



501 N BINION
APOPKA, FL 32703

LAND FOR SALE

LIGHT INDUSTRIAL LAND FOR SALE

501 N Binion Rd, Apopka, FL 32703

- **Lot Size:** 0.61 ± AC
- **Zoning:** Light Industrial (I-L)
- **Flood Zone:** X (Minimal Risk)
- *Apopka is one of the hottest industrial growth zones*
- *Strong demand for small bay and specialized industrial uses*
- *Close to SR-429*
- *Apopka ranked as fastest growing city in the tri-county area*
- *Ongoing initiatives for industrial and commercial projects*



PRESENTED BY:

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PROPERTY SUMMARY

501 N BINION, APOPKA, FL 32703 | LAND



OFFERING SUMMARY

Price:	\$300,000.00
Lot Size:	0.61 ± AC
Zoning:	Light Industrial (I-L)
Parcel ID:	06-2128-7180-13-140
Ideal Use:	Warehouse / Distribution Equipment or Contractor Yard Manufacturing or Assembly Vehicle Storage Flex Industrial Units

PROPERTY OVERVIEW

This 0.61-acre light industrial parcel is strategically located just minutes from **SR-429**, **US-441**, and **SR-436**, offering excellent access to Orlando, Sanford, and surrounding areas. Situated in Apopka's rapidly expanding industrial corridor, the site is surrounded by strong industrial neighbors, including the **Coca-Cola distribution plant** and other major hubs.

Ideal for a variety of uses such as warehousing, distribution, equipment or contractor yard, manufacturing or assembly, vehicle storage, or flexible industrial units, this property offers both versatility and investment potential in a high-demand location.

PROPERTY HIGHLIGHTS

- **Rising demand:** Apopka is growing rapidly, with new commercial hubs and residential communities nearby
- **Low risk:** Flood zone — moderate elevation, low flood risk, no major encumbrances listed

ZONING & LAND USE INFO

https://library.municode.com/fl/apopka/codes/code_of_ordinances?nodeId=PTIILADECO_ART4USRE_S4.2PRUS

PROPERTY PHOTOS

501 N BINION, APOPKA, FL 32703 | LAND



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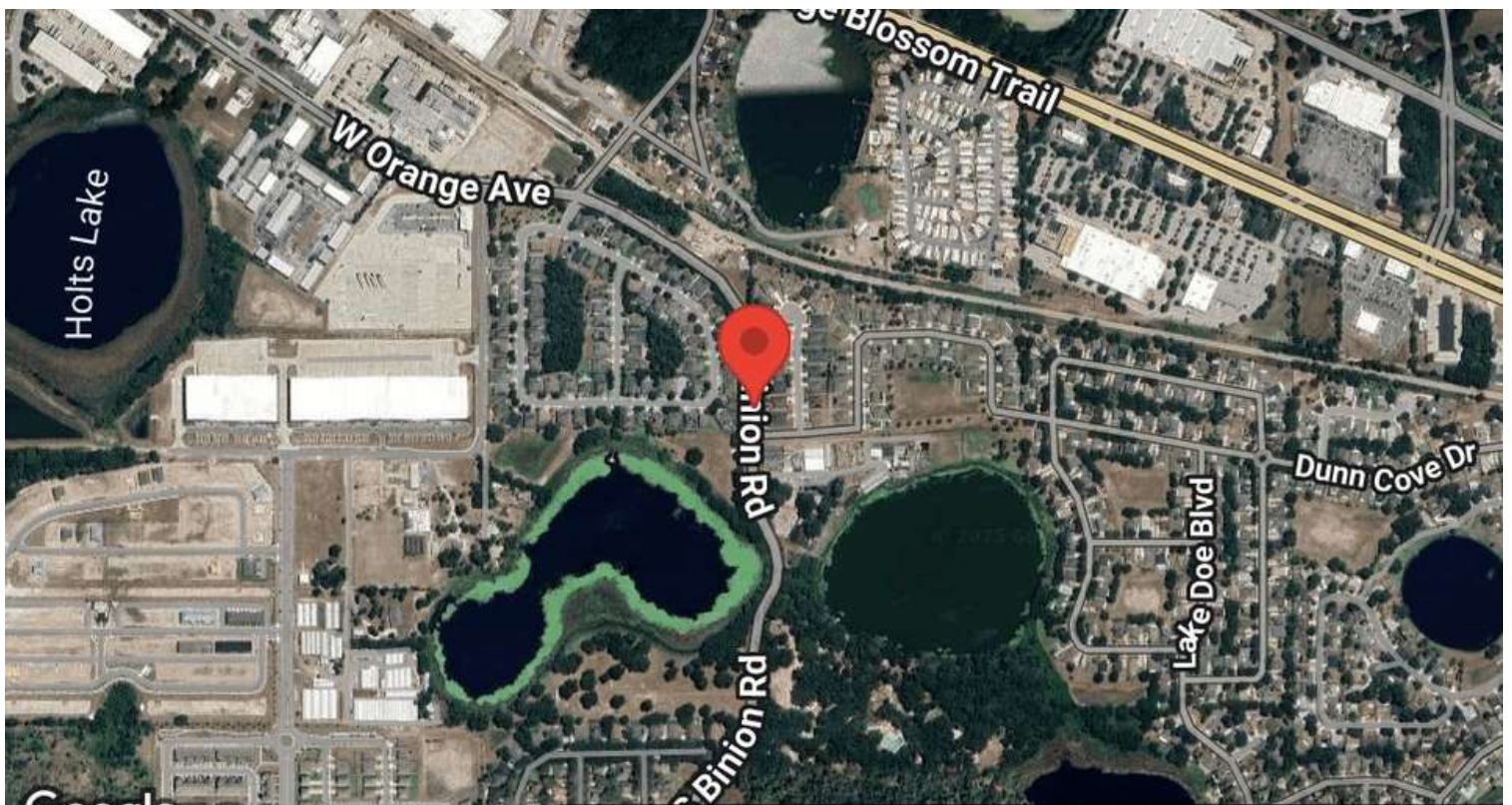
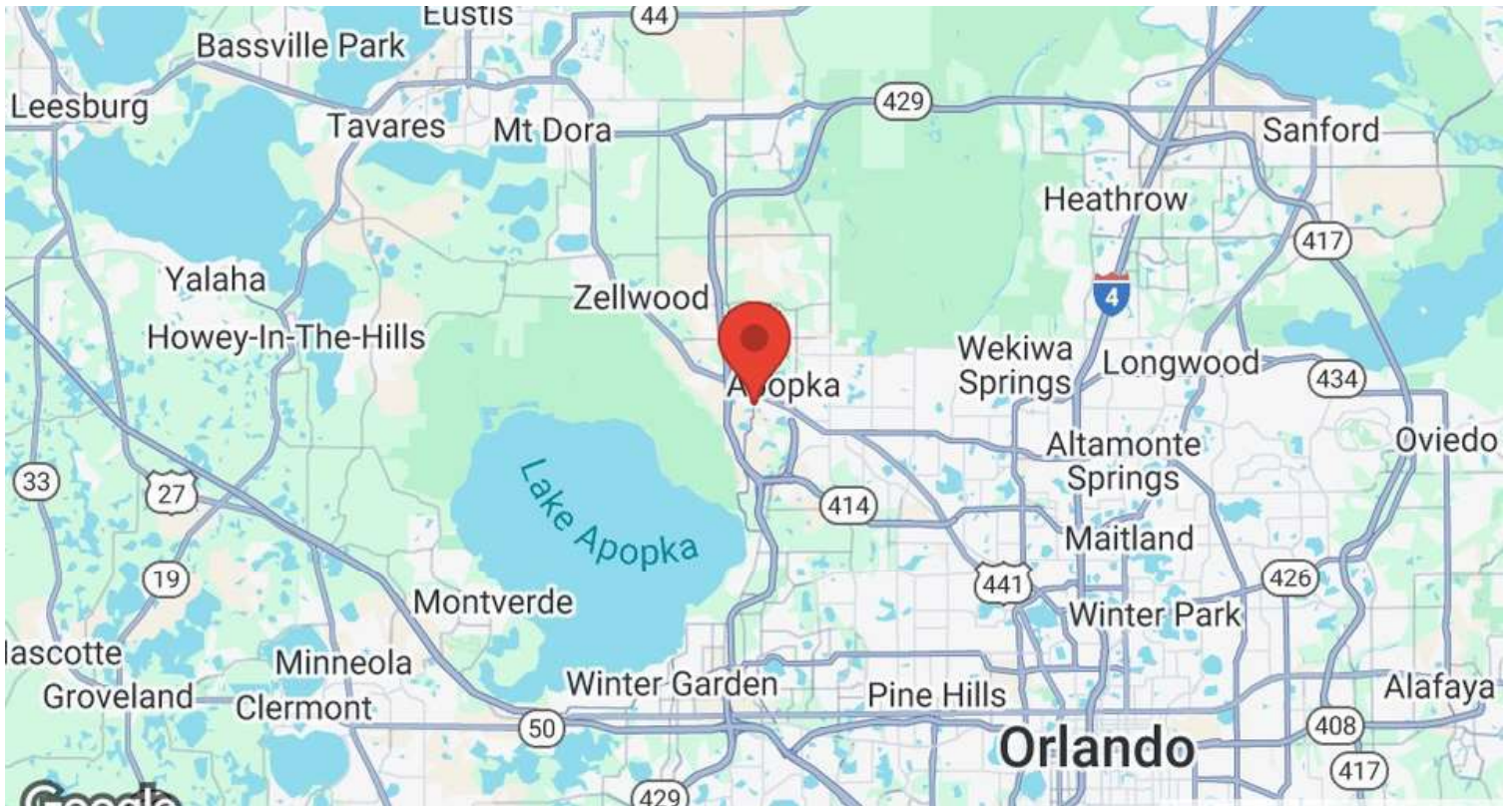
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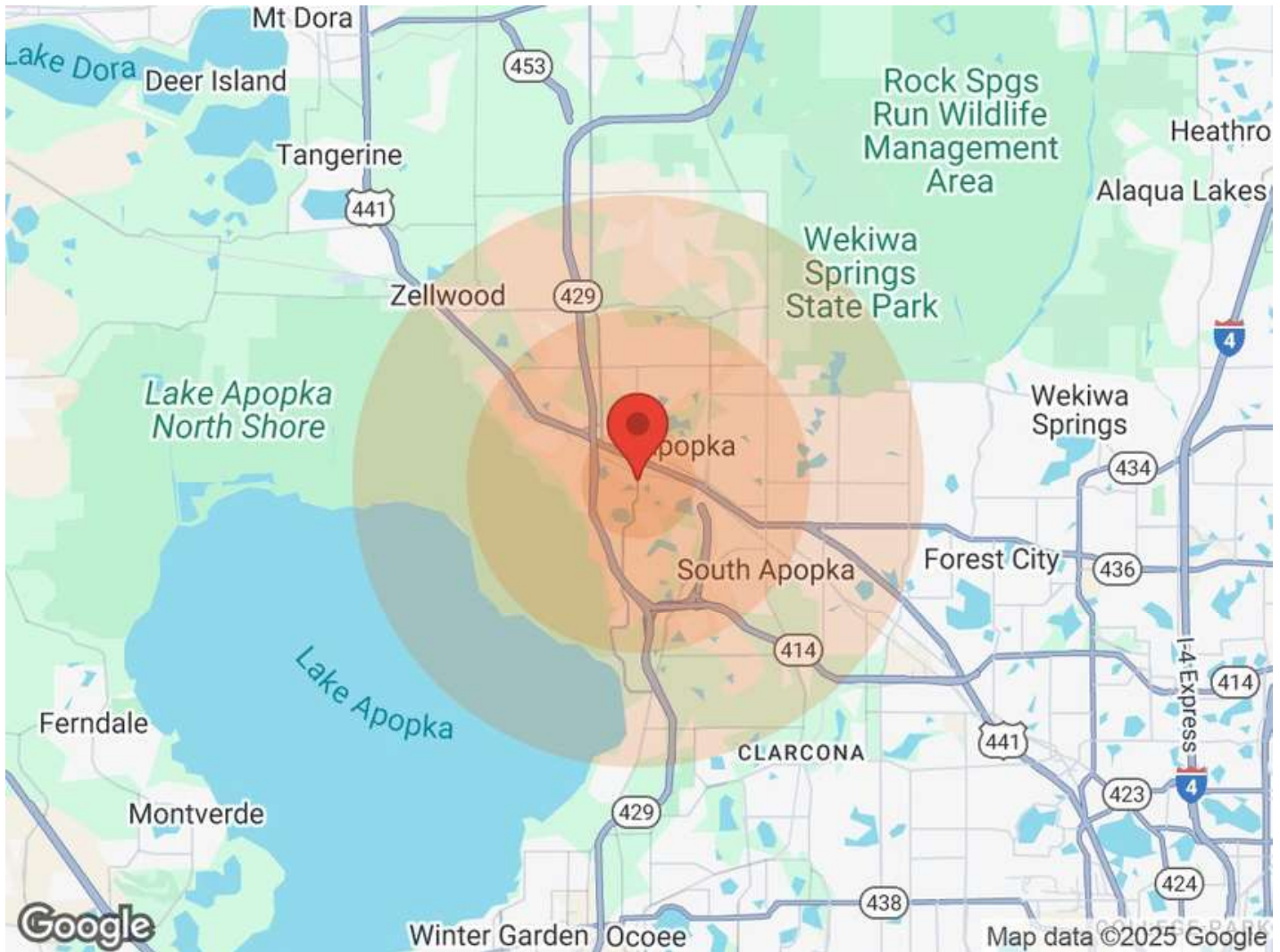
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male Female	2,590	18,318	38,215
Total	2,362	19,894	40,063
Population	4,952	38,212	78,278

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,074	8,413	17,141
Ages 15-24	663	5,350	11,268
Ages 25-54	1,834	13,530	29,689
Ages 55-64	602	4,098	8,385
Ages 65+	779	6,821	11,795

Race	1 Mile	3 Miles	5 Miles
White	3,036	22,925	50,427
Black	1,315	10,590	17,212
Am In/AK Nat	N/A	31	96
Hawaiian	N/A	7	12
Hispanic	916	9,173	19,591
Multi-Racial	1,000	7,820	17,664

Income	1 Mile	3 Miles	5 Miles
Median	\$66,503	\$42,024	\$47,082
< \$15,000	154	1,449	2,851
\$15,000-\$24,999	119	1,207	2,585
\$25,000-\$34,999	117	1,592	2,869
\$35,000-\$49,999	325	2,009	3,906
\$50,000-\$74,999	420	3,128	5,962
\$75,000-\$99,999	306	1,796	3,713
\$100,000-\$149,999	230	1,635	3,526
\$150,000-\$199,999	79	403	1,041
> \$200,000	26	267	713

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,929	15,655	31,152
Occupied	1,781	14,083	28,112
Owner Occupied	1,398	11,109	21,751
Renter Occupied	383	2,974	6,361
Vacant	148	1,572	3,040

DISCLAIMER

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