



HARKINS
C O M M E R C I A L
R E A L E S T A T E

**OFFERING MEMORANDUM
APOPKA MIXED-USE
PROJECT OPPORTUNITY
APOPKA | FLORIDA**



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SITE OVERVIEW

NEW LAND DEVELOPMENT CODE COMING 1ST QUARTER 2019 - CITY OF APOPKA

PROPERTY QUICK FACTS:

- 22.4 acres in the City of Apopka
- Corner Lot / Access from 2 roads
- 1,000 feet on Ocoee-Apopka Road & 1,000 feet on W. Keene Road
- Zoning : Mixed EC - Commercial, Residential, Multi-family, Retail, Grocery
- Ocoee-Apopka Road 6,000 VPD
- Keene Road 3,200 VPD
- Walk to Florida Hospital Apopka
- Within steps of the planned Greystone Nursing Facility, with over 100,000 SF
- Close to dense commercial areas with several national retailers
- High & Dry
- Power & Water to Site
- 2 Highway Interchanges within minutes of location - SR 429 - 1 min. | SR 414 - 3 min.
- Over 1,200 Housing Units Planned or Under Construction within 2 miles
- New Orange County Public School site within 5 minutes of location



INVESTMENT HIGHLIGHTS



PRICE
\$4,856,940



\$/SF
\$5.00



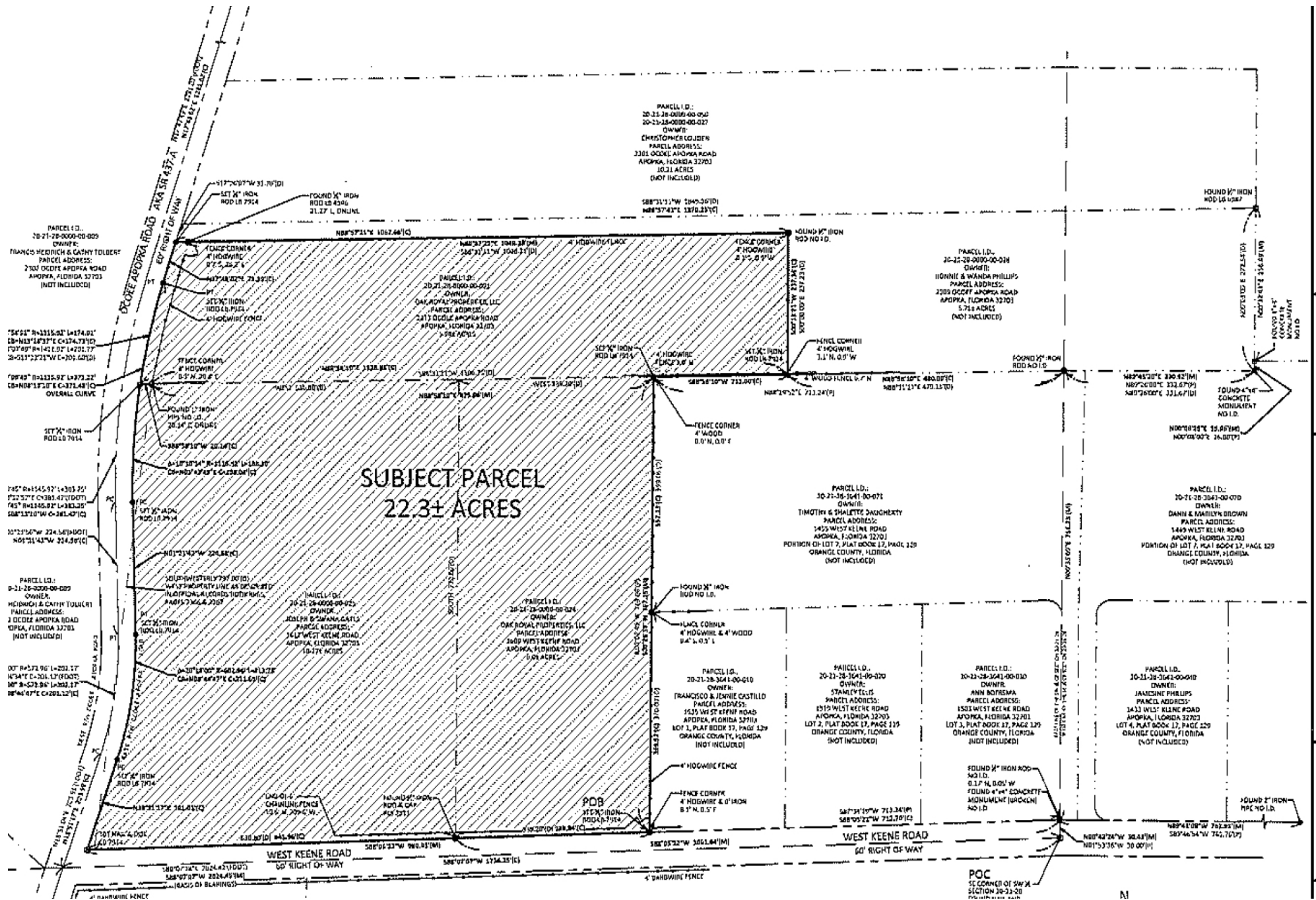
\$/ACRE
\$217,800

22.4 TOTAL ACRES

INVESTMENT OPPORTUNITY | DEVELOPMENT LAND - APOPKA, FL



SITE OVERVIEW



INVESTMENT OPPORTUNITY | DEVELOPMENT LAND - APOPKA, FL

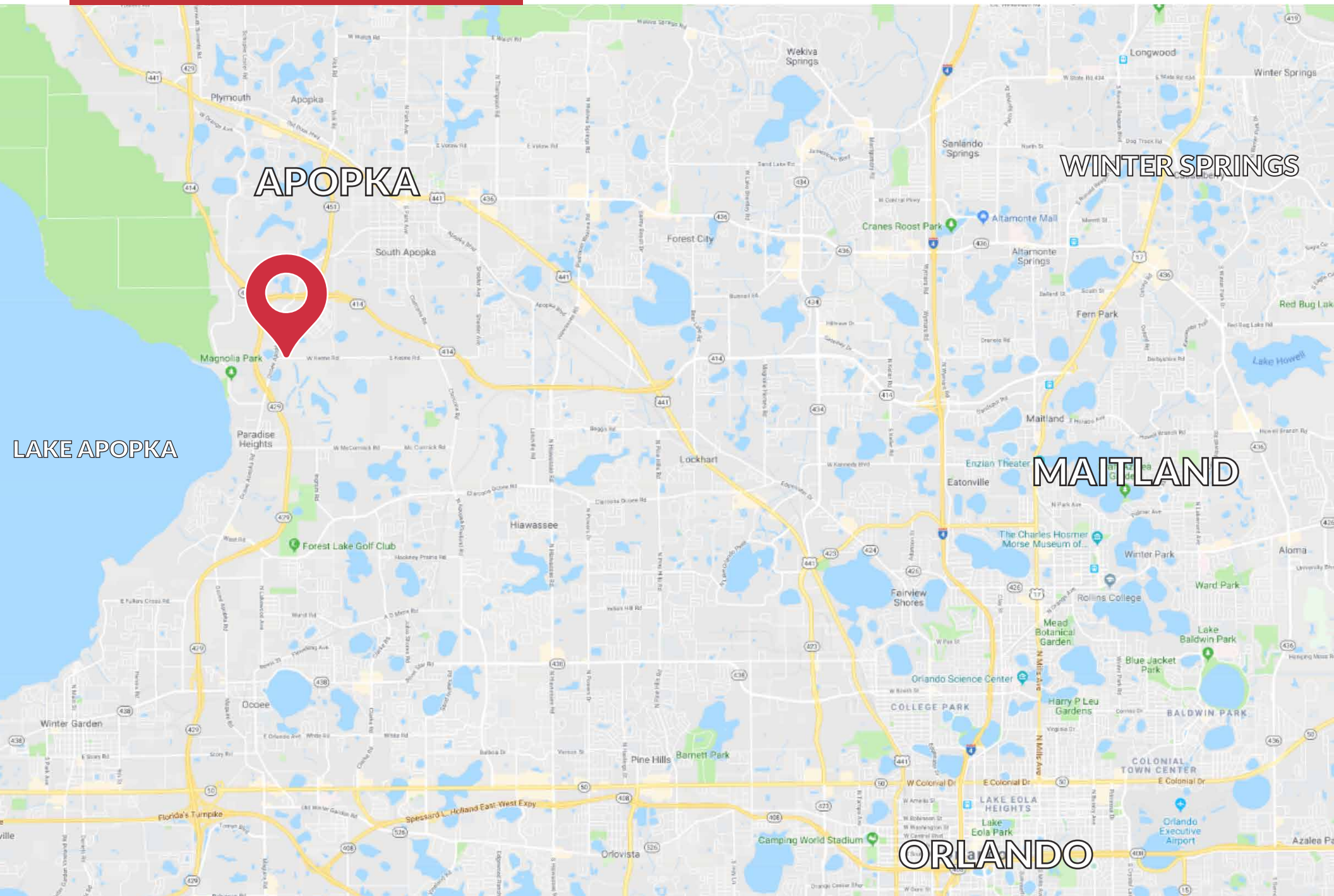


AERIAL



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LOCATION OVERVIEW



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MARKET MAP



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LOCATION OVERVIEW



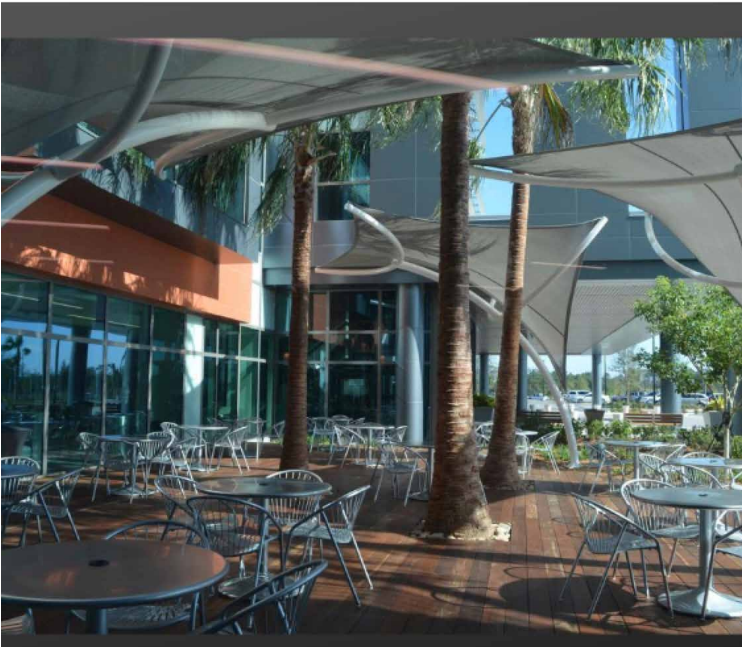
Apopka, Florida

The City of Apopka is located 12 miles northwest of Orlando just minutes away from downtown Orlando, the Orlando International Airport (MCO) and many area attractions.

The City encompasses an area slightly larger than 24 square miles and is the second largest City in Orange County, Florida. With the continuing robust growth in population and local business development and expansion, the Apopka area offers countless business and recreational opportunities for local residents.

DEMOGRAPHICS

2018 SUMMARY	1 MILE	3 MILE	5 MILE	2023 SUMMARY	1 MILE	3 MILE	5 MILE
 Population	2,180	29,838	120,956	 Population	2,695	34,508	133,346
 Households	707	9,544	39,746	 Households	869	10,957	43,576
 Families	530	6,969	30,115	 Families	650	7,976	32,912
 Average Household Size	3.08	3.12	3.03	 Average Household Size	3.10	3.15	3.05
 Owner Occupied Housing Units	499	6,626	28,783	 Owner Occupied Housing Units	623	7,889	32,343
 Renter Occupied Housing Units	208	2,918	10,963	 Renter Occupied Housing Units	246	3,068	11,232
 Median Age	37.0	36.0	36.0	 Median Age	38.4	36.8	36.6
 Median Household Income	\$51,823	\$52,684	\$55,481	 Median Household Income	\$59,925	\$61,615	\$63,123
 Average Household Income	\$66,786	\$72,219	\$71,484	 Average Household Income	\$79,498	\$88,304	\$85,359



Brand new \$203M Florida Hospital Apopka already plans to add 80 beds

The brand new \$203 million, 320,000-square-foot Florida Hospital Apopka already wants to expand its bed count, likely at a cost of millions of dollars.

The 120-bed facility at 2100 Ocoee Apopka Road opened in December and now plans to add another 80 beds, bringing the total bed count to 200.

"The ramping up of growth has been significant – less than two months after opening, we already are approaching 90 patients. As the community grows and services continue to expand, we believe we will need this extra capacity," said Tim Cook, administrator of Florida Hospital Apopka.

The new facility, which replaces the former Apopka hospital, is a huge game changer for the area as it offers catheterization labs, which are a first for Apopka, as well as a 24/7 intensive care unit, urology services, imaging services and more for Apopka residents who previously had to go outside of the city for many of these services.

Cook previously was expecting the need for more beds to take place within 18-24 months of opening, however, the hospital already has been experiencing an average occupancy rate in the 70s to lower 80s, Florida Hospital spokesman David Breen said.

The rooms for the additional beds will be built out on the fifth and sixth floors, which are currently shell space. Construction will start in the middle of this year and be completed by the end of 2019.

The project will create 50-75 permanent jobs, mostly nursing and some support/ancillary positions, said Cook. Florida Hospital Apopka is one of several campuses hosting a mass hiring event today, Jan. 23, for registered and graduate nurses. At full build-out with the new beds, the hospital ultimately may have close to 1,000 workers.



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