

FOR SALE

3.46 Acres | 4605 Plymouth Sorrento Rd. Apopka

plymouth sorrento rd

the property



3.46 ACRES

13,000+
New Homes
Planned

12.4%
Annual Pop.
Growth Rate

\$154,000+
Ave. Household
Income

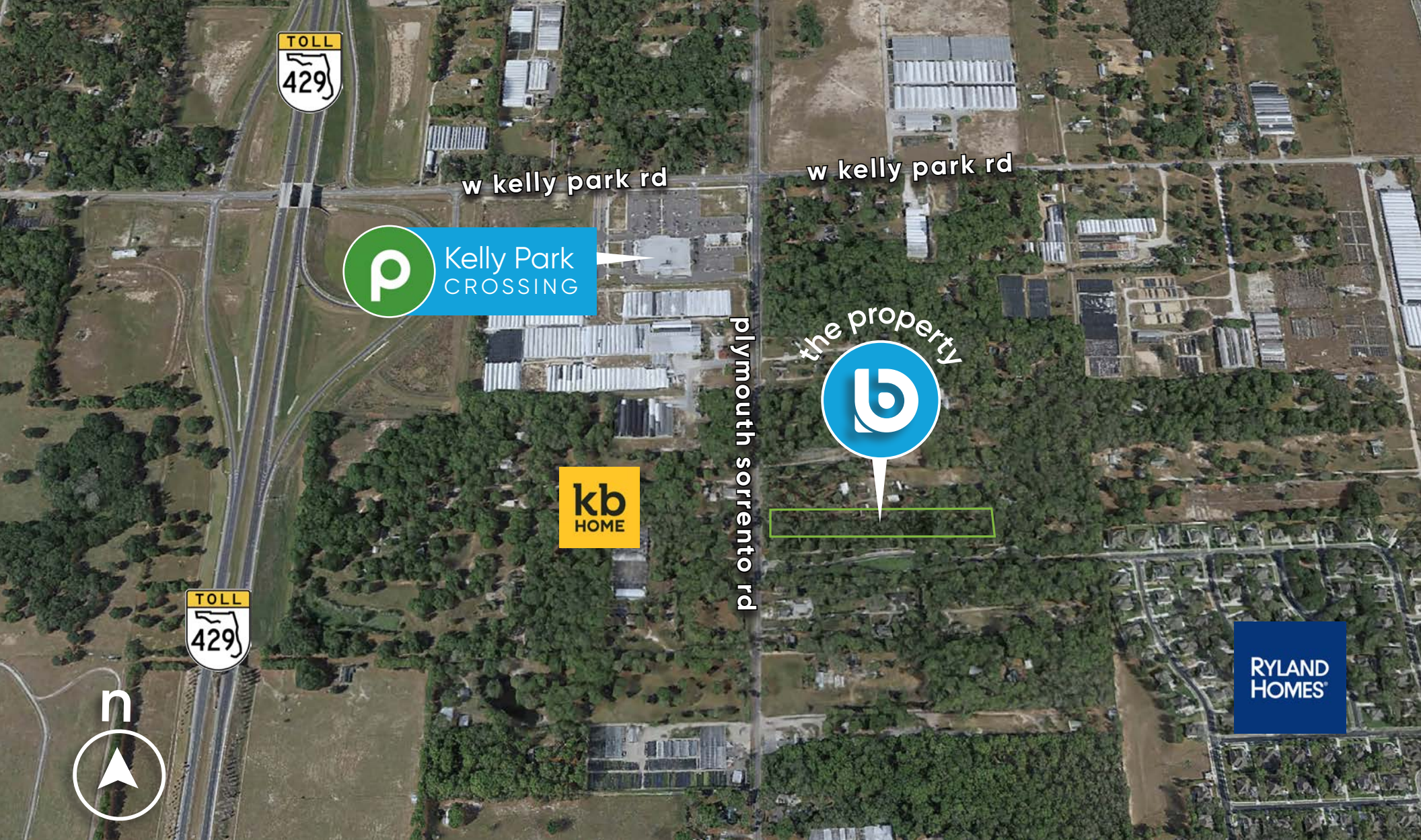
4605

Plymouth Sorrento Rd
Rockledge, Florida 32955

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Bishop Beale Duncan
COMMERCIAL REAL ESTATE



The most accessible entry point to the corridor and its southernmost parcel – 3.46 long-held acres adjoining Apopka's newest single-family neighborhoods, with no recorded sale history.

- Adjoins the newer Berry Oak / Bluejack Ridge neighborhoods– a natural residential extension
- Suited to boutique residential, custom-home / estate-lot product or a long-hold land position
- Nearby new homes sold recently from ~\$260K-\$385K
- Available individually – or combine with 4641 & 4617 for ±15.31 contiguous acres

Location Aerial



aerial



A RARE CONVERGENCE OF OPPORTUNITY. DON'T MISS OUT.

Why builders and land investors are targeting this corridor

Plant your project at the center of Apopka's fastest-growing mile. With **4.87 acres of frontage** minutes from the SR-429 interchange, surrounded by \$480K+ homes and 12% annual population growth, this parcel offers the scale and location builders are chasing — as a standalone anchor site or as the northern piece of a ±15.31-acre assemblage.

Timing is the edge: the Kelly Park Rd four-laning completes in 2027 and Wyld Oaks is moving vertical now. Land basis established today rides the corridor's infrastructure and rooftop wave — the same wave Lennar, M/I Homes and a \$1.2B master developer have already paid to catch.

WHY THIS INVESTMENT WINS...

1 IRREPLACEABLE CORRIDOR POSITION

- **Anchor-scale acreage** — substantial contiguous land suited to a single-family pod, townhome cluster or build-to-rent community
- **< 1 mile** to the SR-429 / Kelly Park Rd interchange → I-4, downtown Orlando & the theme-park corridor
- Inside the **Kelly Park Interchange District** — Northwest Orange County's designated growth node
- **Kelly Park Rd is being four-laned now** — a \$26-27M widening from SR-429 to past Plymouth Sorrento Rd, targeted for 2027
- Plymouth Sorrento Rd (CR 437) frontage — **7,283-8,198 vehicles/day**; Kelly Park Rd 9,470 vpd

COMPETITIVE MOAT: Road-fronted development land of this scale rarely trades in this corridor — and the two adjoining parcels can be combined for full-block control.

2 A \$1.2B GROWTH ENGINE NEXT DOOR

- **Wyld Oaks** — a \$1.2 billion, 255-acre mixed-use district with **3,000-4,000 residences**, 280K SF retail, 70K SF restaurants and two hotels — is under way ~1 mile away at the interchange
- **~13,000 new homes** are planned across the Kelly Park corridor
- **Lennar** has filed 86 lots on Plymouth Sorrento Rd itself; **M/I Homes** has 263 lots under way nearby; 242 apartments + 180 more units approved on the corridor
- The Groves at Kelly Park (multifamily) already under construction

MARKET VALIDATION: National builders and institutional capital have already underwritten this corridor — the growth story is funded and moving dirt.

3 AFFLUENT, EXPLODING DEMOGRAPHICS

- 1-mile population grew **12.4% annually** 2020-2025 (1,834 → 2,971), projected to reach **3,428 by 2030**
 - 3-mile ring holds **25,316 people**, growing to 28,179
 - 1-mile median household income **\$126,812** (avg \$154,104); **290 households earn \$200K+** within a mile
 - Median home value **\$486,882**, median build year 2010 — new rooftops, new wealth
- SPENDING POWER:** High-income professionals and young families are moving in next door — and paying \$480K+ for the privilege.

4 ENTITLEMENT UPSIDE & FLEXIBILITY

- **A-1 (Agricultural) today** — the value driver is rezoning / entitlement toward residential or mixed-use, consistent with proposed corridor uses
- Corridor vision spans **single-family, multifamily, retail, storefront retail/residential and commercial**
- Apopka's **Kelly Park Interchange Form-Based Code** frames the district's mixed-use blueprint, including density bonuses
- Level, wooded/cleared land; **water & electric available** (no sewer — septic or extension)
- **Not in a Special Flood Hazard Area** (FEMA Zone B/X)

OPTIONALITY: Raw, unencumbered land in the path of growth — entitle to match your thesis, capital and timeline.

DEVELOPMENT WITHIN 5 MILES — KELLY PARK GROWTH CORRIDOR

Major community & neighborhood development by local, regional and national homebuilders · Apopka, FL



● Single-family community ● Multifamily ● Mixed-use / retail ■ Amenity ● Planned / filed

Development Key Projects + Amenities

- ★ **The Property (SUBJECT)** · Offered individually or assembled ±15.31 AC / 666,597 SF — **AVAILABLE**
- 2 **Kelly Park Crossing** · Publix-anchored retail
Publix #1698 + shops — **OPEN**
- 3 **Berry Oak** · D.R. Horton
single family ~\$260K–\$385K — **DELIVERED**
- 4 **Bluejack Ridge** ·
new single family — **DELIVERED**
- 5 **2304 Plymouth Sorrento** · Lennar
86 lots / 40.5 AC — **Proposed**
- 6 **Wyld Oaks** · \$1.2B Master Development
3L – 4K Res + 280K SF retail + 2 hotels — **UNDER WAY**
- 7 **Ascend Kelly Park** · DHI Communities
324 Apartments — **UNDER CONSTRUCTION**
- 8 **The Groves at Kelly Park** · Panther Residential
~300 Apartments — **UNDER CONSTRUCTION**
- 9 **Wekiva Ranch** · Mixed Use
apartments + retail — **ADVANCING**
- 10 **Chandler Hills** · Ashton Woods
392 Lots / 117 AC — **STARTING**
- 11 **Crossroads at Kelly Park** · Multiple builders
750+ SF & 600+ MF / 200 AC — **SELLING**
- 12 **Emerson Pointe** · M/I Homes
from \$393K — **SELLING**
- 13 **The Oaks at Kelly Park** · Toll Brothers
\$495K–\$625K+ — **SELLING**
- 14 **Winding Meadows** · Pulte Homes
single family & villas — **SELLING**
- 15 **Wolf Lake Ranch** · M/I Homes
from \$617K — **SELLING**
- 16 **Rhett's Ridge** · Lennar
single family — **SELLING**
- 17 **Willow Run** · M/I Homes
from \$699K — **SELLING**
- 18 **Grassmere REserve** · M/I Homes
153 Homes — **FILED**
- 19 **Lent Rd estates lots** · M/I Homes
110 estates homes — **FILED**
- 20 **Avian Pointe** · D.R. Horton
single family & towns — **SELLING**
- 21 **Meadowlark Landing** · Mattamy Homes
from \$320K — **SELLING**
- 22 **OneEleven Apopka** · OneEleven Residential
242 apartments — **APPROVED**
- 23 **The Waters** · Dominion
180 apartments — **APPROVED**
- 24 **Bronson Ridge / The Ridge** · Lennar
683-home master plan — **UNDER WAY**
- 25 **Floridian Town Center** · Mixed Use
600 MF + 180 Senior + hotel — **PLANNED**
- A **Northwest Recreation Complex**
- B **Kelly Park / Rock Springs Run**
- C **Wolf Lake Elem. & Middle**

4605 is also
offered as
a part of
a 3-Parcel
Opportunity

THE OFFERING — THREE PARCELS, ONE OPPORTUNITY

Contiguous, master-plannable frontage — scarce at this scale in the Kelly Park corridor

PARCEL	ADDRESS	PARCEL ID	SIZE	CHARACTER
1	4641 Plymouth Sorrento Rd	18-20-28-0000-00-095	4.87 AC / 211,921 SF	Anchor development parcel
2	4617 Plymouth Sorrento Rd	18-20-28-0000-00-121	6.98 AC / 303,929 SF	Largest & most flexible — the centerpiece
3	4605 Plymouth Sorrento Rd	18-20-28-0000-00-093	3.46 AC / 150,747 SF	Southern entry, adjoins new neighborhoods
TOTAL — three contiguous parcels, continuous frontage			15.31 AC / 666,597 SF	One master-plannable site

WHY INVEST IN THE WHOLE PORTFOLIO?

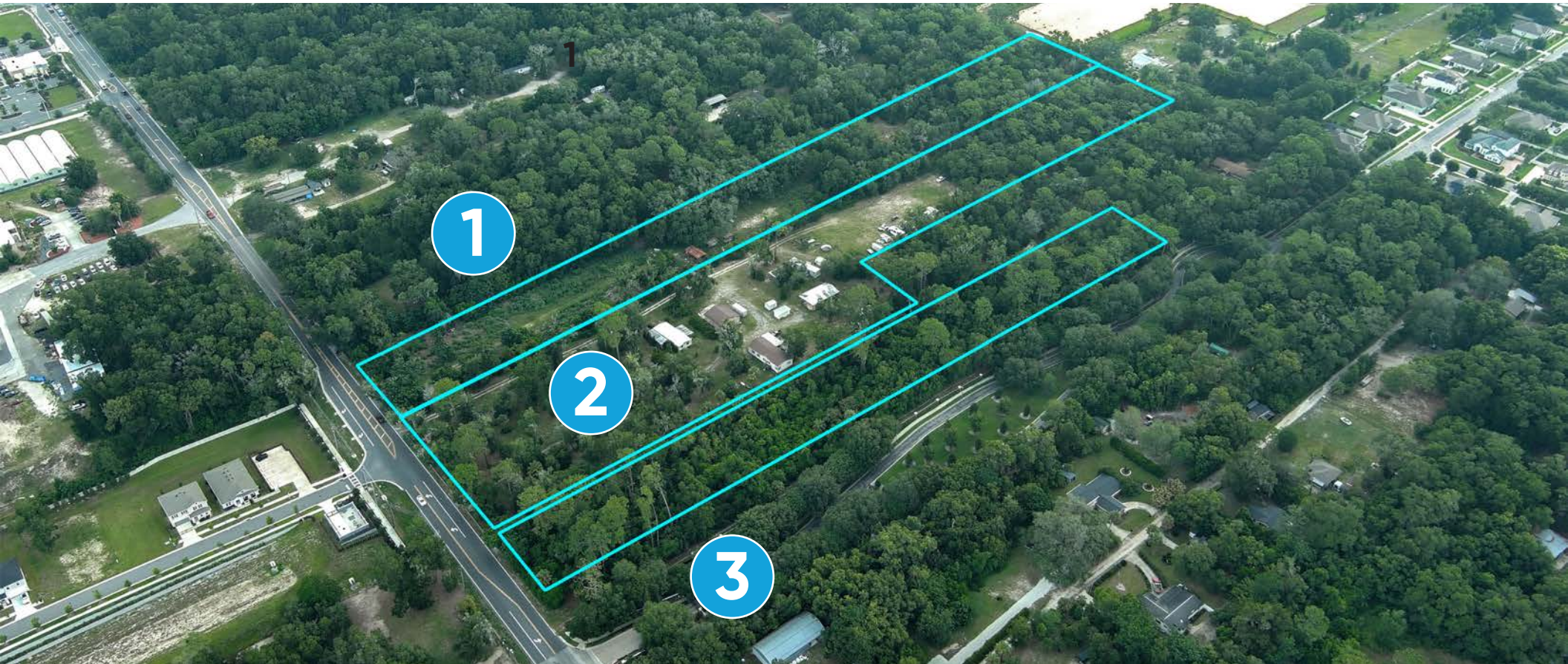
Unified control limits holdout risk · enables efficient master planning and phasing · supports higher-density entitlements · captures the full corridor frontage in one transaction.

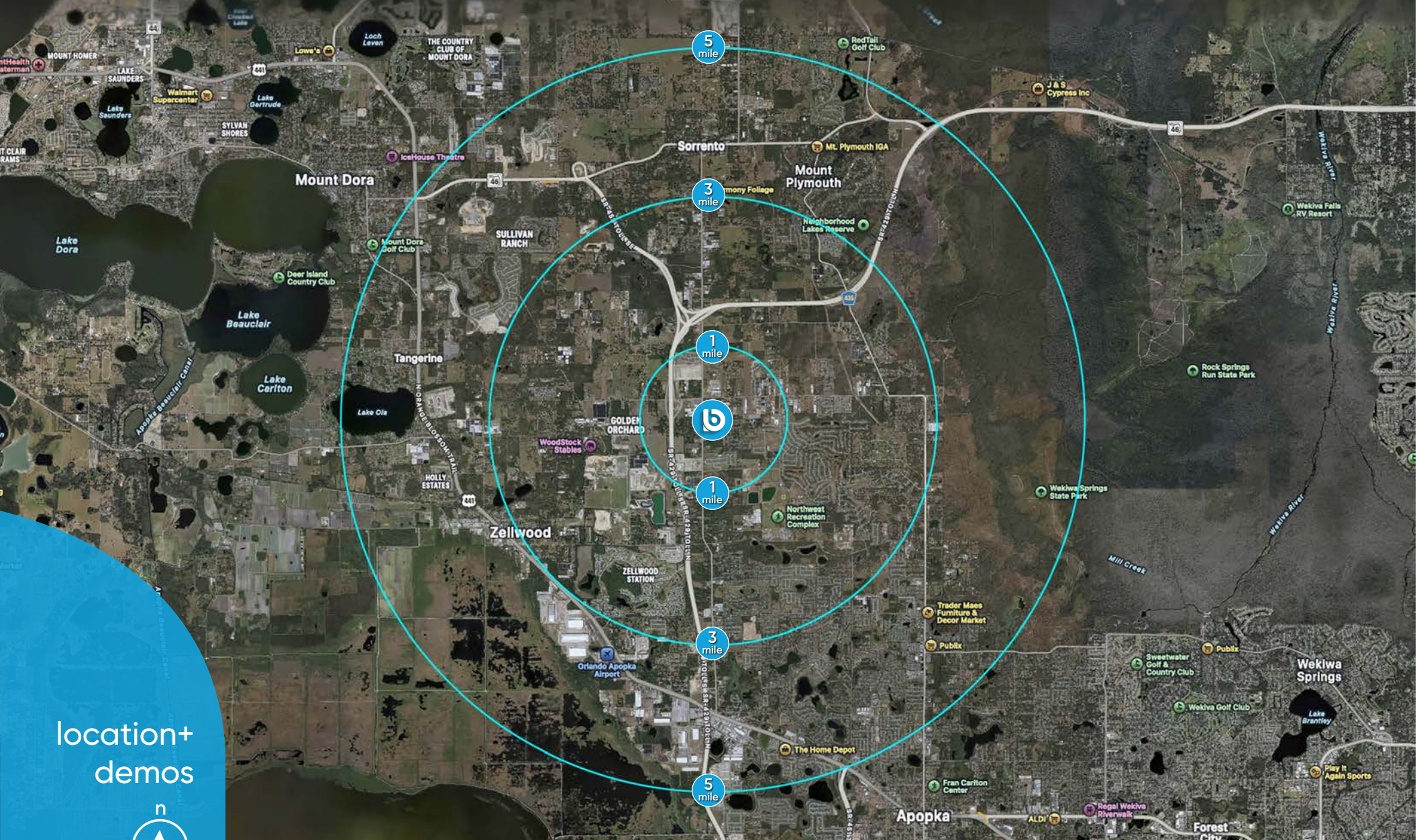
ONE ZONING, ONE PATH

All three parcels share **A-1 Zoning** — a clean, unified rezoning / entitlement path toward the corridor's proposed residential and mixed-use pattern, framed by Apopka's Kelly Park Interchange Form-Based Code.

BUY THE BLOCK — OR JOIN IT

Offered as a single #15.31-acre master-development opportunity **or individually by three separate owners**. Acquire the assemblage and control the corridor — or acquire a parcel and join it.





location+
demos



location +
demographics

Radius	Population	Annual Growth ('20-'25)	Ave. Household Income
1-Mile	2,971	12.4%	\$154,104
3-Mile	25,316	4.3%	\$139,485
5-Mile	67,469	3.6%	\$122,687



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