

# RESIDENTIAL DEVELOPMENT SITE FOR SALE

## 724 W KEENE RD APOPKA, FL 32703

**Zoning and Future Land Use:** The seller will deliver the site with zoning and future land use changes, providing a head start for residential development.

**Proximity to Key Amenities:** Located just 1 mile from AdventHealth Apopka Hospital and a Publix planned to open in 2026, offering convenient access to healthcare, shopping, and daily essentials.

**Rapidly Growing Market:** Situated in the City of Apopka, which boasts an impressive 18.5% growth rate, the second highest in Orange County, making it a prime location for future residential demand.

**Ideal Accessibility:** Only a 25-minute drive to downtown Orlando, the site offers the perfect blend of suburban tranquility and urban convenience.

**Supportive Seller Terms:** The seller is providing sufficient time for obtaining full permits and completing engineering, ensuring a smooth transition from acquisition to development.



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F C FIRST CAPITAL  
P G Property Group  
Commercial Real Estate Services

CORFAC  
INTERNATIONAL  
Affiliate Firm

# LOCATION

## Drive Times & Traffic Counts



2 minute  
(1.3 miles)



3 minutes  
(1.9 miles)



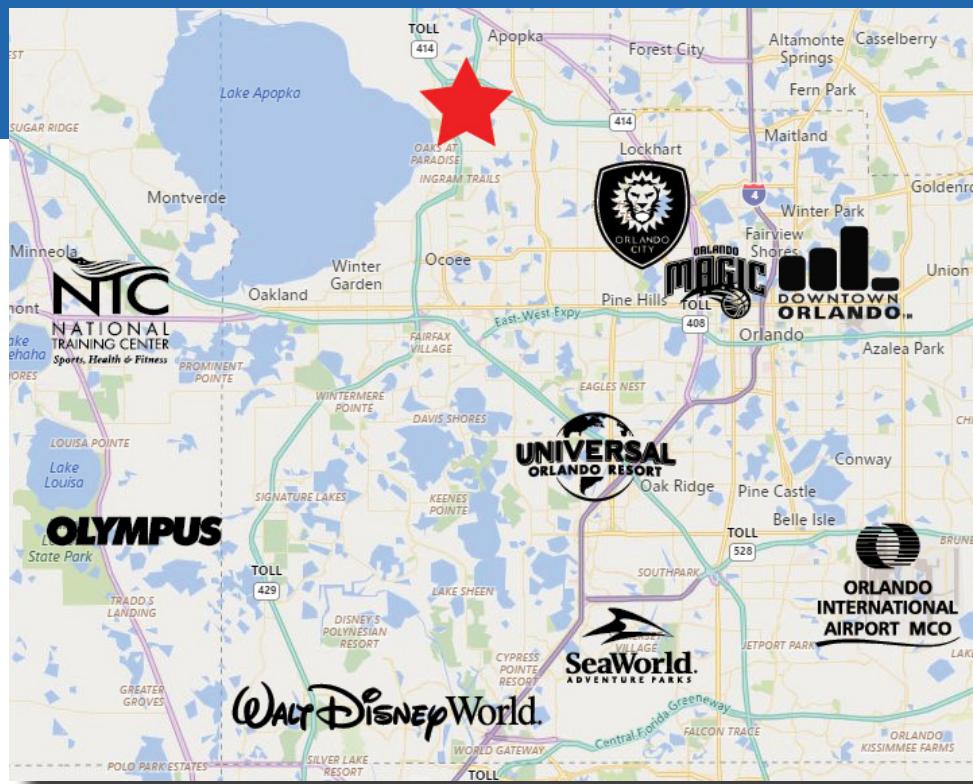
9 minutes  
(7.8 miles)



9 minutes  
(8.5 miles)



16 minutes  
(16.3 miles)



# LOCATION



**AVERAGE INCOME**  
\$110,759  
(5 min drive time)



**MEDIAN AGE**  
36.0  
(5 min drive time)



**AVERAGE  
HOUSEHOLD SIZE**  
2.87  
(5 min drive time)



**DAYTIME  
POPULATION**  
67,769  
(10 min drive time)

		Total Population	Total Families	Total Households	Average Income
5 mins	2025	10,414	2,707	3,633	\$110,759
	2030	11,541	3,012	4,041	\$127,372
10 mins	2025	82,061	20,566	27,284	\$111,339
	2030	87,819	22,045	29,273	\$128,217
15 mins	2025	285,432	71,226	100,866	\$104,142
	2030	299,116	74,726	106,019	\$118,840

## Average Annual Daily Trips

### 2024

SR 429	70,500
Ocoee Apopka Road	14,000
W Keene Road	5,500

## Surrounding Businesses

### 2025

	5 Mins	10 Mins	15 Mins
Retail Businesses	35	441	1,896
Food & Drink Businesses	10	109	548

