

FOR SALE > LAND

\$850,000

## 3.5± ACRE COMMERCIAL SITE

2104 N ROCK SPRINGS RD , APOPKA, FL 32712



Caleb McDow, MSRE  
caleb@crosbydirt.com  
352.665.6648



Ben Crosby ALC, CCIM  
ben@crosbydirt.com  
863.293.5600

Corporate Address: 141 5th St. NW, Suite 202, Winter Haven, FL 33881

225 West Main St, Tavares, FL 32778

52 Commerce Street, Hawkinsville, GA 31036

**crosbydirt.com**

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## Executive Summary

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## OFFERING SUMMARY

<b>Listing Price</b>	\$850,000
<b>Acres</b>	3.5 Acres
<b>Price Per Acre</b>	\$242,857
<b>County</b>	Orange
<b>Zoning</b>	Agriculture
<b>Utilities</b>	Along W Lester Rd, a 12" water main, a force main, a reclaimed water main, & a stormwater drain.
<b>Taxes</b>	\$2,601
<b>Parcel IDs</b>	28-20-28-0000-00-079 & 28-20-28-0000-00-087
<b>Coordinates</b>	28.715305, -81.509267
<b>Sewer</b>	Yes

## PROPERTY OVERVIEW

This 3.5 ± acre site offers an excellent opportunity to develop a retail or commercial project at a high traffic location in Apopka. The site provides a large range of project options from a retail center to a mixed-use lifestyle center. High traffic uses are within 1 mile - Publix, McDonald's, Subway, Walgreens, and more!

## PROPERTY HIGHLIGHTS

- Commercial/Retail Opportunity
- Traffic Counts: Over 19,000/day on Rock Springs Rd
- Limited competitive sites as east side of Rock Springs Road is the Rock Springs Reserve conservation area.
- Road Frontage: 218 ft on 4-lane, divided SR-435/Rock Springs Rd
- 2 miles from FL-429 loop expressway around Orlando

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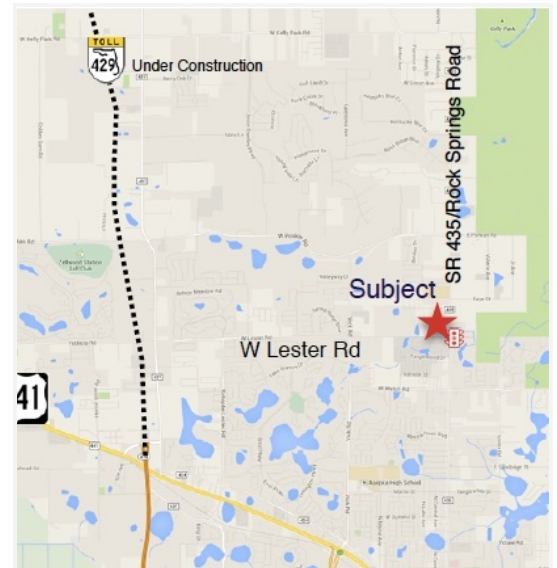
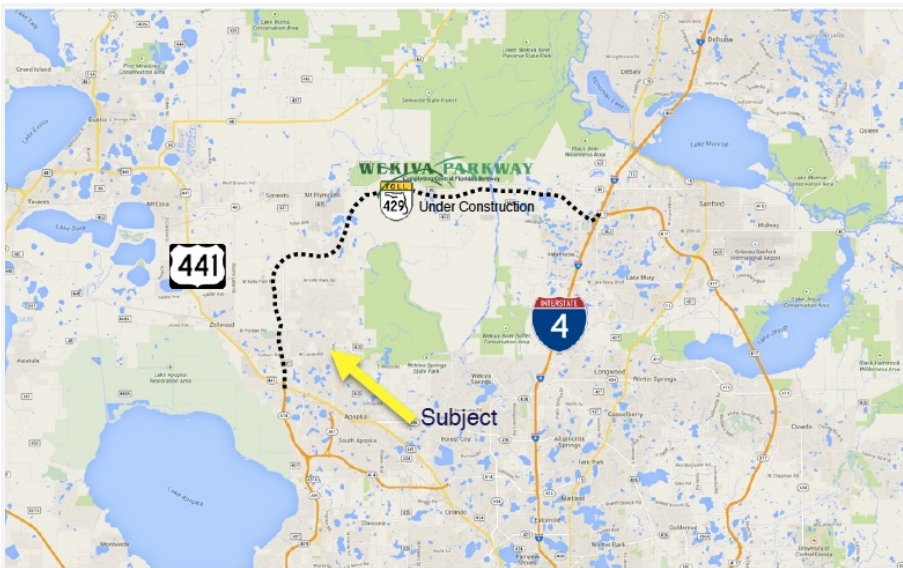
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Additional Photos

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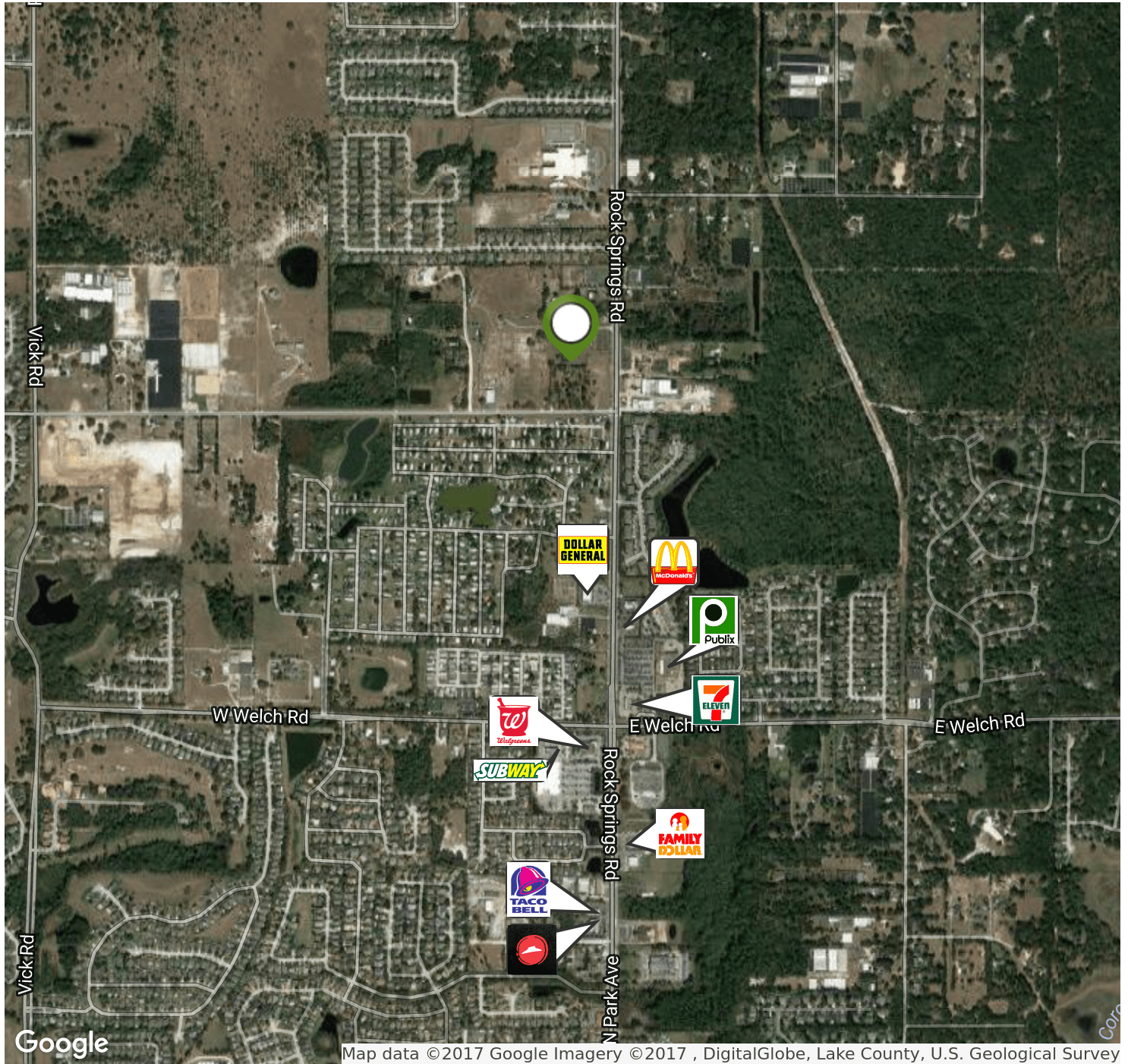
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Retailer Map

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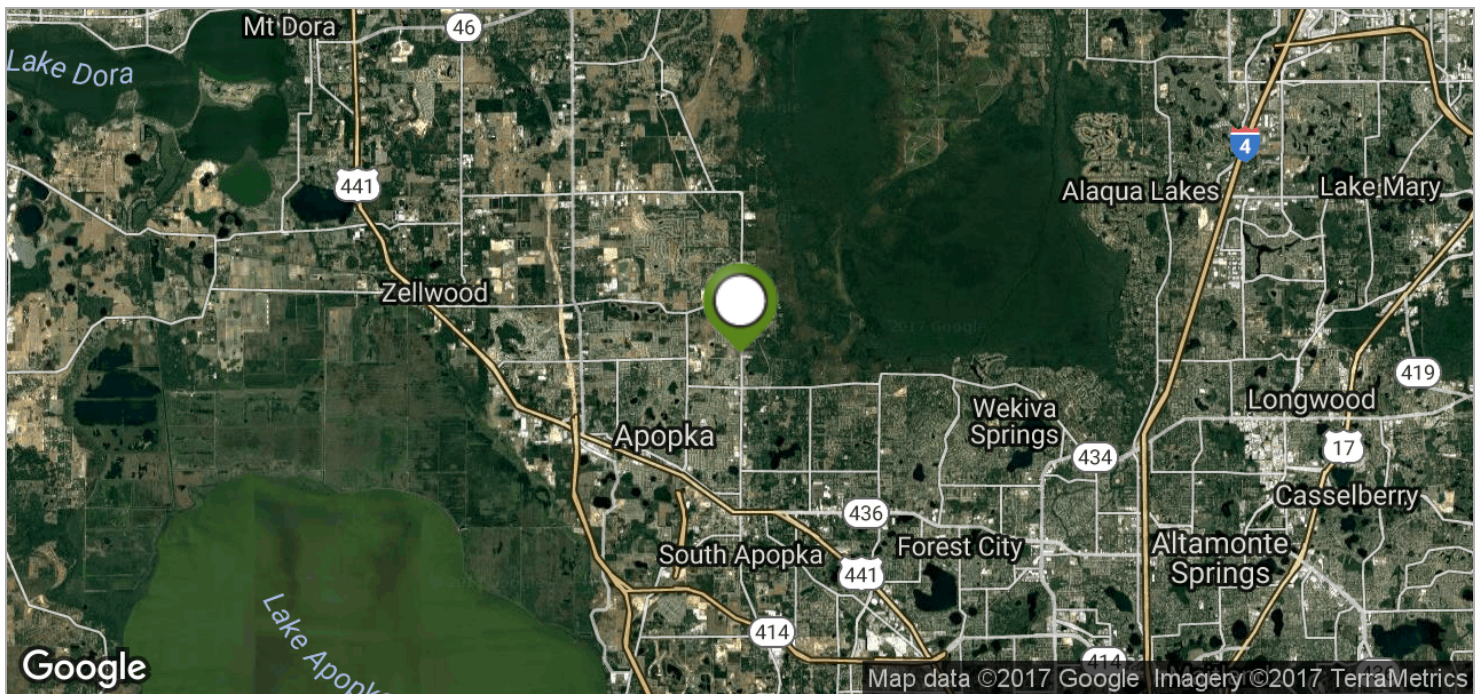
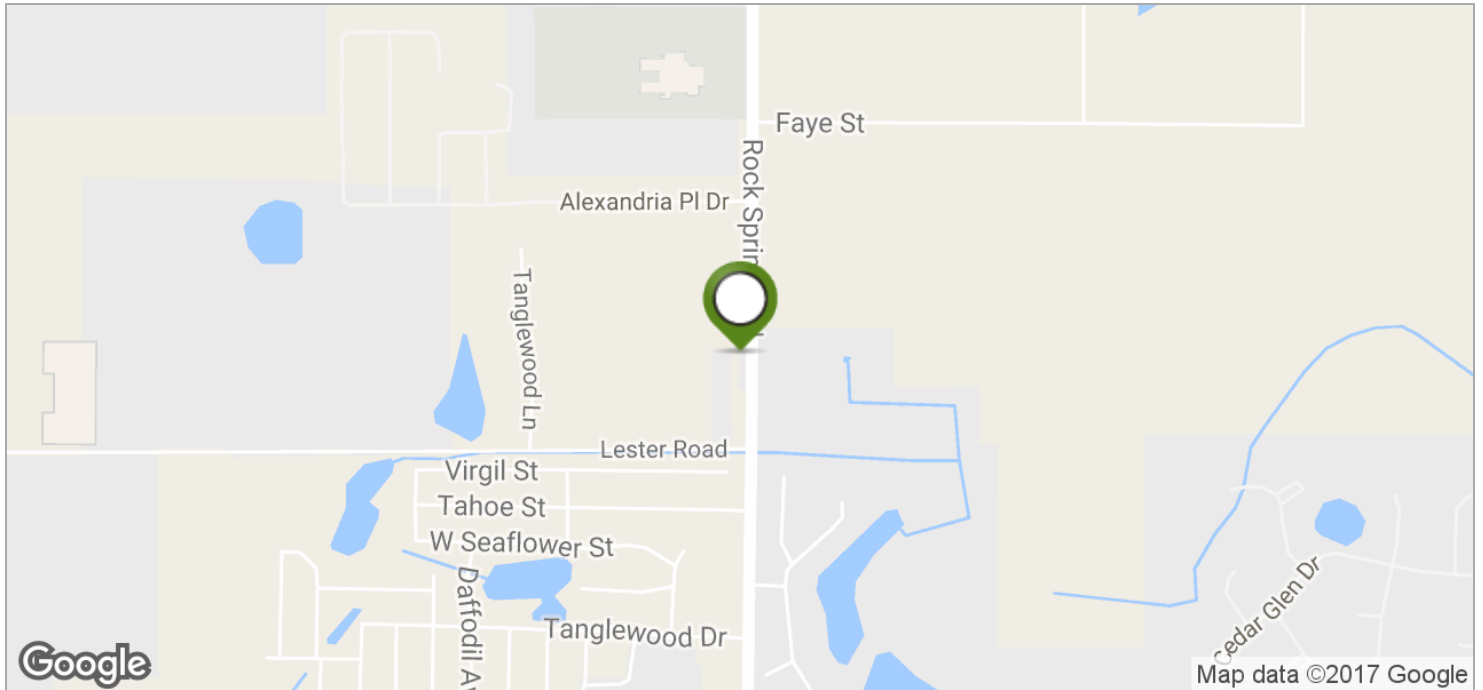
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Location Maps

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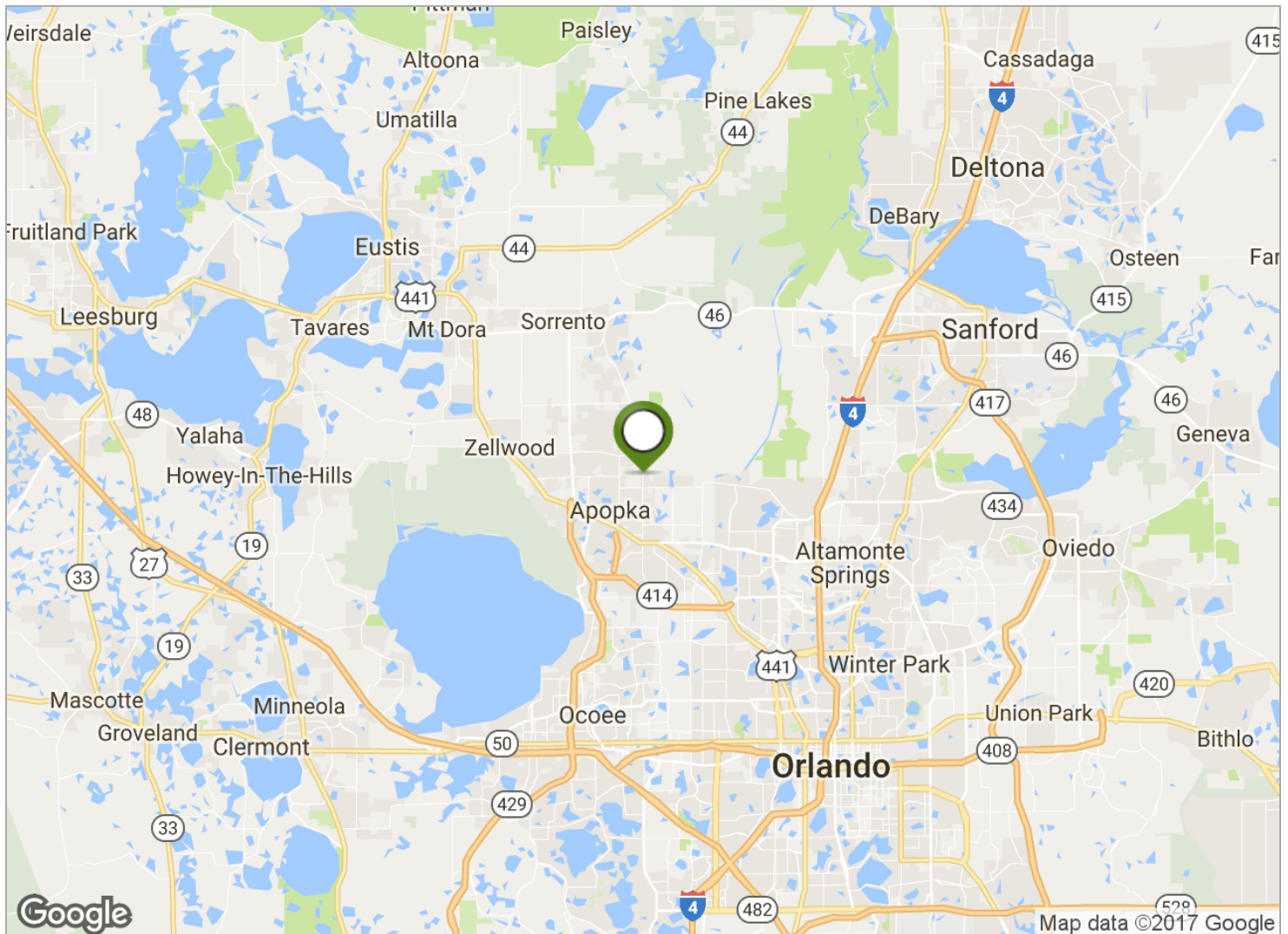
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Location Maps 2

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## LOCATION DESCRIPTION

3.5+ acres on Rock Springs Rd in Apopka, FL

## DRIVE TIMES

5 minutes to downtown Apopka  
 5 minutes to Rock Springs Reserve Park  
 5 minutes to Wekiwa Springs State Park  
 15 minutes to Altamonte Springs  
 25 minutes to downtown Orlando

## DRIVING DIRECTIONS

From US 441 & 429 Parkway, proceed North on Plymouth Sorrento Rd to W. Lester Rd. Turn East to Rock Springs Rd.  
 From I-4 & SR 436, proceed West on SR 436 to Rock Springs Road. Turn right to Lester Rd.

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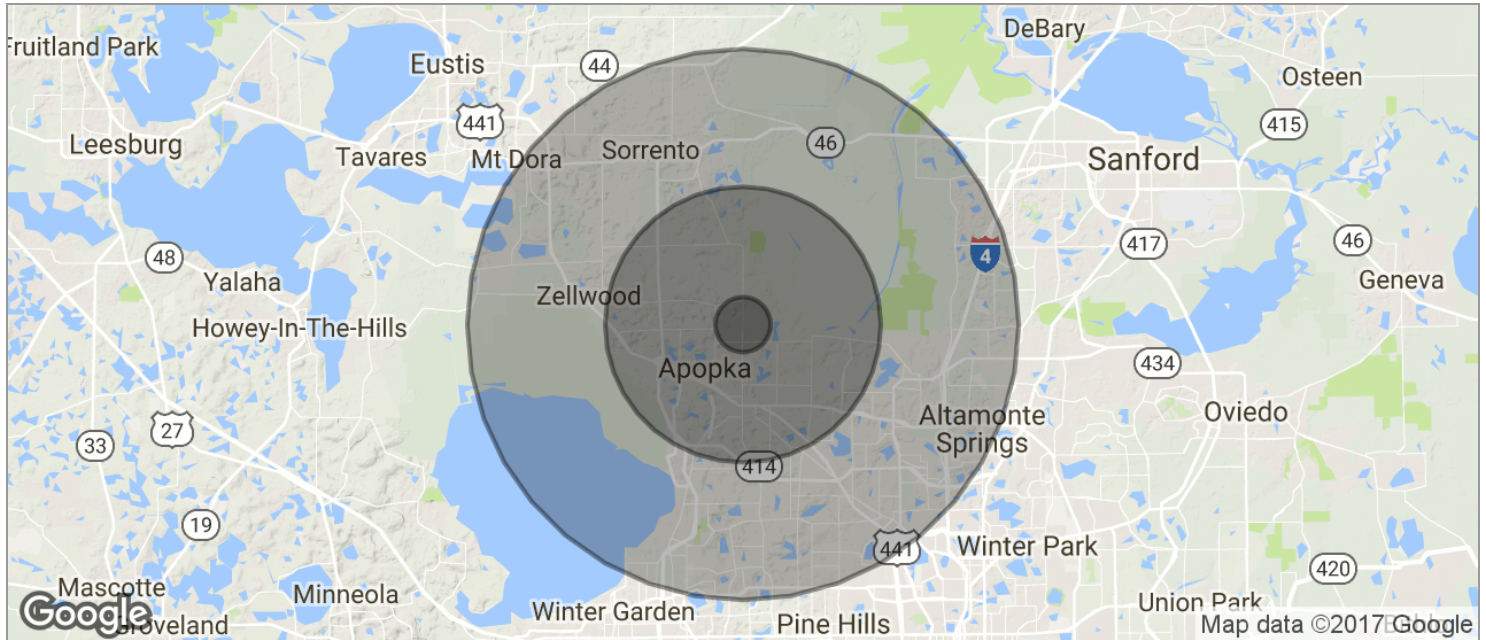
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## Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,254	79,845	323,417
MEDIAN AGE	35.5	37.6	36.7
MEDIAN AGE (MALE)	34.6	36.8	35.9
MEDIAN AGE (FEMALE)	36.0	38.2	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	776	29,174	119,428
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$80,271	\$75,458	\$72,020
AVERAGE HOUSE VALUE	\$343,453	\$266,871	\$270,221

\* Demographic data derived from 2010 US Census

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## 3.5± ACRE COMMERCIAL SITE

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Land Specialist

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### CALEB MCDOW, MSRE

#### Land Specialist



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Winter Haven, FL 33881

T 352.665.6648

caleb@crosbydirt.com

FL #SL3271855

#### Professional Background

Caleb holds a Masters of Science in Real Estate (MSRE) from the University of Florida and currently works in agricultural land sales - specializing in row crops, pasture and citrus groves in Florida. Caleb is involved with the Realtors Land Institute (RLI) as a member of the Future Leaders Committee and liaison for the Military Transition Program. Prior to his real estate career, Caleb spent 9 years flying F/A-18s for the US Navy and continues to serve in the US Navy Reserve. Caleb has experience in office and retail leasing, single family investment properties, and agricultural and development land. He is also a guest contributor to the webpage blogs of the Realtors Land Institute and LandThink.

#### Memberships & Affiliations

RLI: Future Leaders Committee/Military Transition Program

#### Education

Masters of Science in Real Estate (MSRE) from the University of Florida

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Broker/Land Specialist

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### BEN CROSBY ALC, CCIM

Broker, Owner



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C 863.412.8977

F 888.823.0412

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FL #BK3203837



#### Professional Background

Mr. Crosby believes in earning your trust and respect. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property you are seeking to buy or sell. Born in Tampa, Florida his experience spans more than 34 years in real estate, agricultural investments, commercial and land management. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 36 years and has three grown daughters and 14 grandchildren.

#### PROFESSIONAL EXPERIENCE:

- 2014 Vice President Certified Commercial Investment Member (CCIM) Institute Region 8 (Florida & Puerto Rico)
- 2013 President Florida CCIM Chapter
- 2009-2014 Trustee, Florida REALTORS® Political Action Committee
- REALTORS® Land Institute (RLI) Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course, Site Selection Course and Land Investment Analysis Course
- 34 years in the Florida Real Estate Market
- Citrus & other Agricultural Investments
- Commercial Property Sales & Management
- Land Sales, including Recreational & Environmentally-sensitive property
- Held Licenses in Florida, Georgia, California, Colorado, Arkansas, Texas, Alabama, Mississippi & Nevada

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#### Memberships & Affiliations

REALTORS® Land Institute (RLI)  
Land Realtor of America 2014  
Excellence in Instruction Award 2014  
Florida Land Realtor of the Year 2010  
Excellence in Instruction Award 2010  
National Networking Award for Mississippi land transaction 2009

Florida Chapter Certified Commercial Investment Member (CCIM)  
Hank Thompson Award 2014

Florida Gulfcoast Commercial Association of REALTORS® (FGCAR)  
Pinnacle Award(s):  
Regional #2 Land Producer 2009  
All Category Deal of the Year 2007  
Land Deal of the Year 2007

Central Florida Commercial Association of REALTORS® (CFCAR)  
Hallmark Award(s):  
Overall Top Ten Producer 2009  
Overall Top Polk Co. Producer 2009  
Top Investment Producer 2009  
Land Top 10 Producer 2007

#### Education

B.A./Business Administration from the University of South Florida

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