



**FOR SALE
LAND
\$850,000**

LAKE SHEPARD PARCEL

27 N BINION ROAD, APOPKA, FL 32703





OFFERING SUMMARY

Sale Price:	\$850,000
Available SF:	
Lot Size:	20.0 Acres
Price / SF:	\$0.98

PROPERTY OVERVIEW

This stunning, waterfront development property has great potential for anyone looking to break ground on a residential development. The property consists of 20 acres of land, with frontage on North Binion Rd, as well as the placid Sheppard Lake. There are currently multiple buildings on the site that could be renovated or removed to make space for new construction projects. This parcel is brimming with opportunity and would make the perfect spot for your next development endeavor.

PROPERTY HIGHLIGHTS

- Waterfront development land
- Near SR 429 and the Wekiva Parkway

ID#: 1048976



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Location Maps

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Location Maps 2

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LOCATION DESCRIPTION

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DRIVE TIMES

DRIVING DIRECTIONS

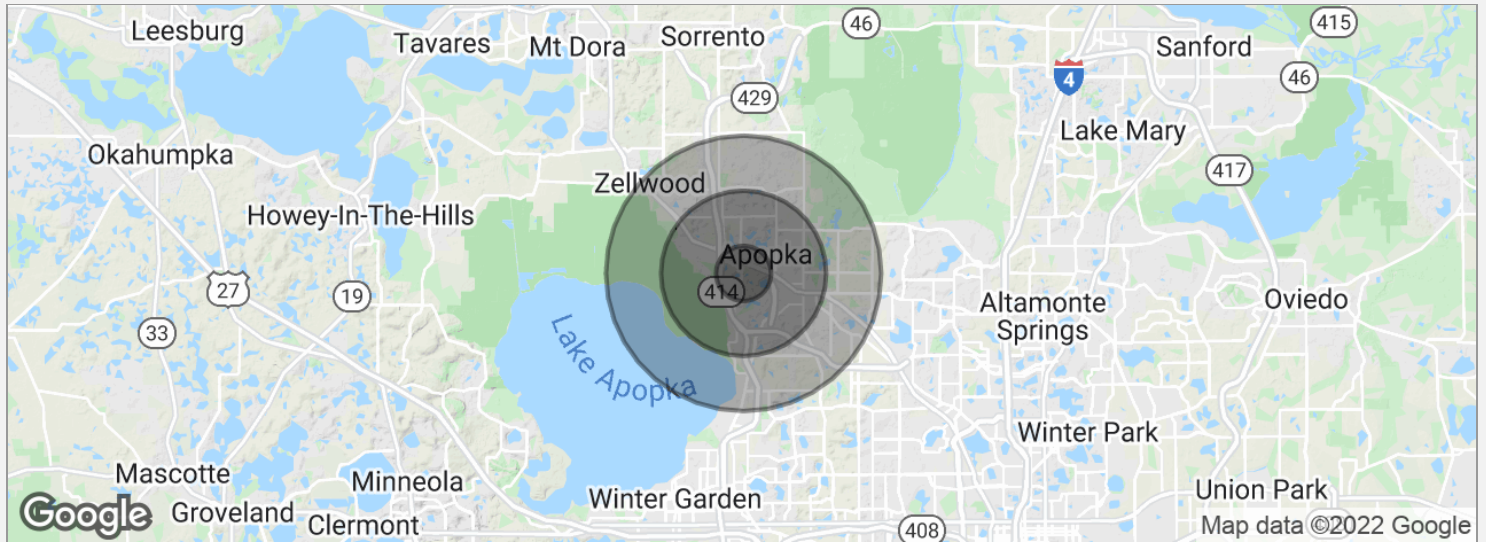
From Hwy. 441 and SR 429 (Toll road) travel S on 441 to Orange avenue: travel S on Orange Avenue past the

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POPULATION

1 MILE

3 MILES

5 MILES

Total population	3,443	29,495	61,704
Median age	37.6	36.6	37.0
Median age (male)	37.9	36.5	36.2
Median age (Female)	37.5	36.7	37.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,328	10,919	22,708
# of persons per HH	2.6	2.7	2.7
Average HH income	\$79,367	\$70,247	\$68,629
Average house value	\$261,774	\$253,734	\$254,837

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Rick Gonzalez is an Accredited Land Consultant (ALC), a Certified Commercial Investment Member (CCIM), a REALTOR®, and a Rotarian. He is a 7th generation native Floridian, a member of the Poarch Creek Indian Tribe, and earned both a BSC. in Soils and an MSc. in Environmental Engineering Sciences from the University of Florida. Land in Central Florida is his primary focus.

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