

# Call For Offers: West Kelly Park & Golden Gem



**33.32±  
ACRES**

4110 WEST KELLY PARK ROAD, APOPKA, FL 32712

4940 GOLDEN GEM ROAD, APOPKA, FL 32712



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# Executive Summary

## PROPERTY DESCRIPTION

The opportunity is to acquire 33.32 acre consisting of two parcels located at 4110 West Kelly Park Road & 4940 Golden Gem Road in Apopka Florida, within currently within Unincorporated Orange County. The properties are located within the Kelly Park Interchange District with a FLU (Future Land Use) of Village Center. The opportunity offers a sizable, contiguous footprint suitable for a well-scaleretail, multi-family, or single-family development in a high-growing market

## LOCATION DESCRIPTION

The property is located just west of the Florida SR 429 and east of US 441 on West Kelly Park Road, providing convenient access to one of northeast Orlando's primary travel corridors. The site benefits from both proximity to existing new communities, as well as future keydevelopments within the Kelly Park Interchange district in Apopka and NE Orlando.

## PROPERTY SIZE / PARCEL ID

33.32 Acres / 272014000000032 & 272014000000023

## ZONING

AG (Agricultural)

## FUTURE LAND USE

KPI (Kelly Park Interchange) District - Village Center

## PROJECT HIGHLIGHTS

- Limited acreage available within the market with Village Center Zoning
- Directly across the street from Wyld Oaks and new Walmart Development
- High-Intensity Retail allowed
- Two new traffic lights planned at both ends of the property

## CALL FOR OFFERS DEADLINE

**May 29th, 2026**

## BROKER CONTACT INFO

**Baxter Govan**

Advisor

407.710.7374 x110

[baxter@thedirtdog.com](mailto:baxter@thedirtdog.com)

**Austin McWilliams**

Area Director (Orlando) /Advisor

407.710.7374 x118

[austin@thedirtdog.com](mailto:austin@thedirtdog.com)

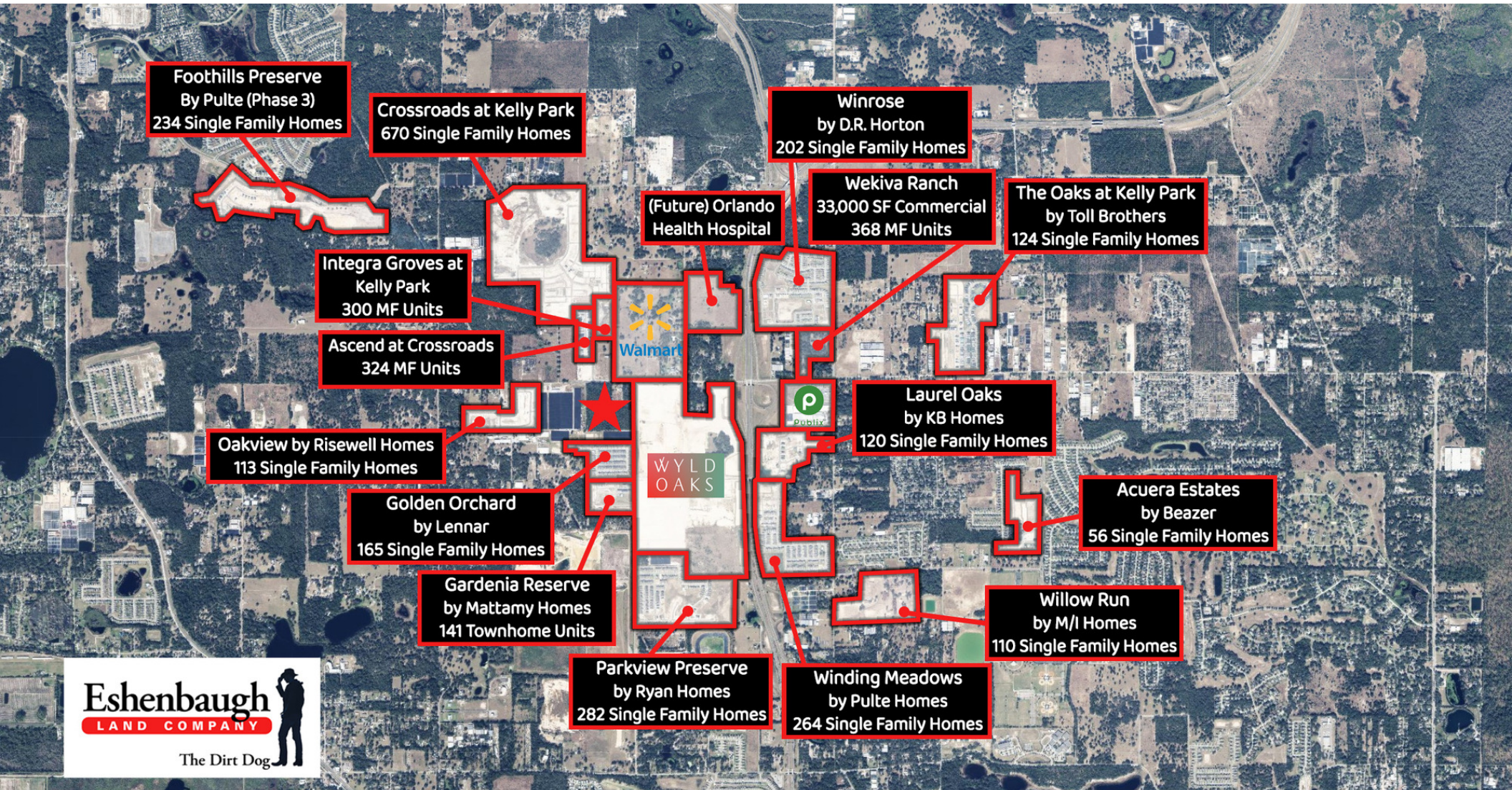
**Andrew Nolette**

Advisor

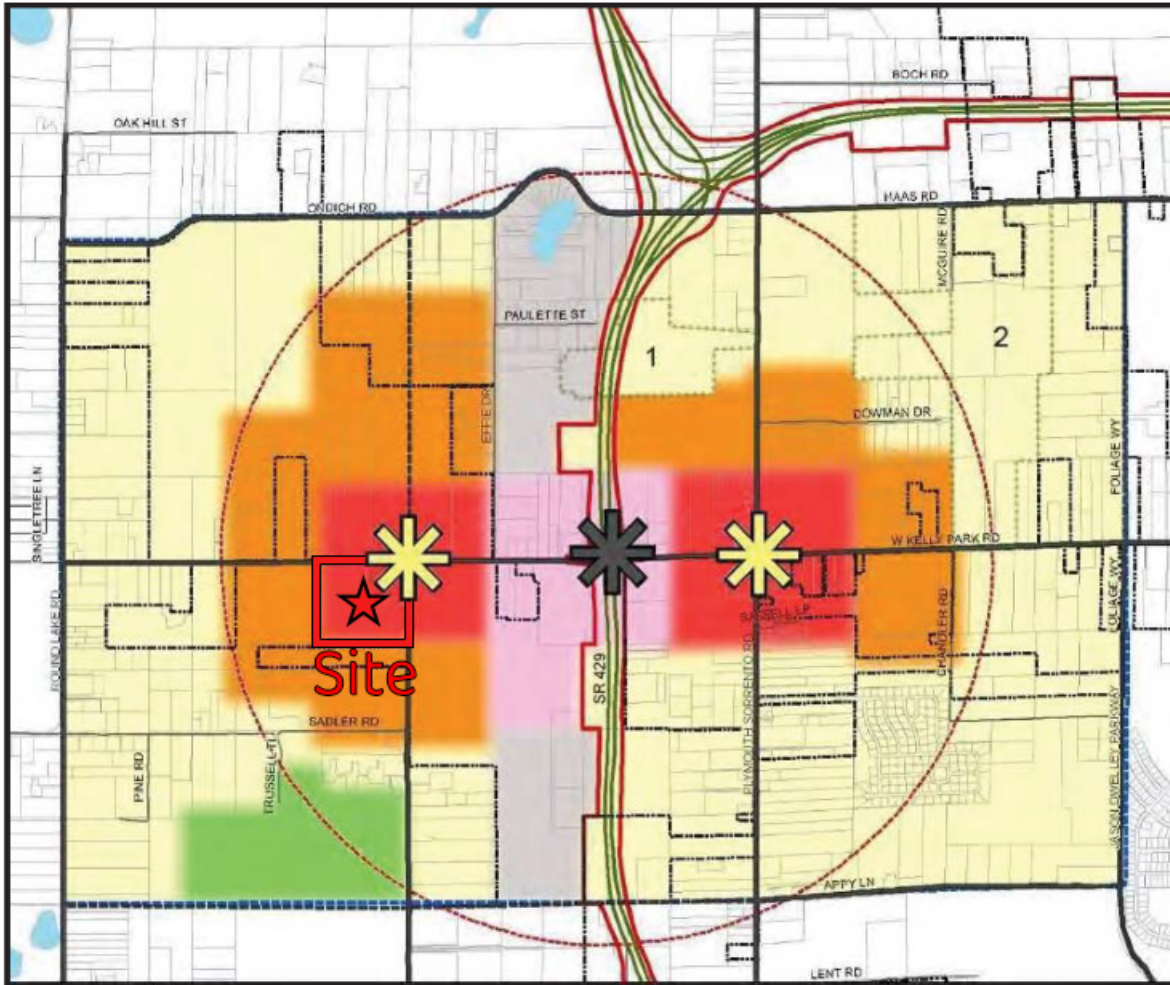
407.710.7374

[andrew@thedirtdog.com](mailto:andrew@thedirtdog.com)

# Area Development Map



# Kelly Park Interchange District



# Concept Plan



CONCEPTUAL SITE PLAN  
APOPKA | ORANGE COUNTY | FLORIDA

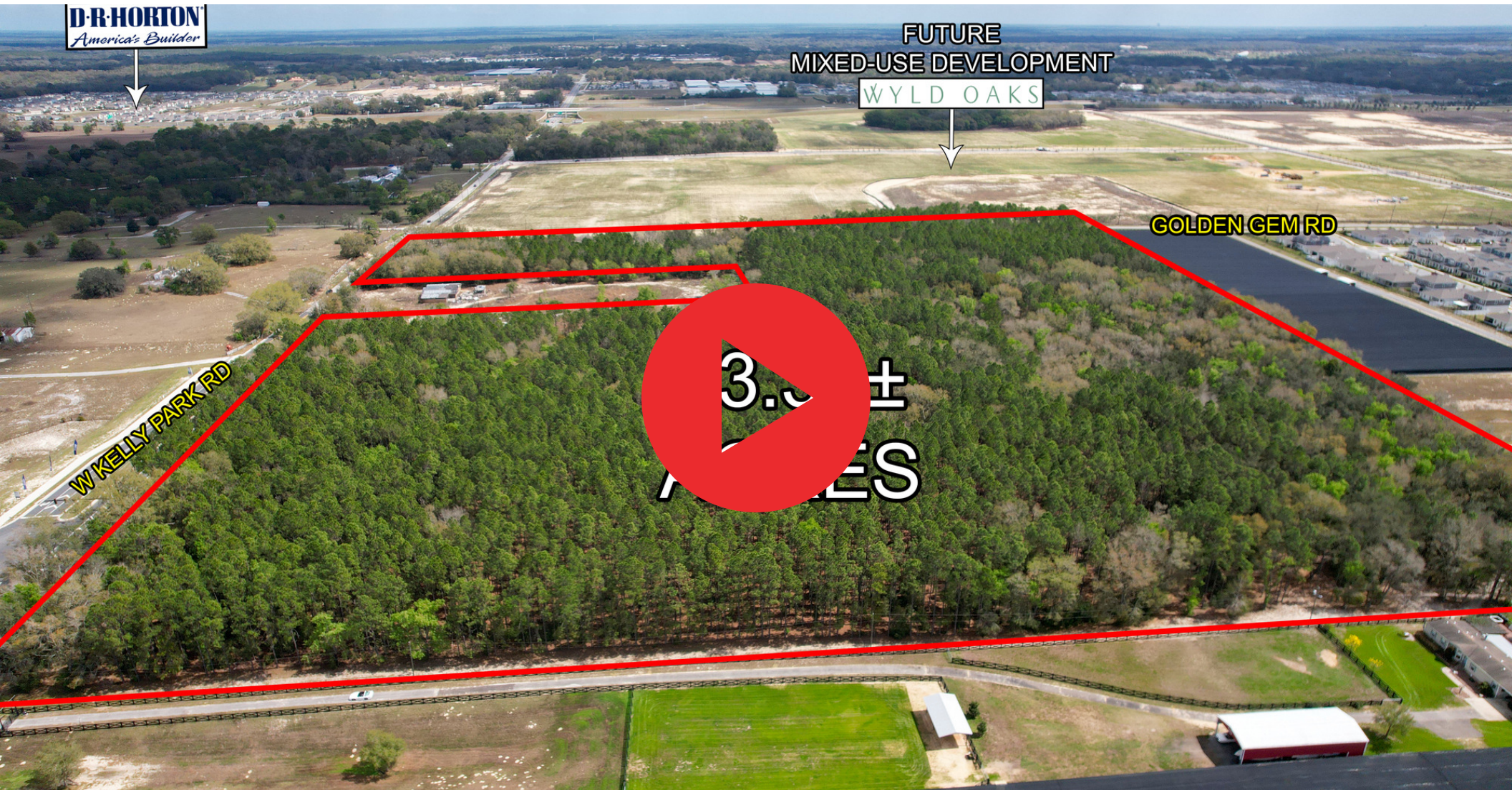
ESHENBAUGH LAND COMPANY

PROJECT NO.  
PLAN SCALE: 1" = 100'  
DATE: 4/2/26

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY.

KPMFranklin  
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# Drone Video



# Additional Photos



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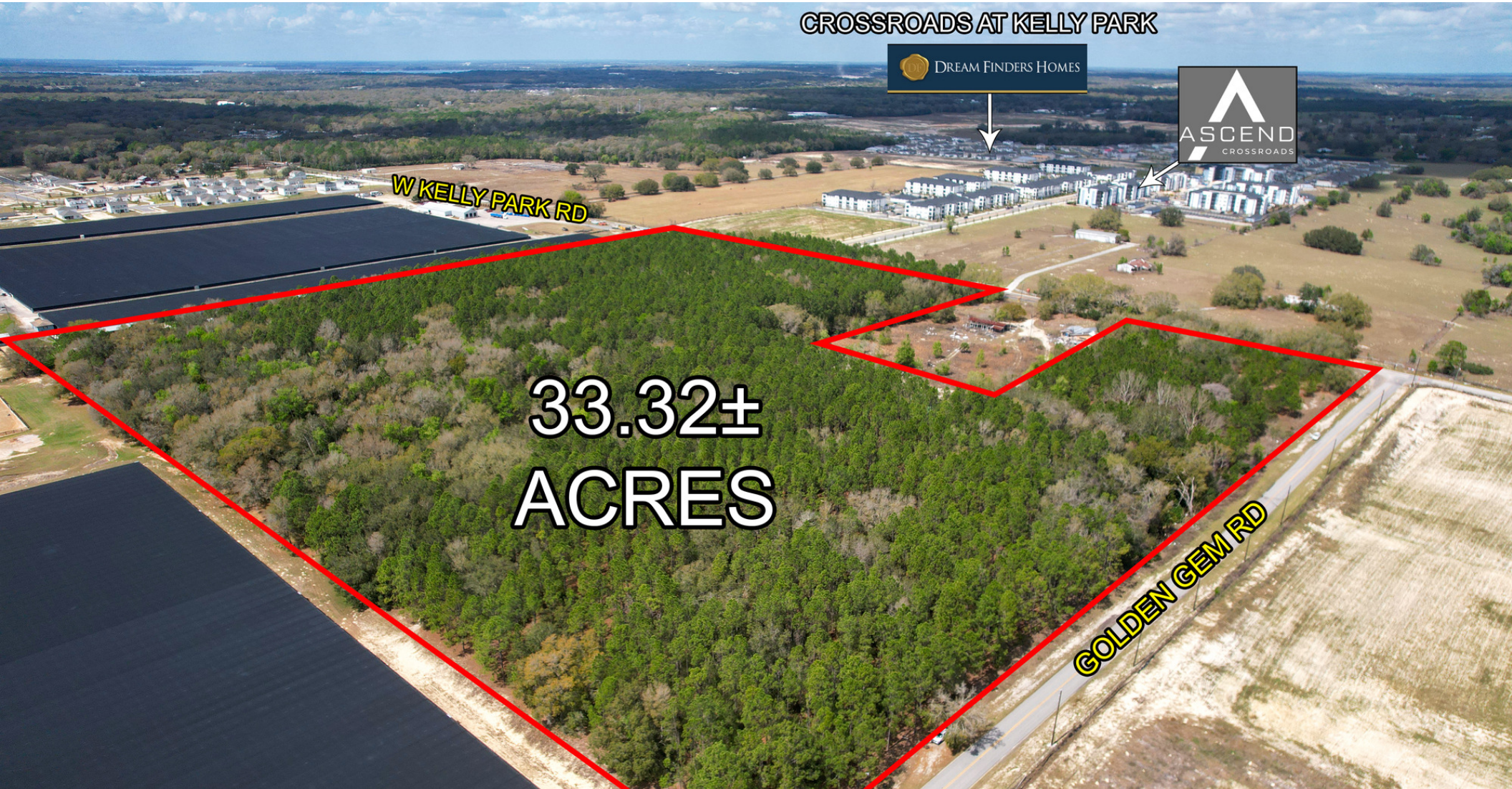
# Additional Photos



# Additional Photos



# Additional Photos



# Demographics Map & Report

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	362	12,738	47,515
Average Age	56.2	43.8	42.5
Average Age (Male)	49.1	45.1	40.6
Average Age (Female)	63.9	44.0	44.0

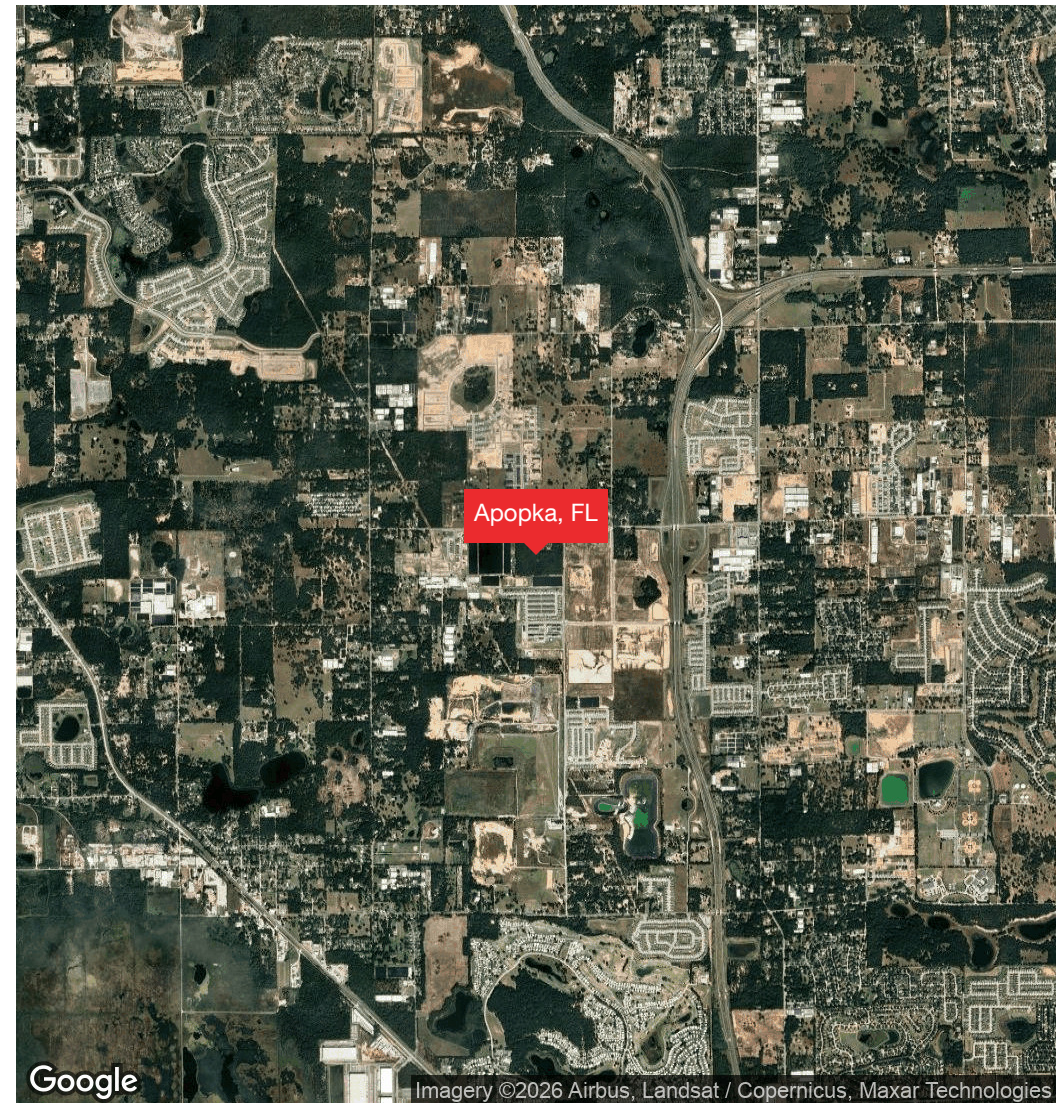
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	106	4,381	16,497
# of Persons per HH	3.4	2.9	2.9
Average HH Income	\$121,237	\$116,784	\$117,474
Average House Value	\$409,781	\$362,880	\$391,141

2023 American Community Survey (ACS)



# Regional Map / Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



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Questions | Give us a call or drop us an email

**Eshenbaugh  
LAND COMPANY**

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