

*For Sale*

**DEVELOPMENT LAND**

**1791 OLD DIXIE HIGHWAY, APOPKA, FL 32712**



## PROPERTY HIGHLIGHTS



**\$2,400,000**  
PRICE



**6.96 AC**  
TOTAL ACREAGE



**PD**  
ZONING

- Previously approved for 125-Bed Senior Assisted Living Facility
- Full Construction Plans available
- All utilities stubbed to site
- Price does not include PACE Loan, to be assumed by Buyer
- Excellent location with close access to medical facilities and major highways
- Nearly 7 acres of high & dry land
- Jurisdiction- City of Apopka

## DEMOGRAPHICS

|                                                                                     | RADIUS            | 3 MILE   | 5 MILE   |
|-------------------------------------------------------------------------------------|-------------------|----------|----------|
|  | HOUSEHOLDS        | 14,375   | 31,596   |
|  | AVERAGE HH INCOME | \$97,811 | \$99,844 |
|  | POPULATION        | 44,607   | 94,843   |



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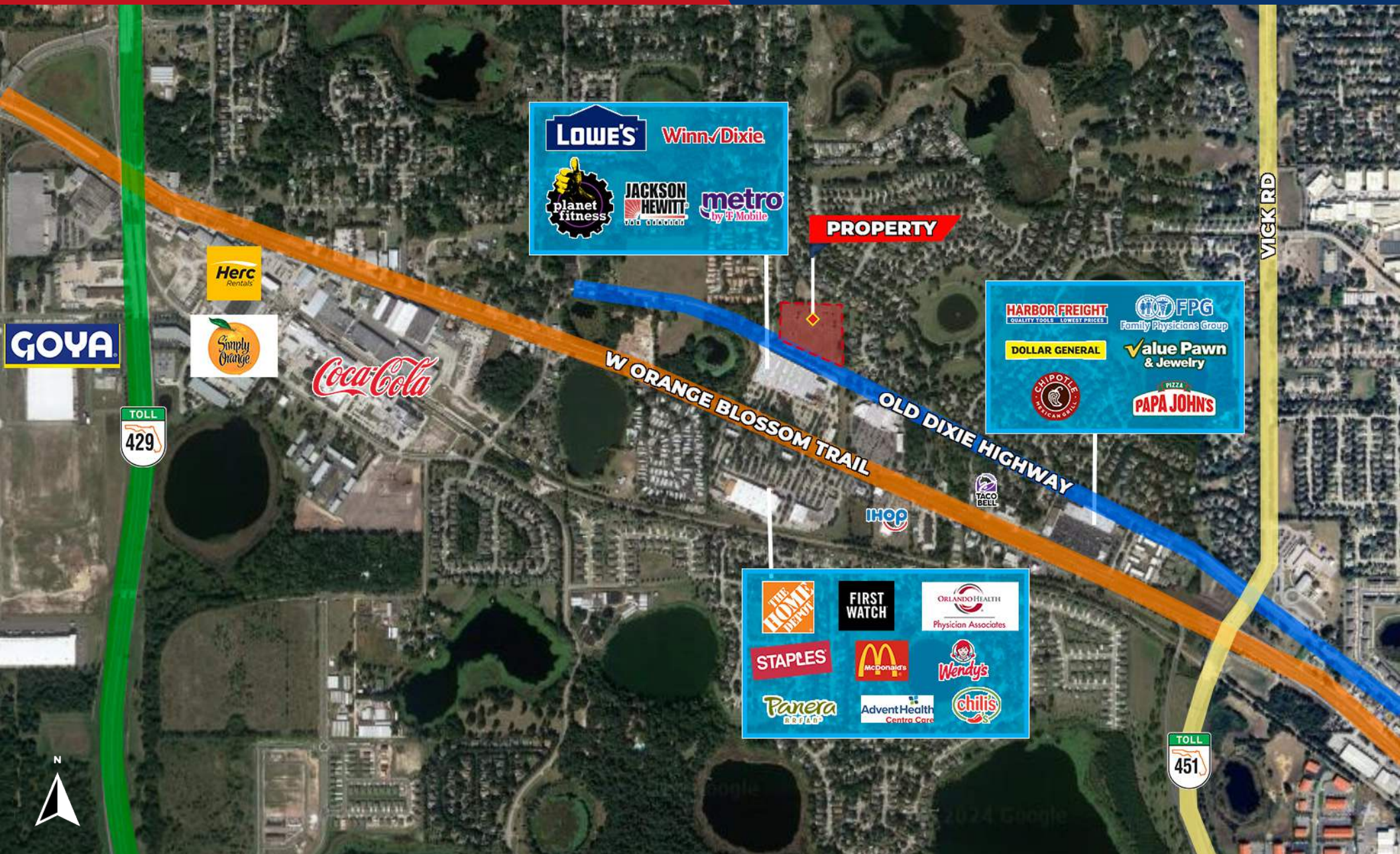
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