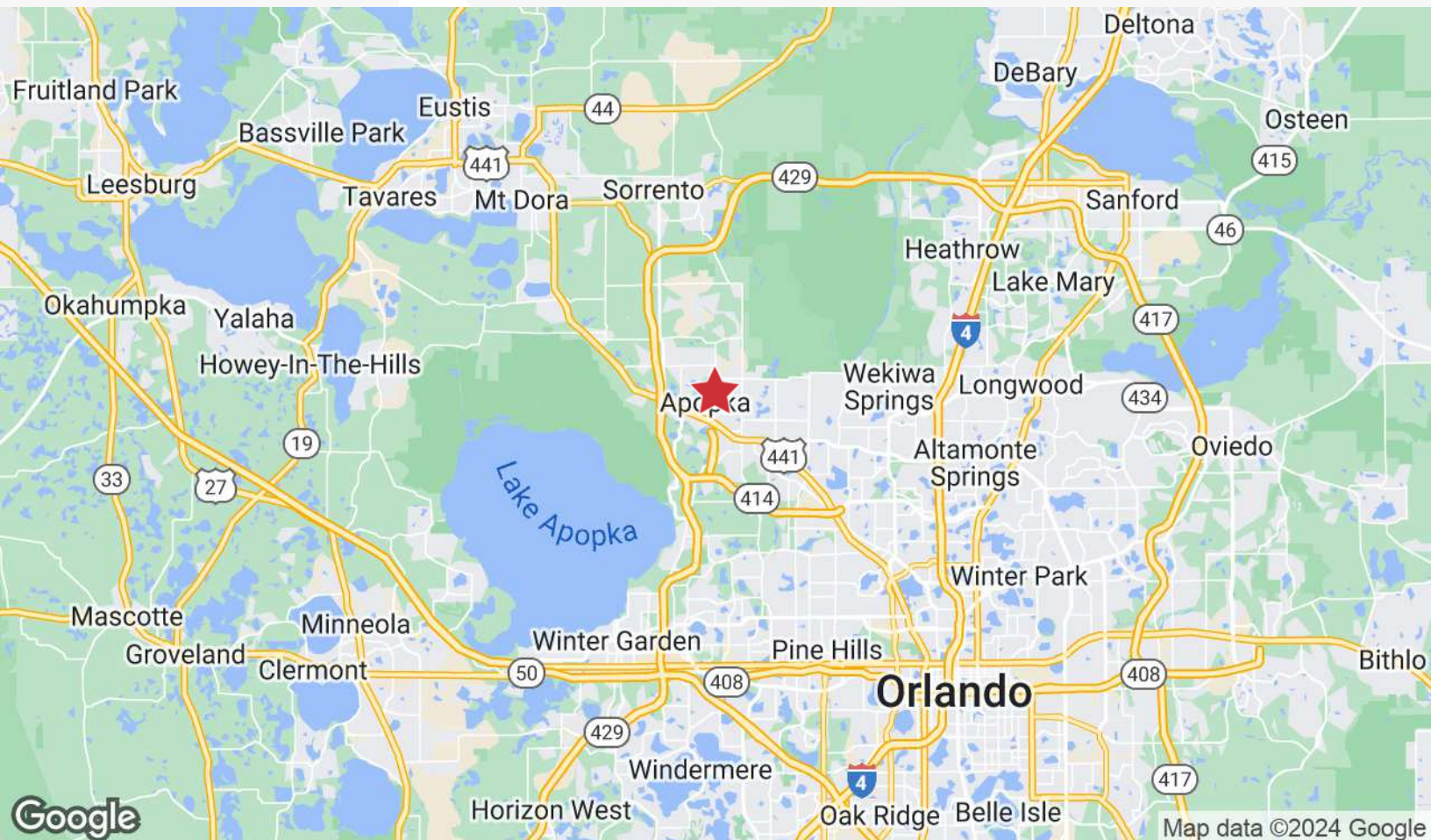
**Jason G. Toll, MiCP**

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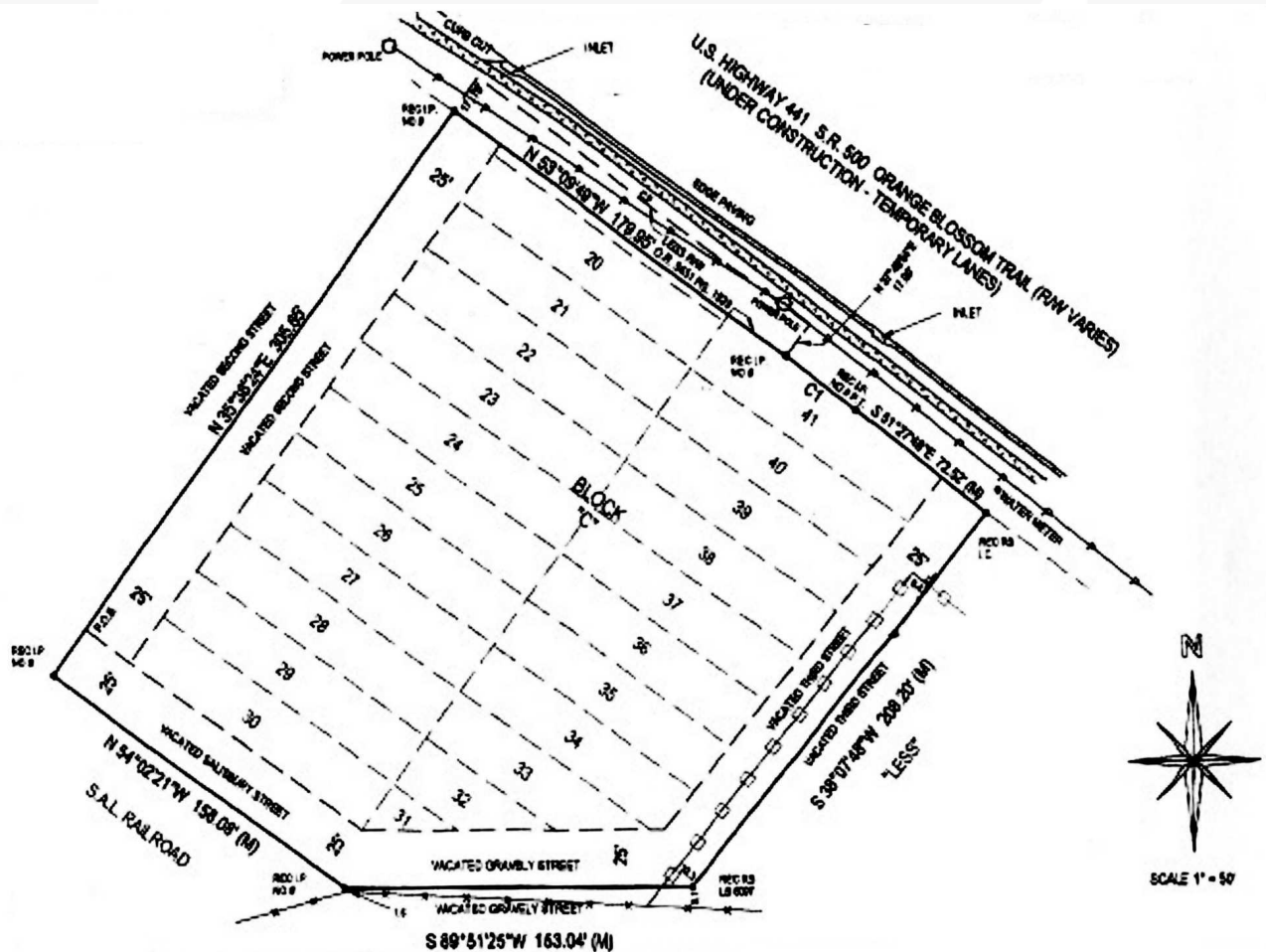
# Location Maps



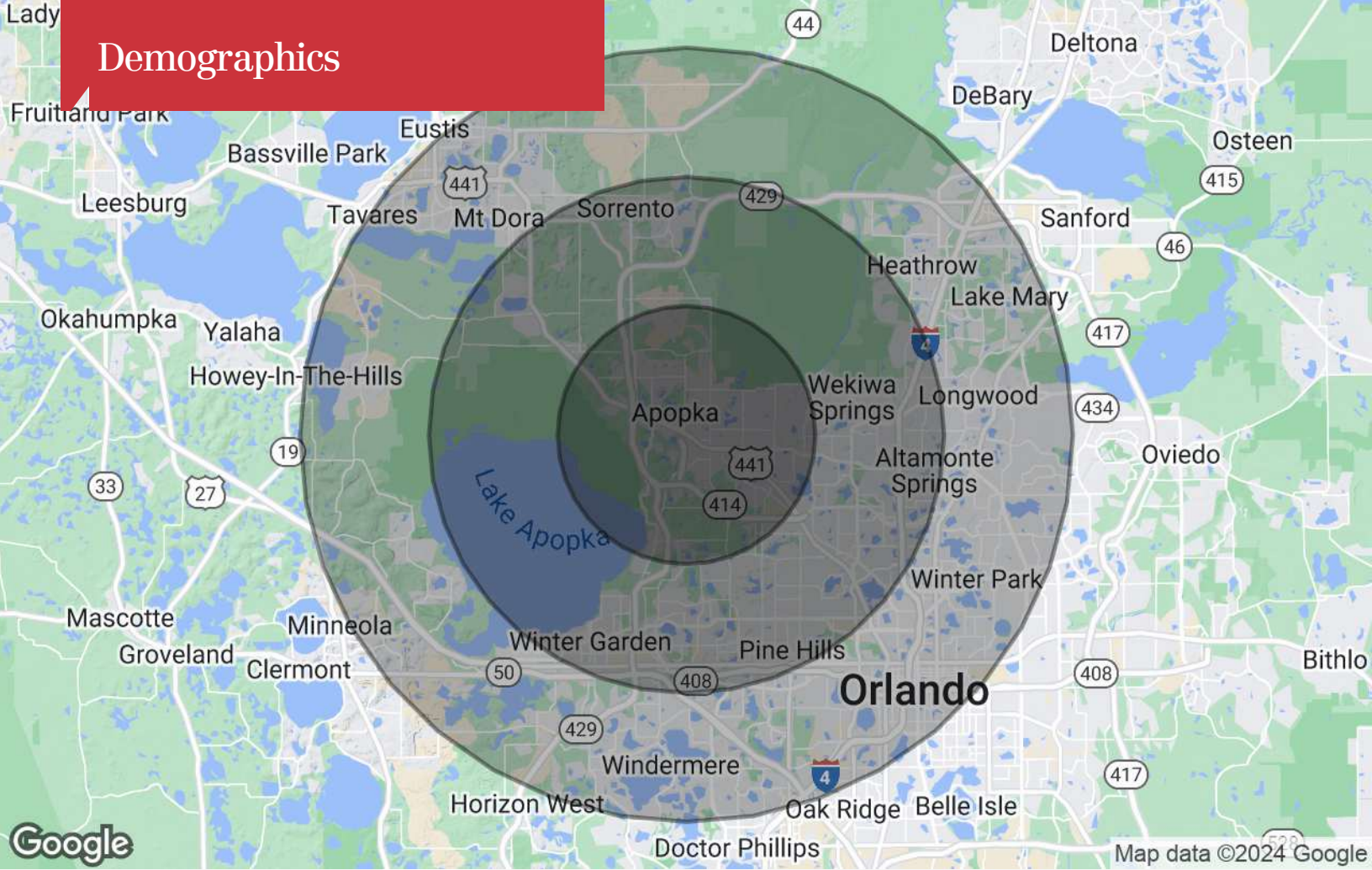
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Google Map data ©2024 Google



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	105,998	459,852	1,049,112
MEDIAN AGE	40.2	38.0	39.1
MEDIAN AGE (MALE)	38.1	36.7	38.0
MEDIAN AGE (FEMALE)	41.9	39.2	40.1

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	38,843	171,135	431,529
# OF PERSONS PER HH	2.7	2.7	2.4
AVERAGE HH INCOME	\$76,236	\$72,712	\$79,962
AVERAGE HOUSE VALUE	\$243,071	\$223,887	\$256,932

\* Demographic data derived from 2020 ACS - US Census