

4617 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.

