

Apopka
residential
vacant land for
SALE

80.71 ac

CALL FOR DETAILS

the last large tract inside
apopka's established estate
enclave north of ponkan road —
high, dry, and already in the city

- + zoning: rsf-1a / t · flu 1 du/ac
- + flood zone: "x" — high & dry +
- access: 60ft easement to
w. ponkan rd
- + utilities: city water & sewer ·
duke energy

3120 carmona rd
apopka fl 32712

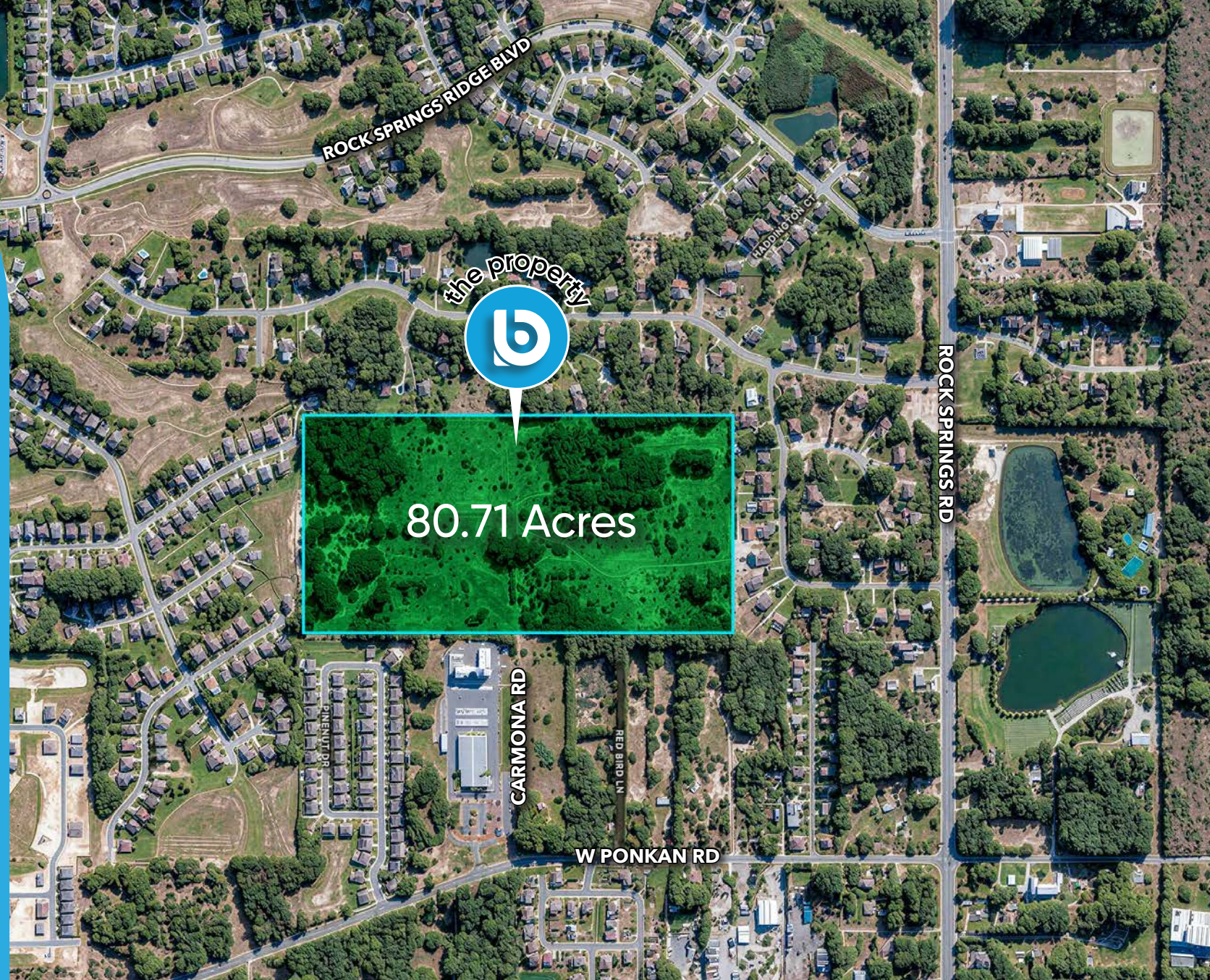
primary

buffy gillette
broker associate
(407) 734.7205
buffy@BBDRE.com

michael f. beale
principal
(407) 734.7208
mike@BBDRE.com



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



3120 carmona road · apopka

the last big piece north of ponkan road

eighty contiguous acres, one owner, already inside the city – in the corridor where apopka's estate homes are being built.

Apopka added 11,700 residents between 2020 and 2025 – a 21 percent gain, **faster than any other Orange County city its size** – and most of that growth is landing north of town, where the Wekiva Parkway turned a citrus-and-nursery landscape into the region's newest housing corridor. Pulte is entitling 618 acres across Ponkan Road. Toll Brothers, M/I Homes, Lennar, Ashton Woods and K. Hovnanian hold positions within three miles. And at the top of the market, semi-custom builders are selling \$1.1 to \$1.25 million homes on quarter-acre lots half a mile from this site.

What the corridor no longer has is scale. The box north of Ponkan Road and west of Rock Springs Road is Apopka's established estate enclave – Rock Springs Ridge on one side, Spring Hollow's acre-plus lots on the other – and it is built out. This is the one remaining tract inside it: 80.71 acres in a clean half-mile by quarter-mile rectangle, Flood Zone X, on excessively drained Candler and Tavares sands, with City of Apopka water and sewer in Ponkan Road, Duke Energy at the boundary, and a 60-foot access corridor to Ponkan Road.

The site needs no annexation, sits in the household-income leader among Orange County's cities, and carries a Future Land Use that already supports estate-lot development as of right.

+21%

apopka population growth, 2020–2025
54,873 – 66,580 · bebr / fl edr

\$96.9k

apopka median household income vs. \$79.7k orange county · acs 2020–24

725/wk

new residents, orlando msa +37,690 in 12 months · #6 of top 30 metros

\$1.6b

wekiva parkway, completed 2024
25 miles · closes the beltway · 21k+ vpd

618 ac

pulte's paulucci acres, across ponkan rd 1,034 units · pd approved jan 2026

\$1.25m

nest homes semicustoms, ½ mile away hammock at rock springs · ponkan reserve south

\$1.2b

wyld oaks at the kelly park interchange retail, hotels, adventhealth er breaking ground 2026

47 days

median days on market in ZIP 32712, down from 54 a year earlier, with a median sale price of \$445,617 (+2.2% YoY).



for more information, contact buffy gillette · (407) 734.7205 · buffy@BBDRE.com

the site

details

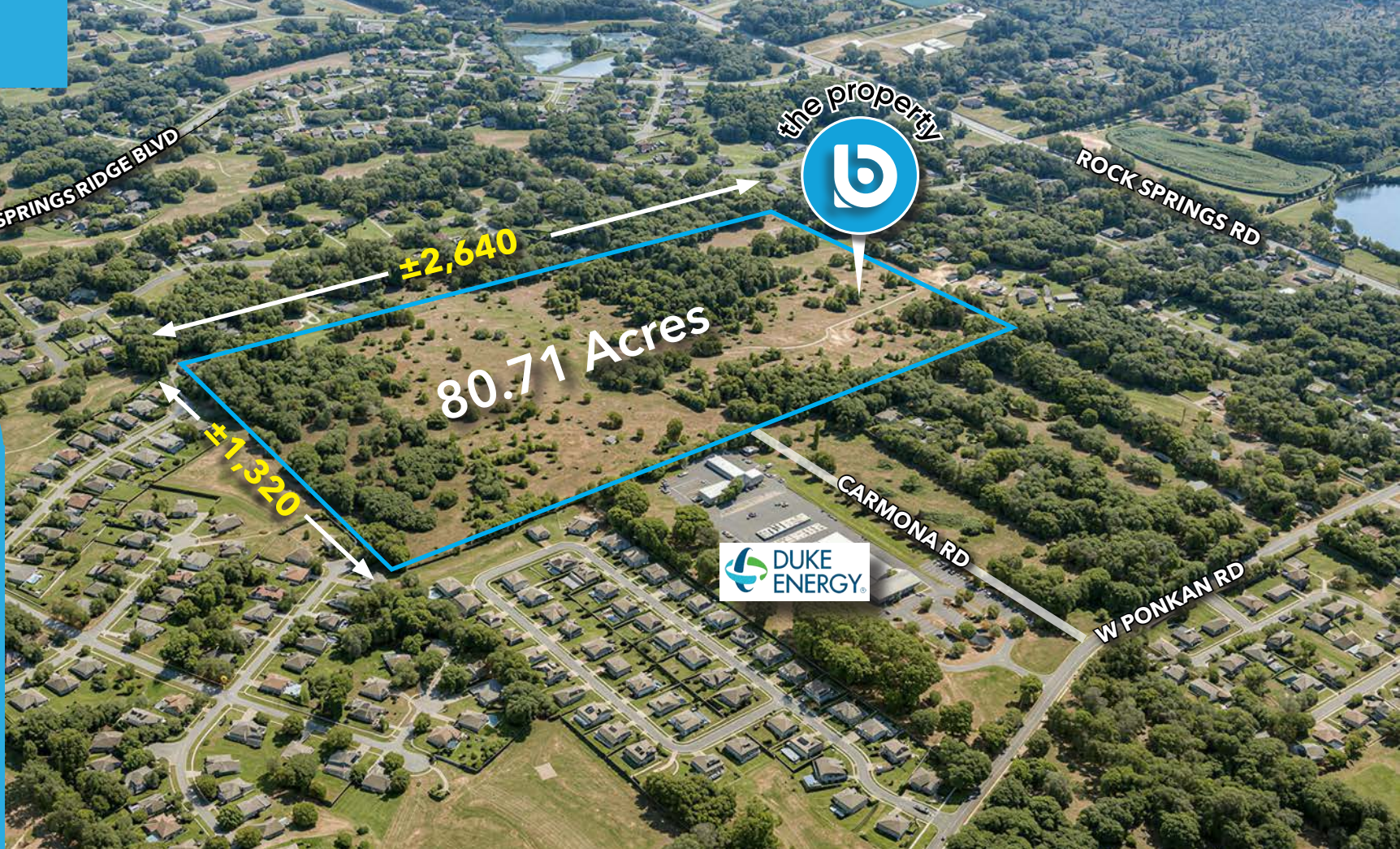
80.71 contiguous acres – two full quarter-quarter sections forming a clean $\pm 2,640' \times \pm 1,320'$ rectangle; Flood Zone "X", hydrologic group A sands

Inside the City of Apopka today – Residential Estate future land use (1 du/ ac) supports estate lots as of right now; Paulucci Acres next door was approved at 1.67 du/ ac gross through a PD in January 2026

Estate product is proving out on every side – Nest Homes semi-customs at \$1.1-\$1.25M half a mile away, M/I Homes' 95' lots on Plymouth Sorrento, Pulte's 1,034-unit Paulucci Acres across Ponkan Road

City water and sewer in Ponkan Road, Duke Energy at the south boundary, 60' access corridor to W. Ponkan Road

- 80.71 Acres High & Dry
- Zoned: RSF-1A/T
- Flood Zone: "X"
- 60ft Cross Easement on Carmona Rd to W Ponkan Rd.
- Part of the Wekiva Parkway Interchange Plan
- Water & Sewer along Ponkan Rd, Electric: Progress Energy
- Major Roadways Nearby: US 441, SR 429, SR 414 & SR 436
- Nearby Neighborhoods: Ponkan Reserve South & Hammock at Rock Springs
- Down the road from the retail center "Publix @ Wekiva Plaza"
- Within minutes of Rock Springs and Wekiva Springs State Park



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

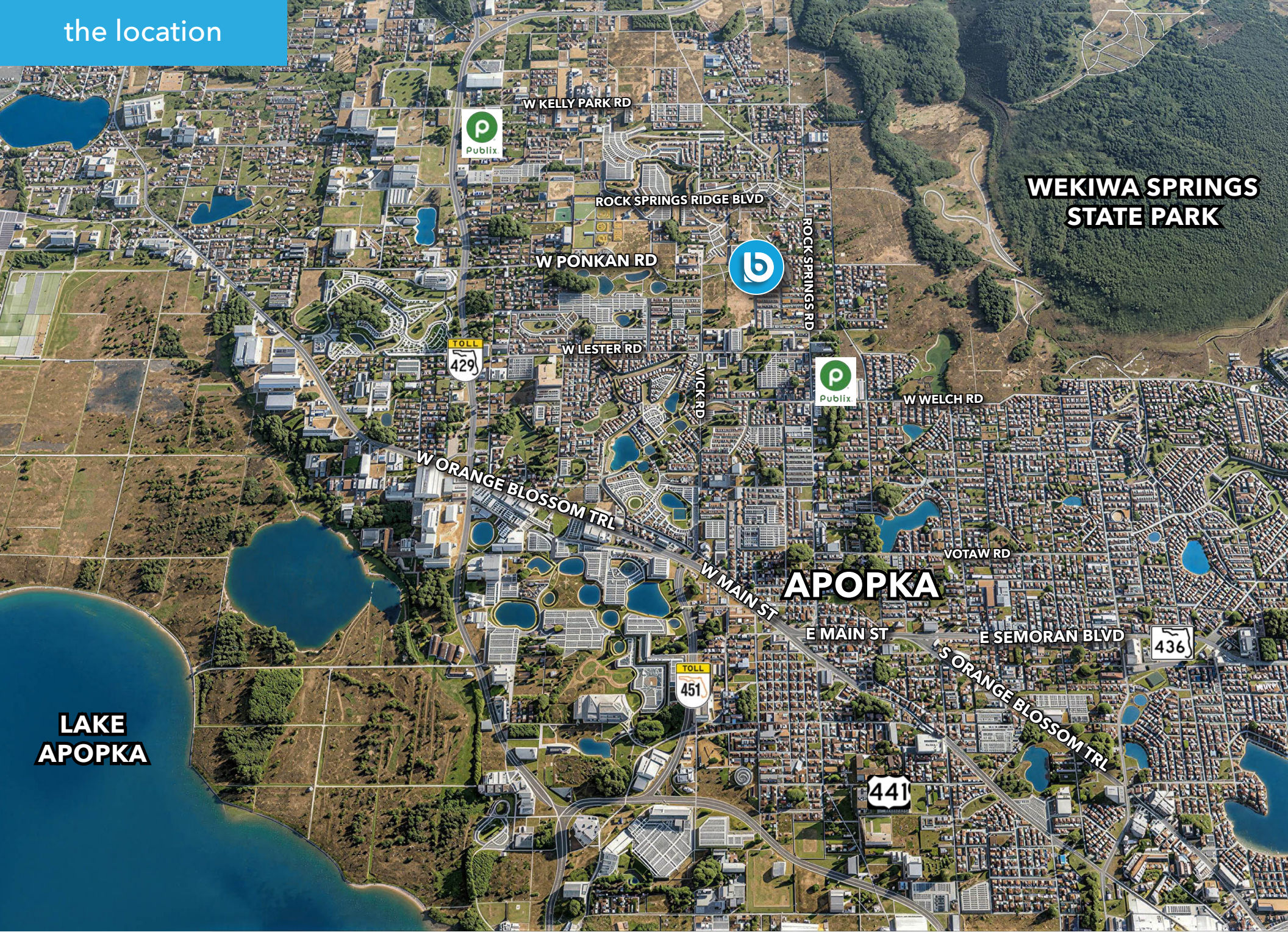
250 N. Orange Ave., Ste. 500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

the location



for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

Builder land north of Apopka has traded in a narrow band for four years — **\$145,000 to \$170,000 an acre** for cityserviced single-family ground, roughly double raw county A-1, and a fraction of Kelly Park interchange pricing where multifamily and commercial entitlements set the number.

\$166,700

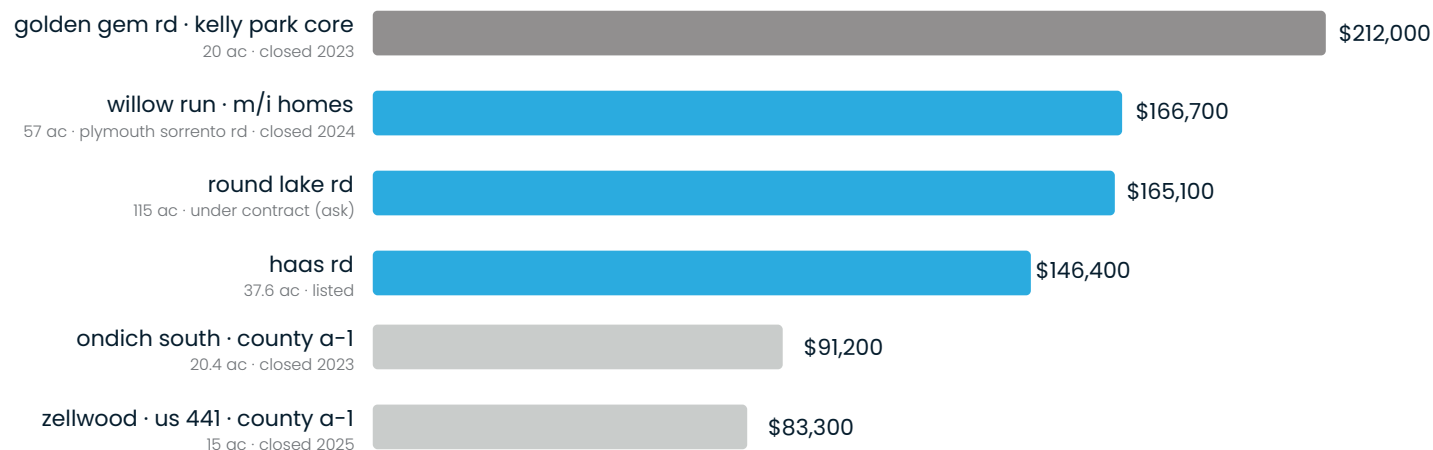
per acre · m/i homes, willow run 57 ac estate lots · closed sept 2024

\$445,617

32712 median resale · +2.2% yoy · 47 days on market · redfin, 2026

land pricing, north apopka closed sales and asks · \$ per acre · 2023–2026

Sources: GrowthSpotter, WFTV, Land.com, LandWatch, county records as reported. Willow Run price per broker recap of GrowthSpotter reporting. Kelly Park core figure is raw ground adjacent to Wyld Oaks; multifamily and industrial pads there have closed at \$500,000–\$1.2M per acre and are excluded.



what is selling within three miles new-home product, north apopka

community	builder	product	pricing
hammock at rock springs	nest homes	19 semi-custom homes, 1/4–1/3 ac lots · under construction	from ~\$1.25m
ponkan reserve south	nest homes	14 semi-custom homes, 1/3–1/2 ac lots · under construction	~\$1.1m
willow run	m/i homes	110 estate lots, 95' × 130' · plymouth sorrento rd	from high \$600s
paulucci acres	pulte	876 single-family + 158 townhomes on 618 ac · lots to 95' × 136' · pd approved jan 2026	sf from ~\$600k · th high \$300s
the oaks at kelly park	toll brothers	114 lots · kelly park rd	\$400k–\$690k
rock springs ridge (adjacent)	built out	golf-course pud on the site's west boundary · resale market	\$488k–\$830k



The site carries Apopka's Residential Estate future land use at one unit per acre across all 80.71 acres, with the west 28 acres already zoned RSF-1A and the east 52 acres in the City's Transitional holding district, to be rezoned consistent with the plan.

Three ways to underwrite it, from as-of-right to the compplan ceiling, with the concept plan in between. Lot land basis shown at the \$11.7M ask, before development cost.

80.71 ac

flood zone x · hsg-a sands · one parcel, one owner

1.67 du/ac

gross density approved for paulucci acres (pulte), 618 ac on ponkan rd, jan 2026 — same starting zoning

yield scenarios illustrative · buyer to verify with the city of apopka

AS OF RIGHT NOW

≈ 80 lots

1 du/ac under the Residential Estate future land use. Rezone the T acreage to RSF-1A and plat estate lots of 12,500 SF and up. **≈ \$146,000** land basis per lot.

CONCEPT PLAN · PD

117 lots

1.45 du/ac gross — the estate-lot plan on the following pages: 95'–120' × 150' lots, 31% open space, one entry boulevard. Sits under the 1.67 du/ac Paulucci Acres precedent. **≈ \$100,000** land basis per lot.

≈ 160 lots

2 du/ac — the cap the land development code sets for land north of Ponkan and west of Rock Springs Road (LDC §3.3.4), reached through a large-scale FLU amendment. **≈ \$73,000** land basis per lot.

site & engineering

Flood: Zone X — no special flood hazard area mapped on the parcel.

Soils: Candler and Tavares fine sands, hydrologic group A — excessively to moderately well drained, non-hydric. No wetlands mapped.

Wekiva Study Area: retain 3" of runoff from impervious area on type-A soils (SJRWMD 40C-41), and protect mapped karst features — four are inventoried on the parcel. Plan for dry retention and an early geotechnical program.

Open space: 20% in a base residential district; 30% in a PD (LDC §5.4.4).

Schools of record: Rock Springs Elementary, Wolf Lake Middle, Apopka High (OCPA); Kelly Park K-8 opened 2022 for relief.

access, utilities & entitlement

Access: 60' corridor on Carmona Road south to W. Ponkan Road. County GIS shows the adjoining 1.24-acre corridor strip (parcel 21-20-28-0000-00-054) held by the seller; confirm by deed.

Utilities: inside the City of Apopka water, wastewater and reclaimed service area, with mains in Ponkan Road; Duke Energy on the south boundary.

Zoning of record: RSF-1A 28.41 ac (12,500 SF lots, 95' width) and T 52.30 ac (Transitional holding district), both by Ord. 2700 (2019). Future land use: Residential Estate, 1 du/ac.

Precedent: Paulucci Acres — 618 acres on Ponkan Road, prior zoning Transitional / RSF, approved as a 1,034-unit PD on second reading, January 2026.

Process: rezoning and PD master plan through the Planning Commission and two readings at City Council; concurrent large-scale comprehensive plan amendment if density above 1 du/ac is sought.

Yields are gross, illustrative estimates from acreage and stated density only; they exclude right-of-way, retention, open space, karst setbacks and any City conditions. Buyer to verify all zoning, land use, density, utilities, access and environmental conditions independently.



Carmona Estates – Conceptual

160 estate homes. one preserve. one address.

160

estate lots on 80.71 acres
1.45 du/ac gross

0.36 ac

average lot · 15,844 SF
95–148' wide × 150' deep

31%

open space · 24.5 acres
13.6-ac north preserve & trail

\$100k

land basis per lot at the ask
\$11.7M ÷ 117



Conceptual plan only. Not an engineered design; lot count, street layout, retention sizing and open space are illustrative and subject to survey, geotechnical and karst investigation, SJRWMD permitting and City of Apopka review. Ponkan Road access via the 60' Carmona Road corridor; secondary connection shown as an emergency / future stub to Westford Drive.

An estate-lot community of 160 homes on a boulevard and three loop streets.

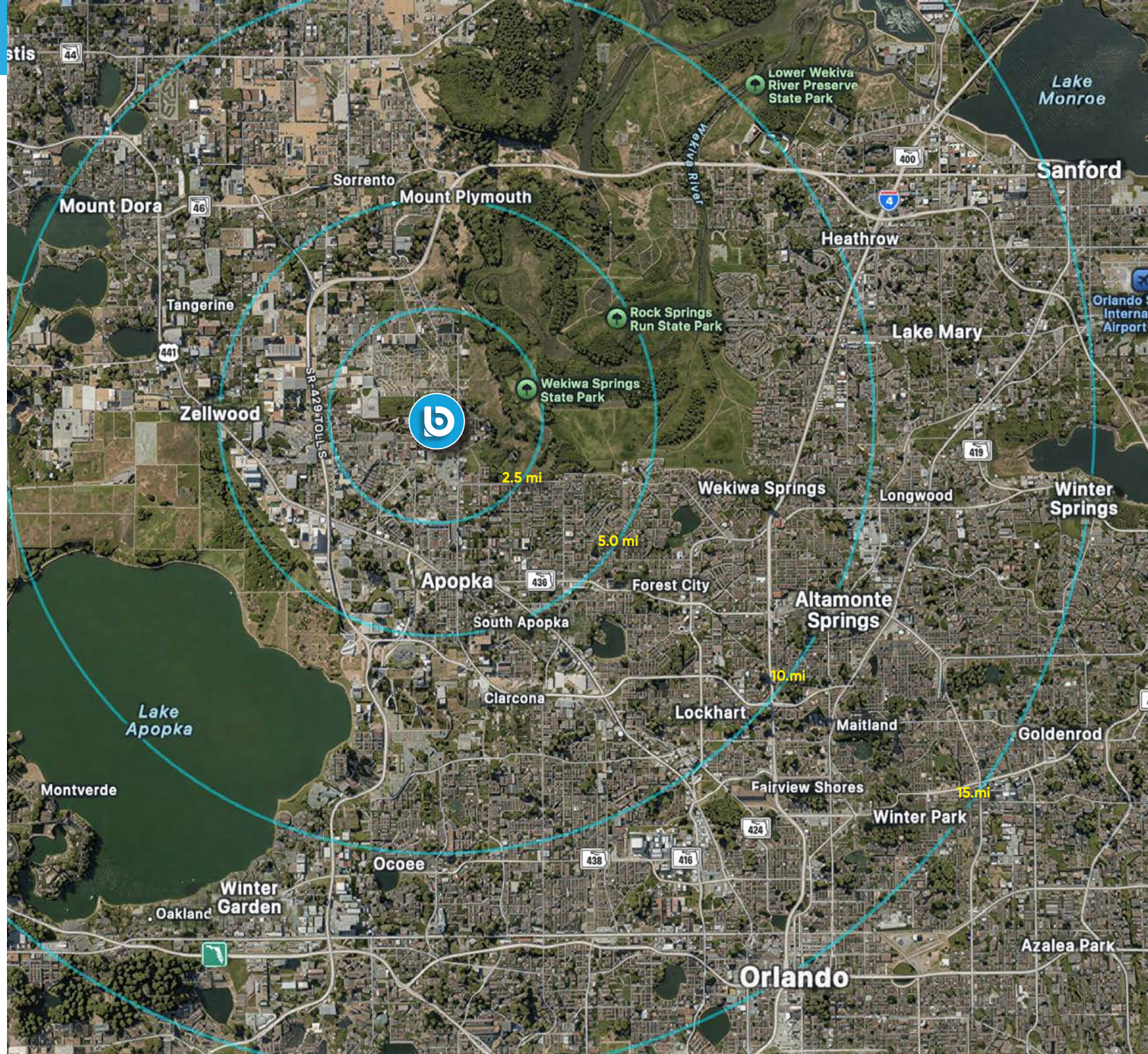
The whole north edge held as a preserve and trail against Spring Hollow's acre lots.

Product: two-story estate homes of 3,800–4,600 SF with three-car garages on 28' front setbacks — positioned between M/I Homes' Willow Run (from the high \$600s) and Nest Homes' semi-customs (\$1.1– 1.25M) half a mile away.

location & drive

drive distances

Publix at Wekiwa Plaza	2.6 mi / 9 min
Kelly Park / Rock Springs	3.2 mi / 10 min
US 441 at SR 429	4.2 mi / 13 min
Downtown Apopka	4.7 mi / 12 min
SR 429 at Kelly Park Rd	5.7 mi / 13 min
SR 414 (Maitland Blvd.)	6.0 mi / 15 min
Wekiwa Springs State Park	6.2 mi / 19 min
Downtown Orlando	17.9 mi / 37 min
Orlando Int'l Airport	37.0 mi / 58 min



for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com