



**FOR SALE  
LAND  
\$1,500,000**

3.5± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY  
IN HIGH-TRAFFIC APOPKA CORRIDOR

**2104 N ROCK SPRINGS RD, APOPKA, FL 32712**



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CROBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881

## Executive Summary



**SALE PRICE** **\$1,500,000**

### OFFERING SUMMARY

<b>Acres</b>	3.5 Acres
<b>County</b>	Orange
<b>Parcel IDs</b>	28-20-28-0000-00-079, 28-20-28-0000-00-087
<b>Listing Price</b>	\$1,500,000
<b>Price Per Acre</b>	\$428,571
<b>Coordinates</b>	28.7153968, -81.5097724
<b>Real Estate Taxes</b>	\$4,249.25

### PROPERTY OVERVIEW

Fully Annexed and would be compatible with community commercial with the City of Apopka. This 3.5 ± acre site offers an excellent opportunity to develop retail or commercial projects at a high-traffic location in Apopka. The size of the site provides a large range of project options from retail strip center or a mixed-use center. Many other traffic generators are nearby - Publix, McDonald's, Subway, Walgreens, etc. Both Rock Springs Rd and Lester Rd offer easy access to the Wekiva Parkway (SR 429).

### PROPERTY HIGHLIGHTS

- Commercial/Retail Opportunity
- Traffic Counts: Over 17,000/day on Rock Springs Rd
- The east side of Rock Springs Rd is Rock Springs Rd conservation area so retail competition is limited.
- Road Frontage: 218 ft on 4-lane, divided SR-435/Rock Springs Rd
- 2 miles from FL-429
- Water and Sewer from the City of Apopka along with Rock Springs Rd.

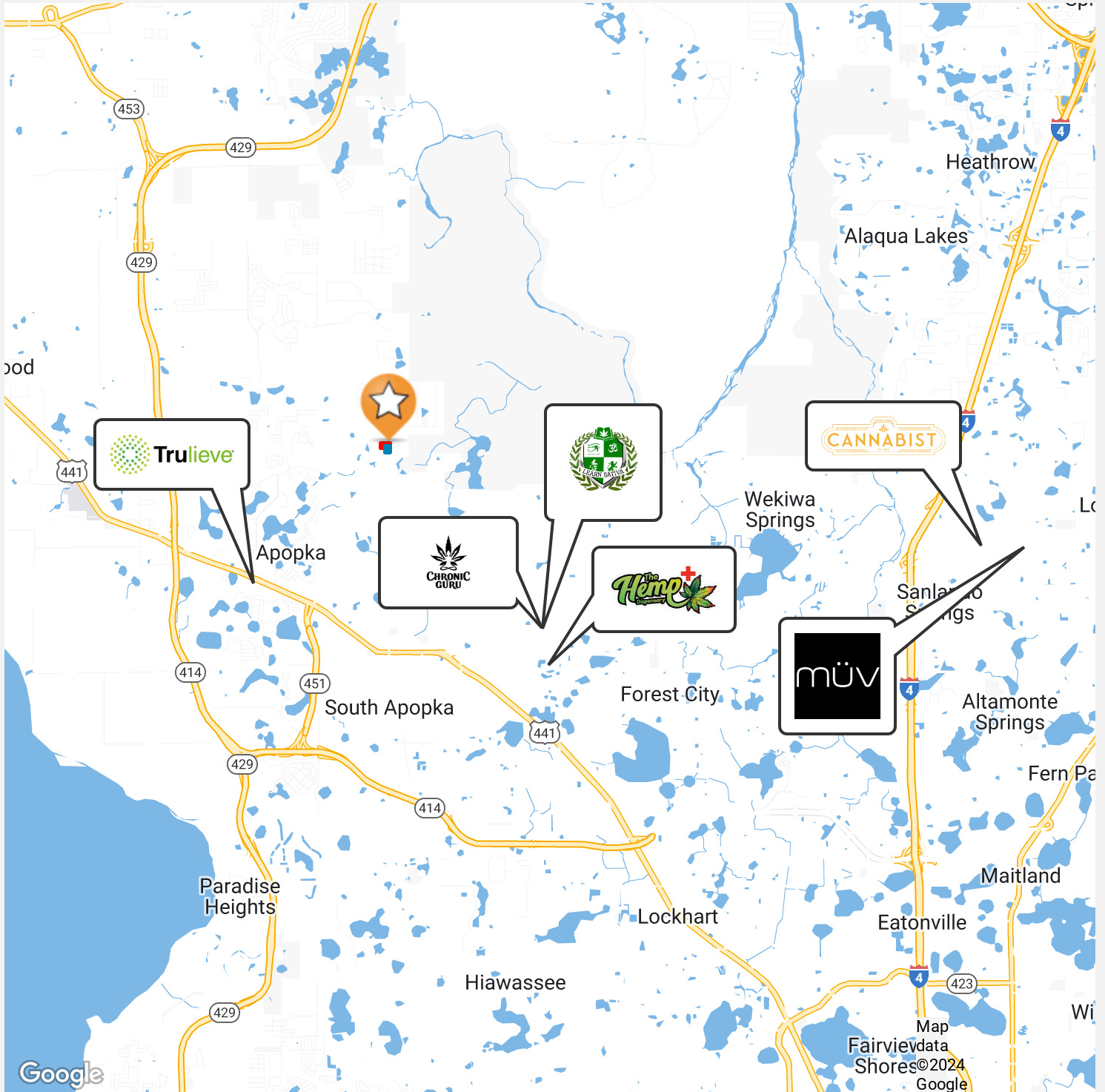
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Retailer Map



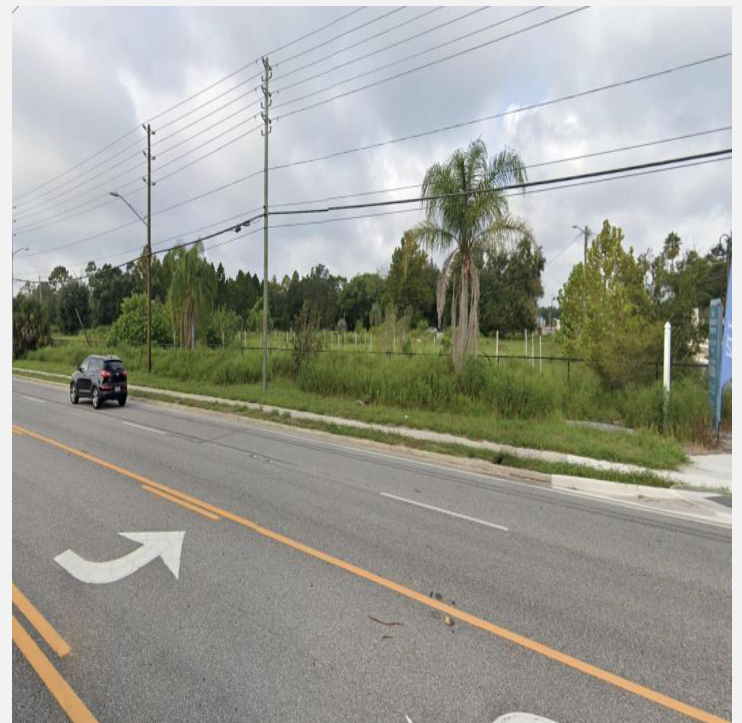
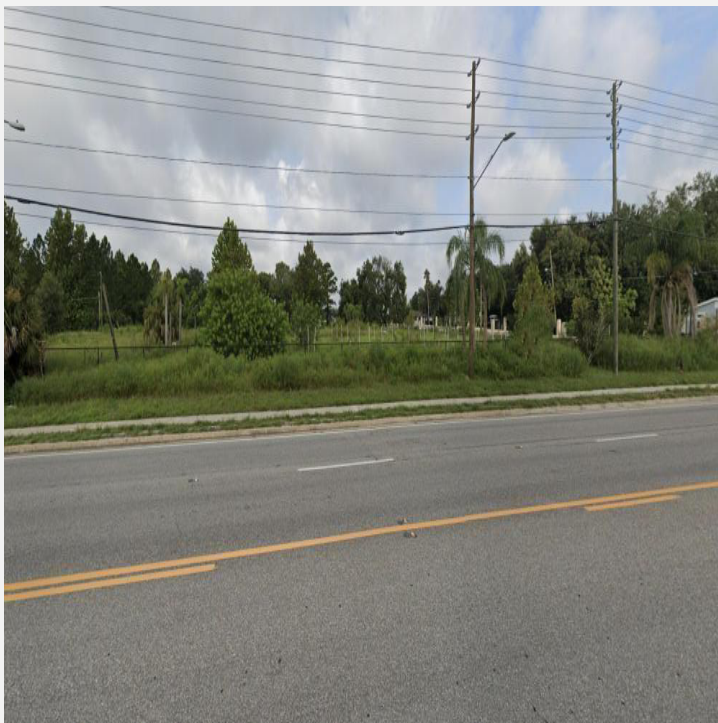
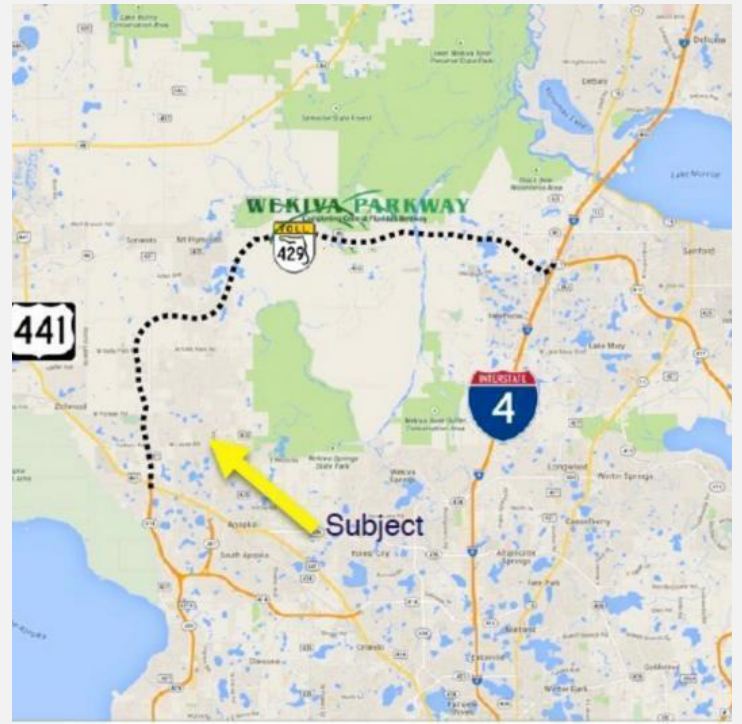
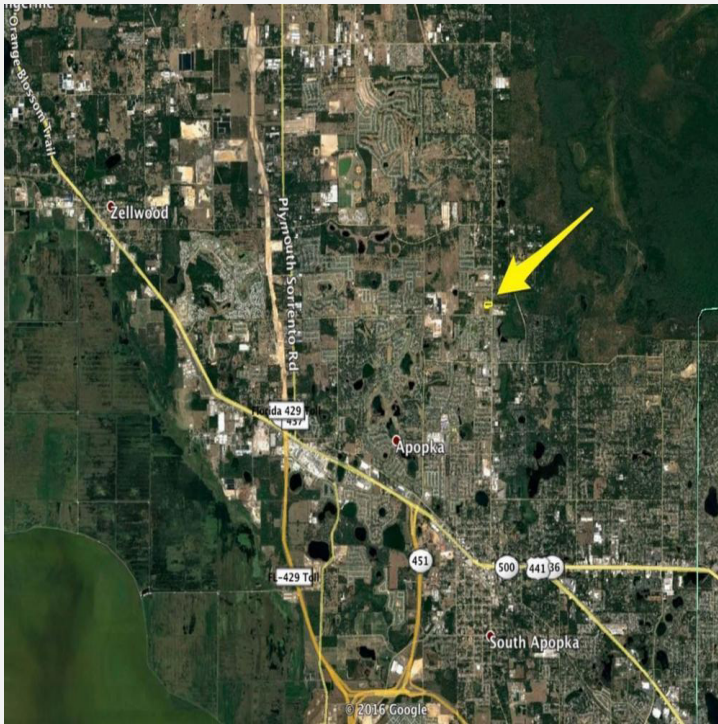
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## Dispensary Maps



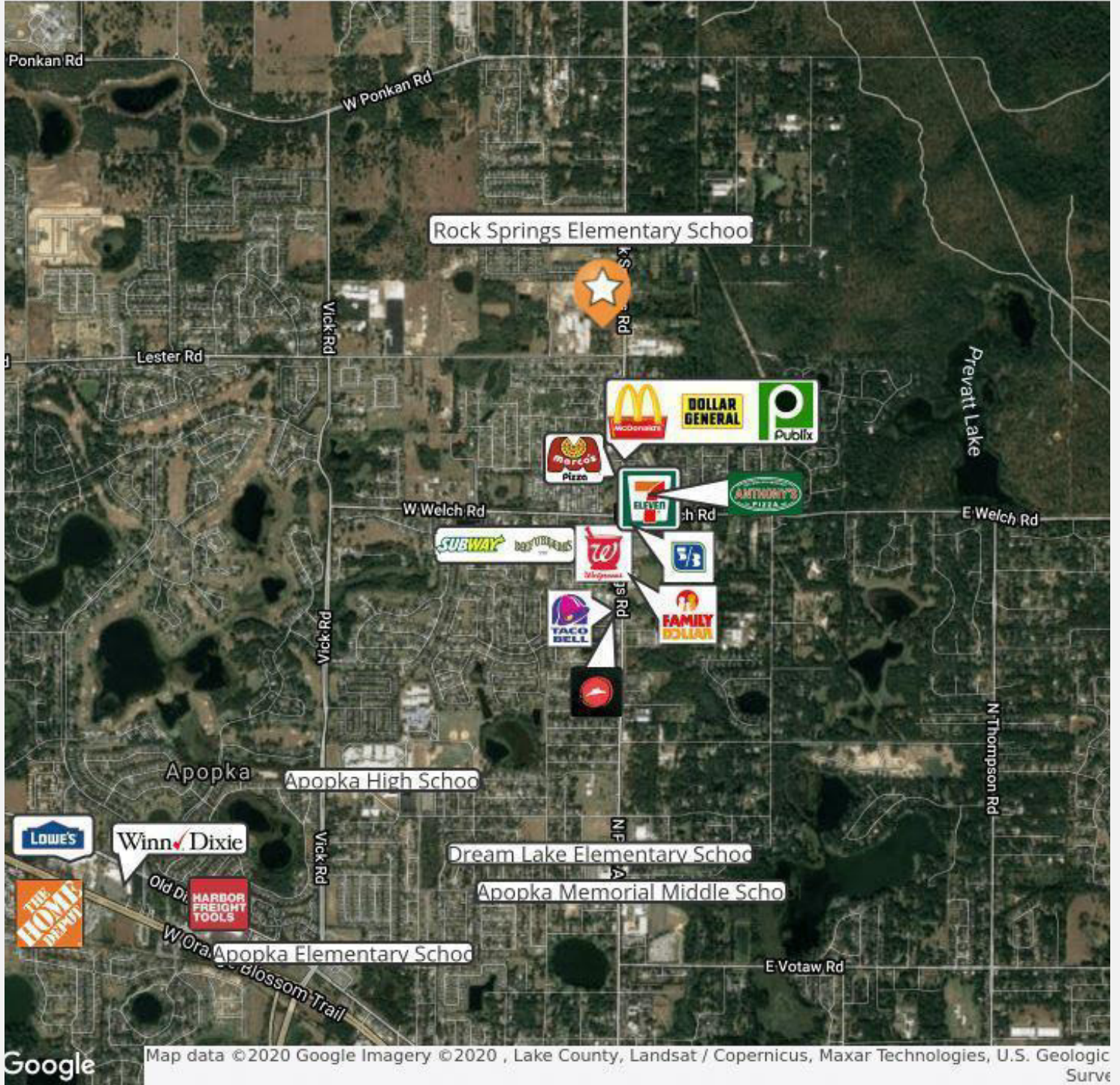
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Additional Photos



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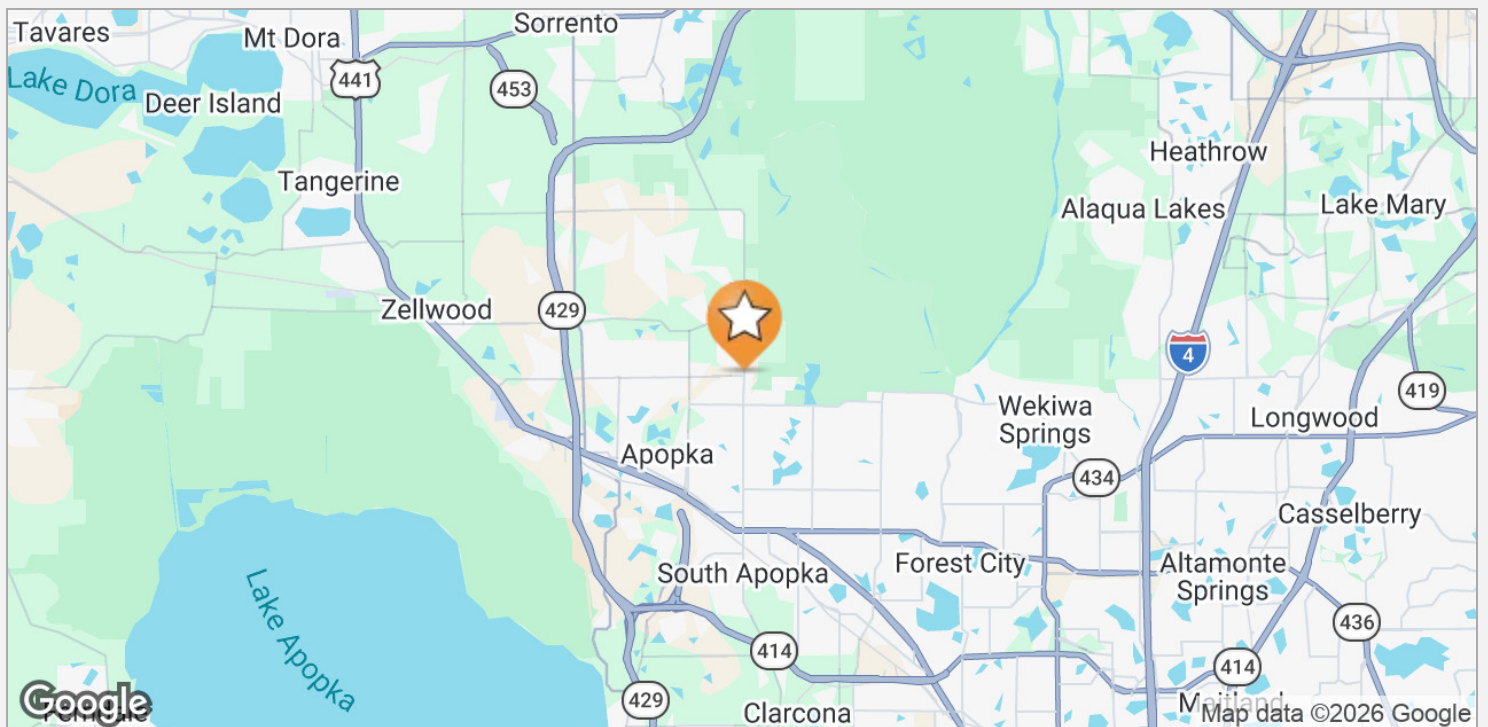
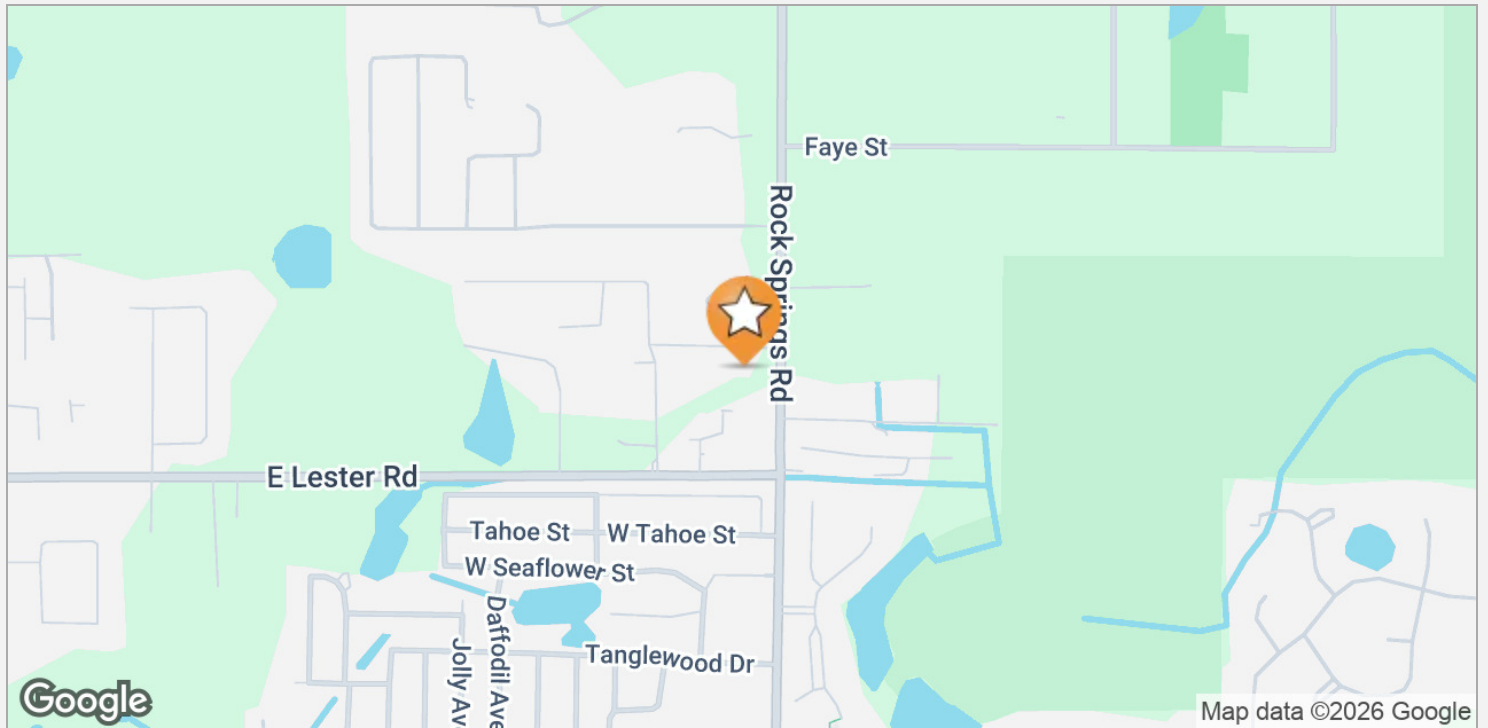
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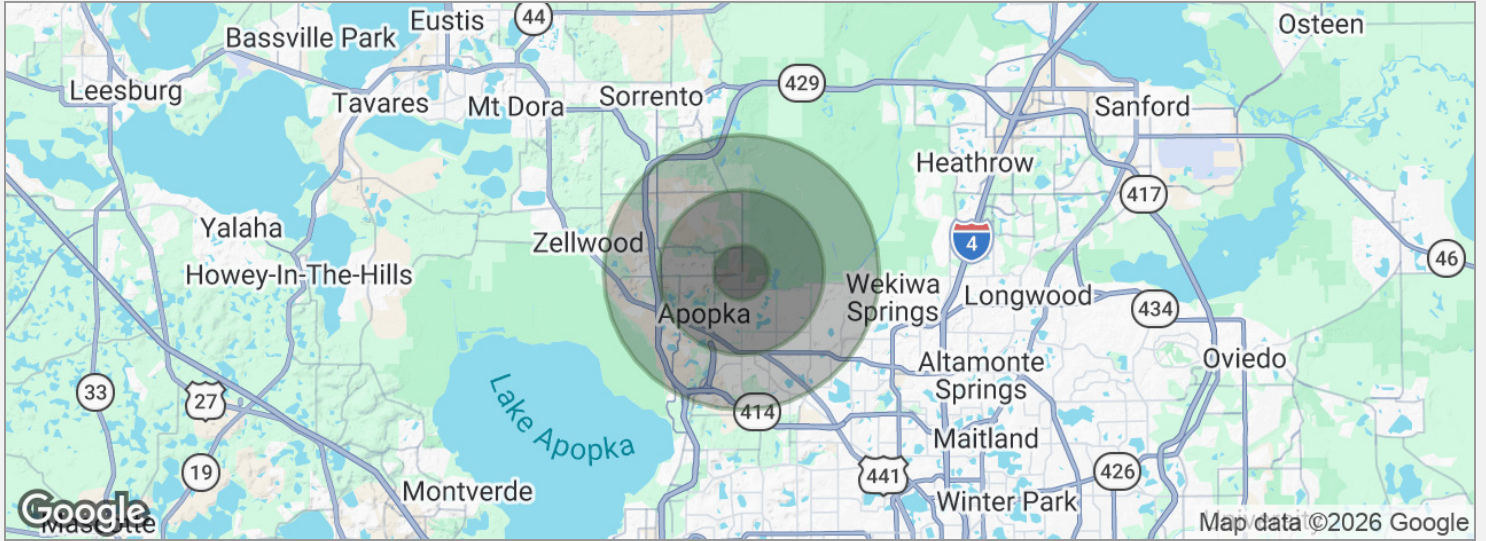


## Location Maps



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## Demographics Map



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,814	49,511	103,832
Median age	39	40	41
Median age (male)	37	39	40
Median age (Female)	40	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,867	16,491	36,259
# of persons per HH	3.1	3	2.9
Average HH income	\$120,492	\$120,247	\$112,445
Average house value	\$411,931	\$413,025	\$406,329

\* Demographic data derived from 2020 ACS - US Census

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# 3.5± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY IN HIGH 2104 N Rock Springs Rd, Apopka, FL 32712

## Advisor Bio & Contact 1

### LORENA ALVAREZ CORDERO

Broker

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### PROFESSIONAL BACKGROUND

Lorena Cordero is a seasoned commercial, industrial, and vacant land specialist at Crosby & Associates, bringing deep expertise and a personal touch to Florida's dynamic real estate market. Based in Winter Haven, she skillfully guides clients through complex transactions involving development land, industrial sites, and commercial investments.

At Crosby, Lorena has spearheaded a variety of high-profile listings—from shovel-ready subdivisions to retail and hospitality parcels. Her local market savvy and full-service approach ensure investors and developers alike receive tailored, strategic guidance.

A native Spanish speaker with strong local roots, Lorena is committed to serving a diverse client base across Polk and neighboring counties. Her career is defined by client-first service, transparent communication, and a deep understanding of market trends and entitlement processes.

Beyond her professional life, Lorena is a dedicated mother of two: Andrés, currently in high school, and Esteban, in elementary school. As the parent of a special-needs child, Lorena brings extra empathy, patience, and advocacy skills—qualities she channels into her work, ensuring each client feels truly heard and supported.

Lorena holds a real estate broker's license in Florida and maintains active involvement in community and professional circles. She also supports local education and inclusion initiatives, reflecting her commitment to giving back to the region she serves.

### EDUCATION

A.A.- Polk State College

### MEMBERSHIPS & AFFILIATIONS

Active Member with Lakeland Realtors Association  
RLI APEX award  
Awarded EPCAR's Rising Star Award 2022  
Board Member at The Mission Winter Haven

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