

4 LOT PACKAGE OFFERING

# Round Lake Road Apopka, Florida 32712



**COMMERCIAL**  
REAL ESTATE PROFESSIONALS, INC.

**MARK ALLEN, CCIM**

*CIPS, RESS, e-PRO, Broker, REALTOR®*

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## Offering Details

**Price:** \$600,000.00  
**Sale type:** Investment / Owner-  
**Type:** User Land, Commercial  
**Zoned:** Agriculture (A-1)  
**FLU:** Multifamily  
**Size:** 7.64 +/- AC

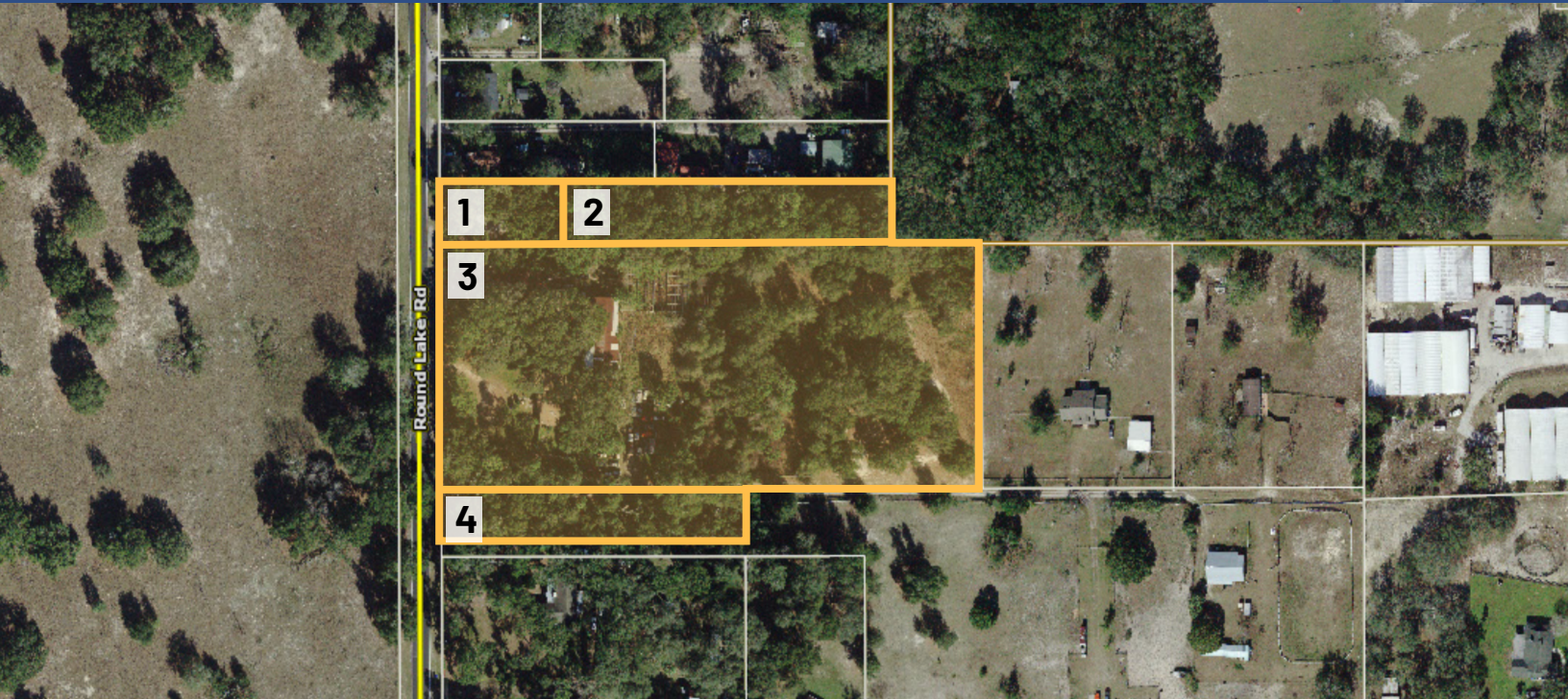
This four parcel bundle is available for sale! Currently zoned A-1, this 7.64 acres of land has a future land use of multifamily.

With easy highway access in the heart of Apopka, this would make an excellent development or investment opportunity.

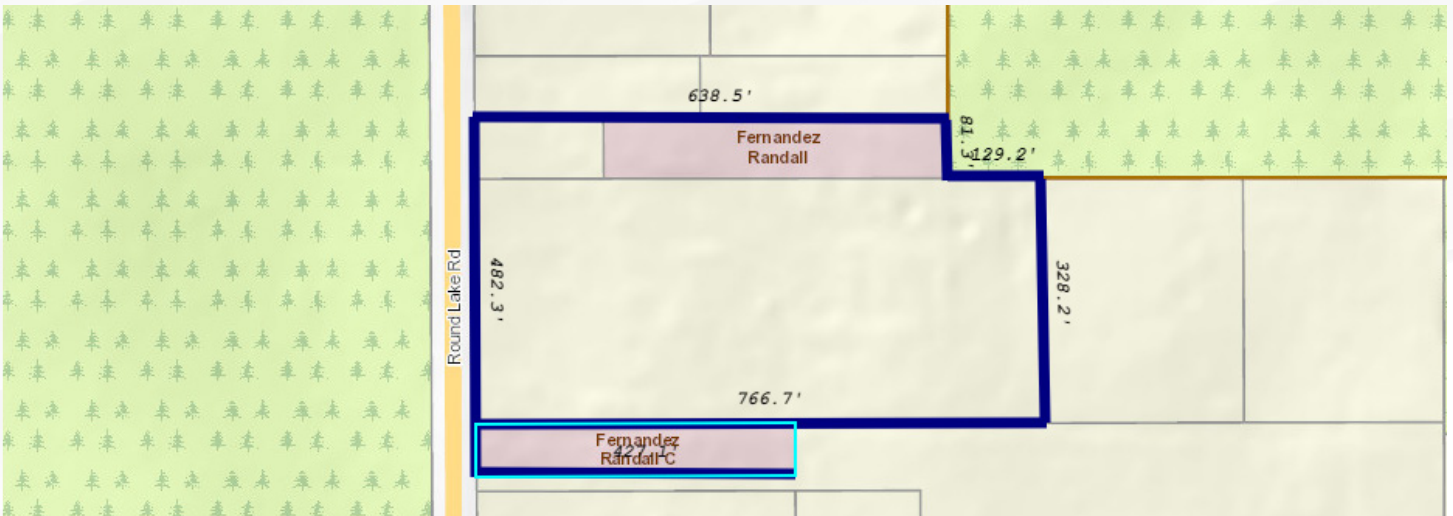




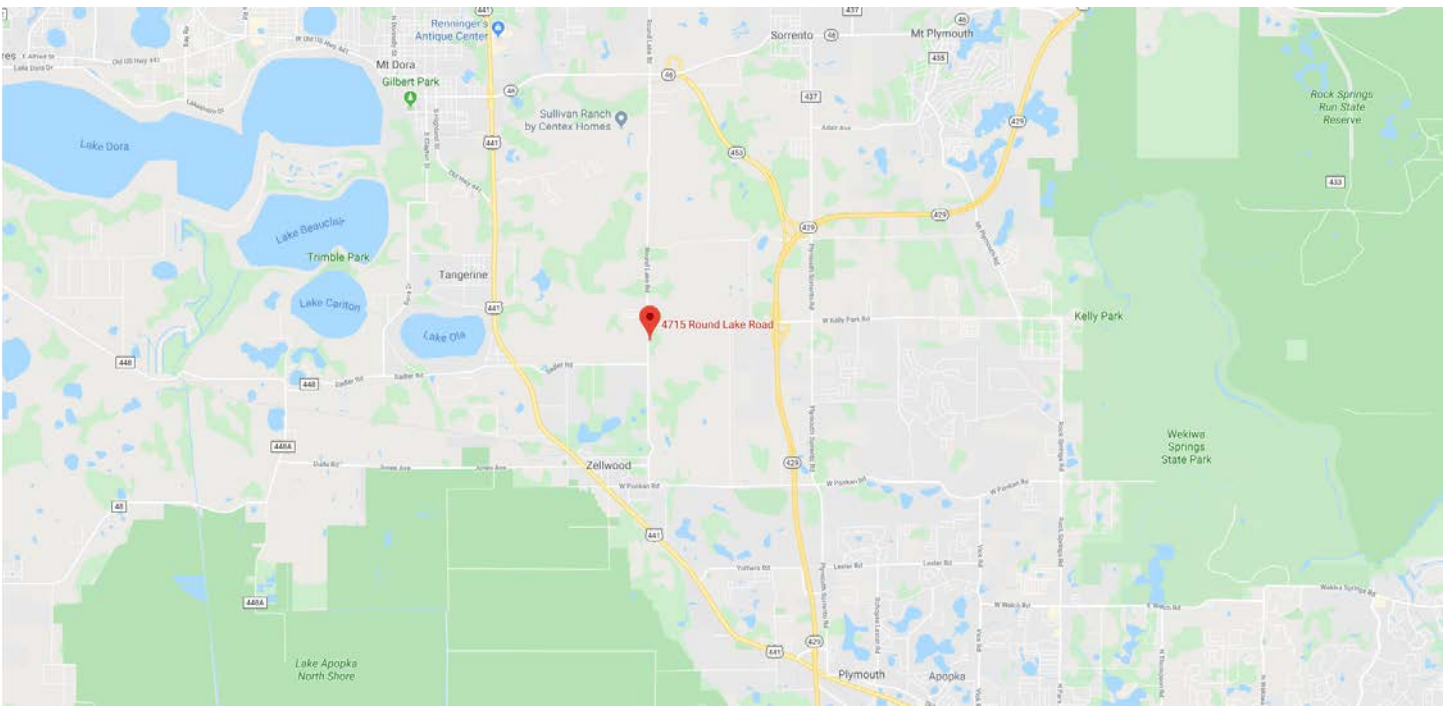
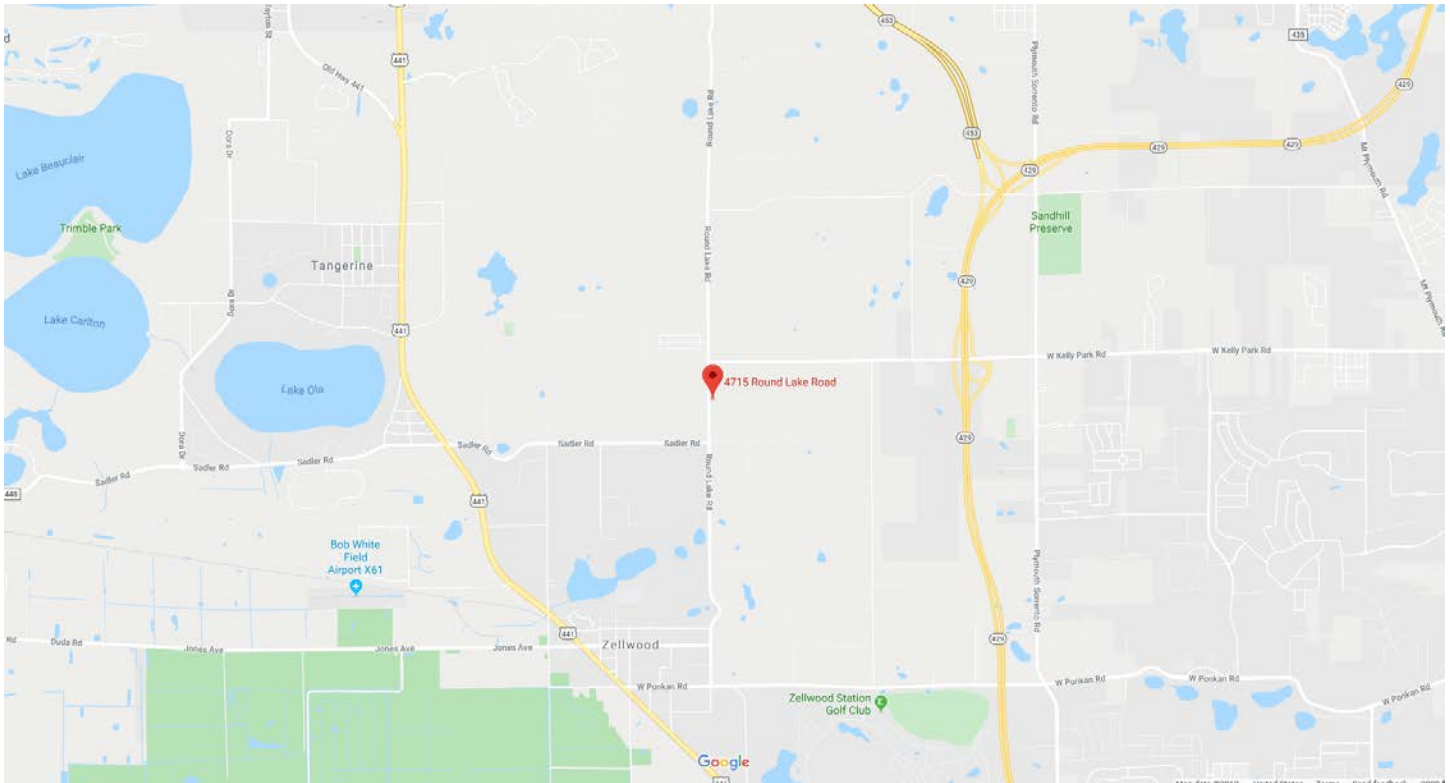
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- |           |                                           |                      |
|-----------|-------------------------------------------|----------------------|
| <b>1:</b> | 4715 Round Lake Rd, Apopka, Florida 32712 | 14-20-27-0000-00-008 |
| <b>2:</b> | Round Lake Rd, Apopka, Florida 32712      | 14-20-27-0000-00-031 |
| <b>3:</b> | 4711 Round Lake Rd, Apopka, Florida 32712 | 14-20-27-0000-00-009 |
| <b>4:</b> | 4677 Round Lake Rd, Apopka, Florida 32712 | 14-20-27-0000-00-043 |



# Round Lake Road Apopka, Florida 32712





## Demographic & Income Profile

5 Mile Radius

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Summary	Census 2010	2019	2024			
Population	37,651	46,343	51,553			
Households	14,307	17,251	19,035			
Families	10,205	12,219	13,461			
Average Household Size	2.62	2.68	2.70			
Owner Occupied Housing Units	11,443	13,936	15,557			
Renter Occupied Housing Units	2,864	3,315	3,478			
Median Age	41.4	42.8	42.7			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	2.15%	1.37%	0.77%			
Households	1.99%	1.31%	0.75%			
Families	1.95%	1.26%	0.68%			
Owner HHs	2.23%	1.60%	0.92%			
Median Household Income	3.01%	2.37%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	1,408	8.2%	1,239	6.5%		
\$15,000 - \$24,999	1,212	7.0%	1,079	5.7%		
\$25,000 - \$34,999	1,442	8.4%	1,337	7.0%		
\$35,000 - \$49,999	2,138	12.4%	2,111	11.1%		
\$50,000 - \$74,999	3,438	19.9%	3,610	19.0%		
\$75,000 - \$99,999	2,500	14.5%	2,803	14.7%		
\$100,000 - \$149,999	2,878	16.7%	3,578	18.8%		
\$150,000 - \$199,999	1,113	6.5%	1,705	9.0%		
\$200,000+	1,121	6.5%	1,573	8.3%		
Median Household Income	\$65,468		\$75,935			
Average Household Income	\$87,668		\$102,120			
Per Capita Income	\$32,930		\$38,028			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,441	6.5%	2,726	5.9%	3,032	5.9%
5 - 9	2,462	6.5%	2,831	6.1%	3,108	6.0%
10 - 14	2,438	6.5%	2,974	6.4%	3,347	6.5%
15 - 19	2,380	6.3%	2,726	5.9%	3,124	6.1%
20 - 24	1,726	4.6%	2,221	4.8%	2,256	4.4%
25 - 34	4,135	11.0%	5,430	11.7%	6,107	11.8%
35 - 44	5,124	13.6%	5,480	11.8%	6,208	12.0%
45 - 54	5,667	15.1%	6,145	13.3%	6,234	12.1%
55 - 64	4,991	13.3%	6,514	14.1%	6,836	13.3%
65 - 74	3,511	9.3%	5,368	11.6%	6,218	12.1%
75 - 84	2,001	5.3%	2,840	6.1%	3,808	7.4%
85+	774	2.1%	1,088	2.3%	1,276	2.5%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,526	75.8%	32,742	70.7%	35,845	69.5%
Black Alone	5,063	13.4%	7,234	15.6%	8,385	16.3%
American Indian Alone	256	0.7%	310	0.7%	339	0.7%
Asian Alone	861	2.3%	1,227	2.6%	1,387	2.7%
Pacific Islander Alone	18	0.0%	25	0.1%	28	0.1%
Some Other Race Alone	2,088	5.5%	3,511	7.6%	4,041	7.8%
Two or More Races	839	2.2%	1,294	2.8%	1,527	3.0%
Hispanic Origin (Any Race)	6,045	16.1%	9,949	21.5%	11,592	22.5%



# OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



## MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida  
real estate since 1987

Licensed Florida Real Estate Broker  
Licensed Community Association Manager  
Licensed General Contractor



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## Professional Memberships

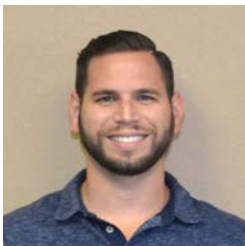
CFCAR Central Florida Commercial Association of REALTORS®  
BBF Business Brokers of Florida  
ORRA Orlando Regional REALTORS® Association  
FAR Florida Association of REALTORS®  
NAR National Association of REALTORS®

## Designations

CCIM Certified Commercial Investment Member  
CIPS Certified International Property Specialist  
e-PRO Internet & Real Estate e-Commerce  
RESS Real Estate Short Sale Specialist

## Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal  
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®



### GEORGE BORBELY

Licensed Salesperson



### AMANDA ADAMS

Operations Manager &  
Transaction Coordinator



### LISA REYNOLDS

Client Relations &  
Property Research Analyst



### JANET HOFMANN

Marketing Manager



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