

# WYLD OAKS

NEW RETAIL DEVELOPMENT

W. Kelly Park Rd. + 429 Expressway – Apopka, FL

**FOR LEASE/SALE**

OUTPARCEL OPPORTUNITIES



Publix

429 13,100 AADT

EXIT-38

NORTHWEST RECREATION  
COMPLEX  
(250,000 visitors/year)

DOWNTOWN  
ORLANDO

1,700,000 SF  
NEW INDUSTRIAL  
under contract

EFFIE DRIVE

SADLER ROAD

GOLDEN GEM ROAD

W KELLY PARK ROAD 9,200 AADT



Colliers

# PROPOSED MASTER DEVELOPMENT PLAN

- Retail
- Hotel
- Multifamily
- Office/Commercial



## PROPERTY HIGHLIGHTS

301  
acre mixed-use  
development

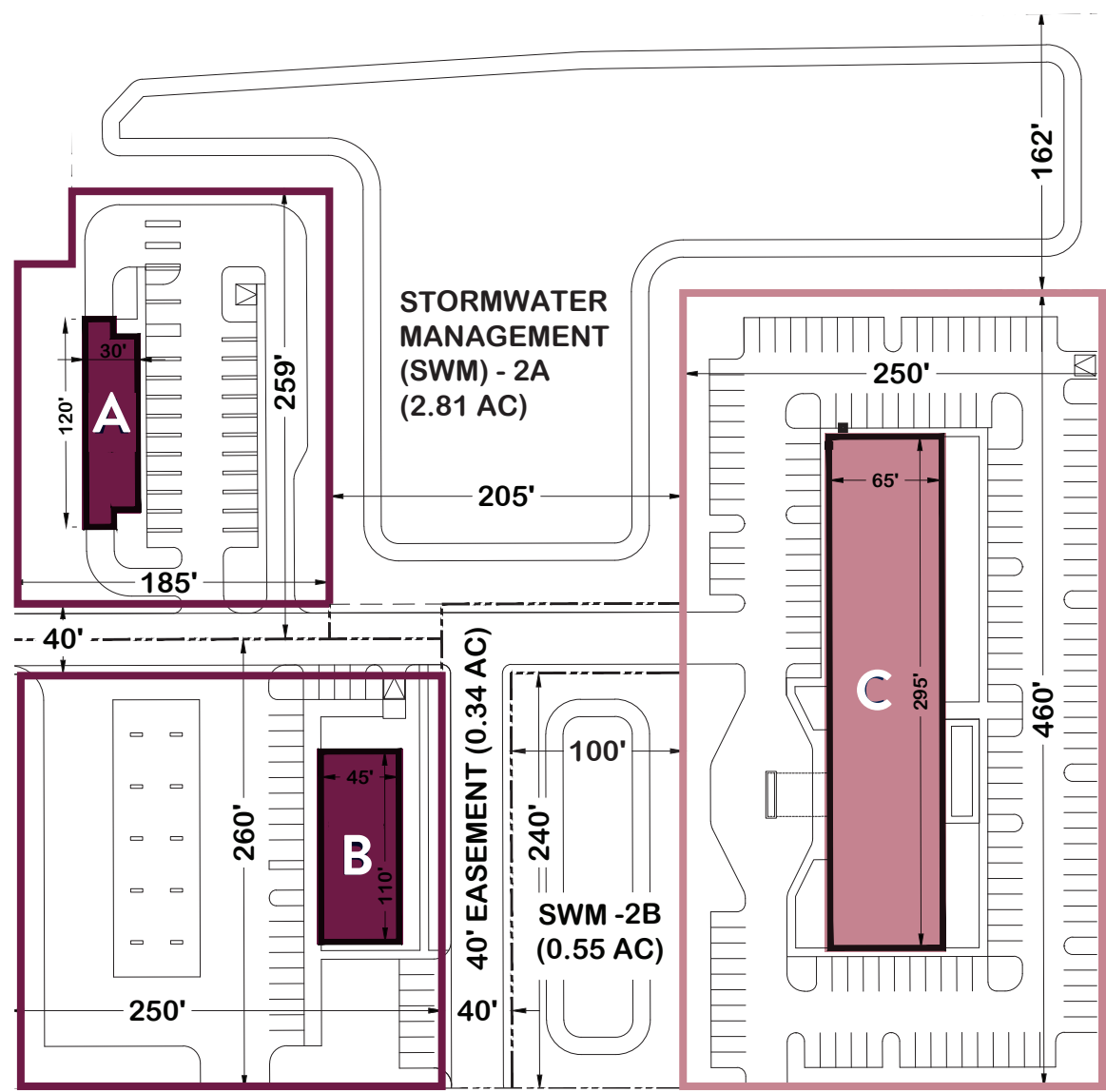
1,700,000 SF  
of industrial under  
hard contract

7,900+ feet  
property frontage along  
the new 429 Beltway  
and W. Kelly Park Rd.,  
which is expanding due to  
projected growth

Excess access  
the brand new 429  
Beltway and Wekiva  
Parkway expansions  
complete a critical link to  
Interstate 4

30 minutes  
from downtown Orlando

# OPPORTUNITIES



## Outparcels

### Site A

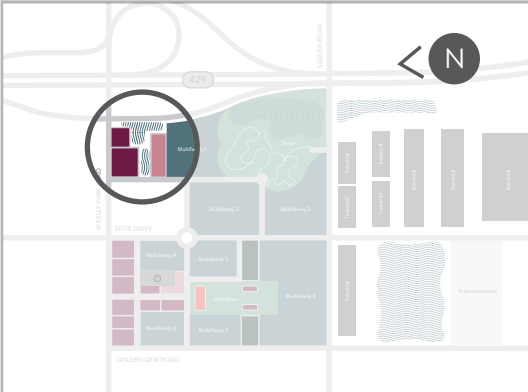
3,320 SF Building  
1.07 AC Parcel

### Site B

4,950 SF Building  
1.49 AC Parcel

### Site C

19,200 SF Building  
2.63 AC Parcel



STATE ROAD 429

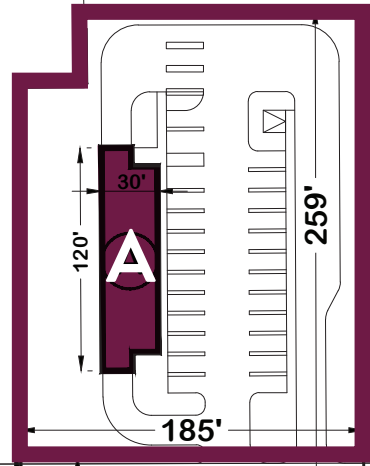
# PARCEL A Car Wash

3,320 SF Building  
1.07 AC Parcel

W KELLY PARK ROAD

STORMWATER  
MANAGEMENT  
(SWM) - 2A  
(2.81 AC)

MULTI-FAMILY  
SITE (MF-1)



205'

250'

65'

C

295'

460'

40' EASEMENT (0.34 AC)

SWM -2B  
(0.55 AC)

40' EASEMENT



260'

250'

40'

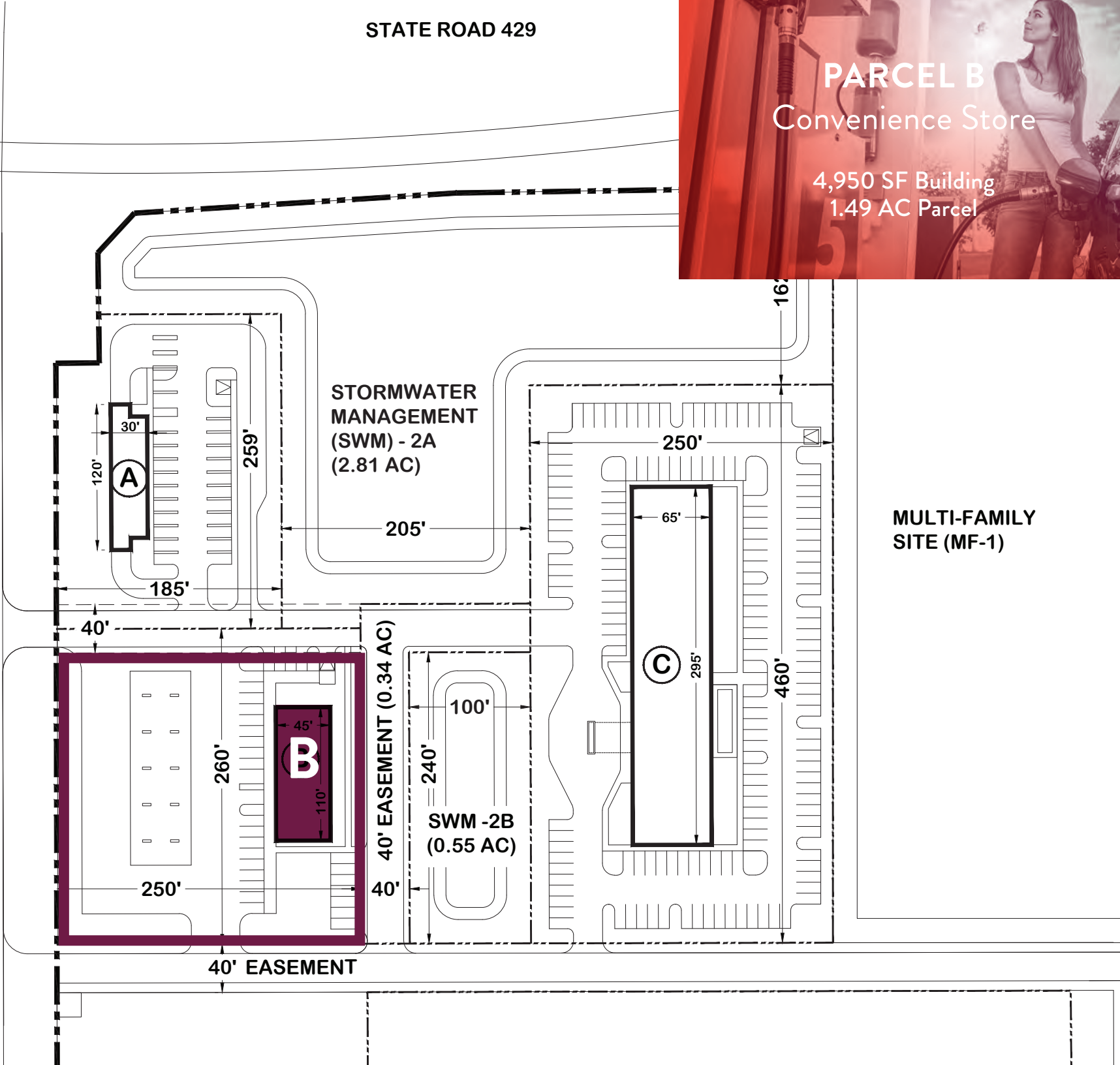


STATE ROAD 429

**PARCEL B**  
Convenience Store

4,950 SF Building  
1.49 AC Parcel

W KELLY PARK ROAD



**MULTI-FAMILY  
SITE (MF-1)**

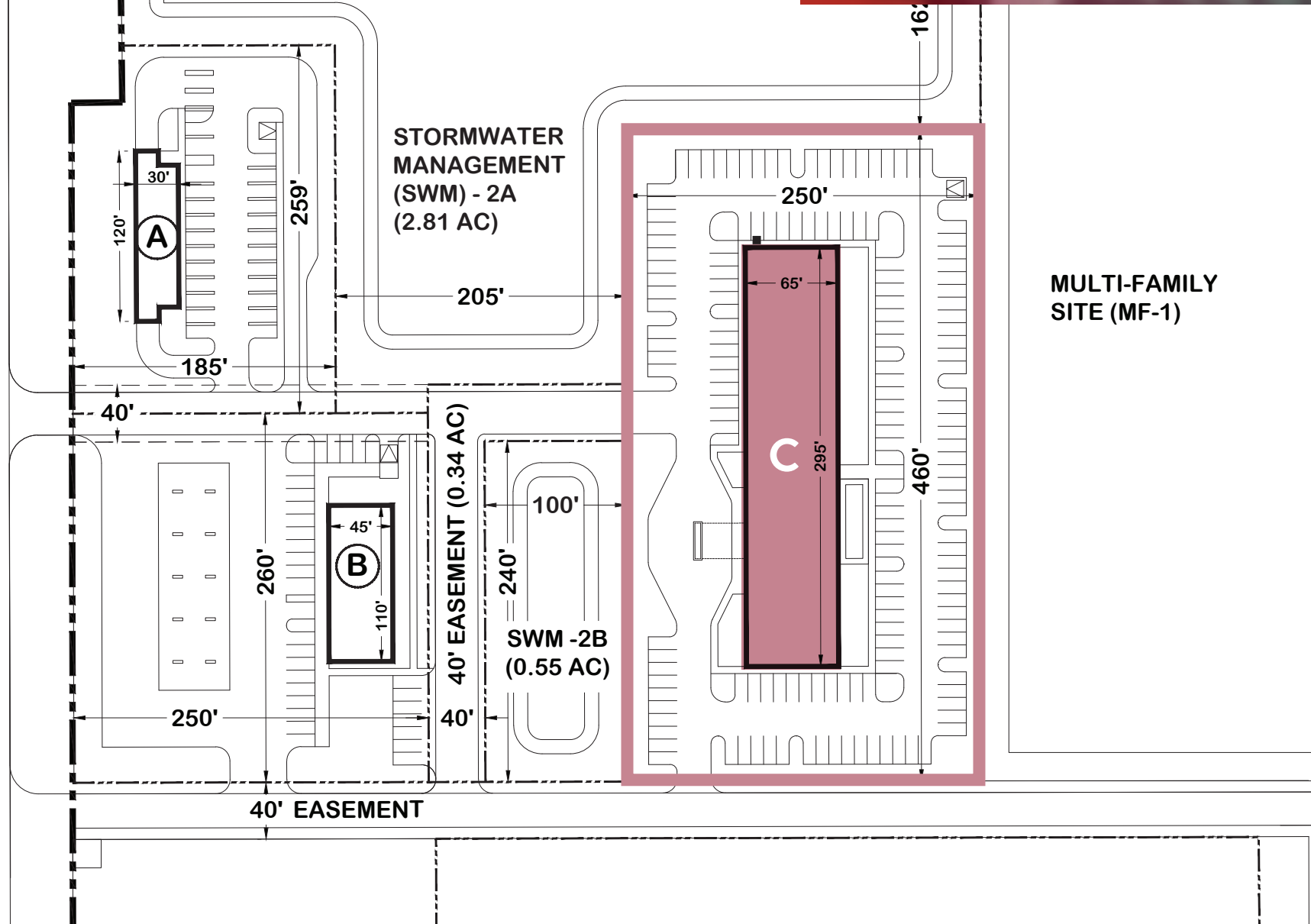
STATE ROAD 429

# PARCEL C

## Dual Branded Hotel

19,200 SF Building  
2.63 AC Parcel

W KELLY PARK ROAD



MULTI-FAMILY  
SITE (MF-1)



## DEMOGRAPHICS

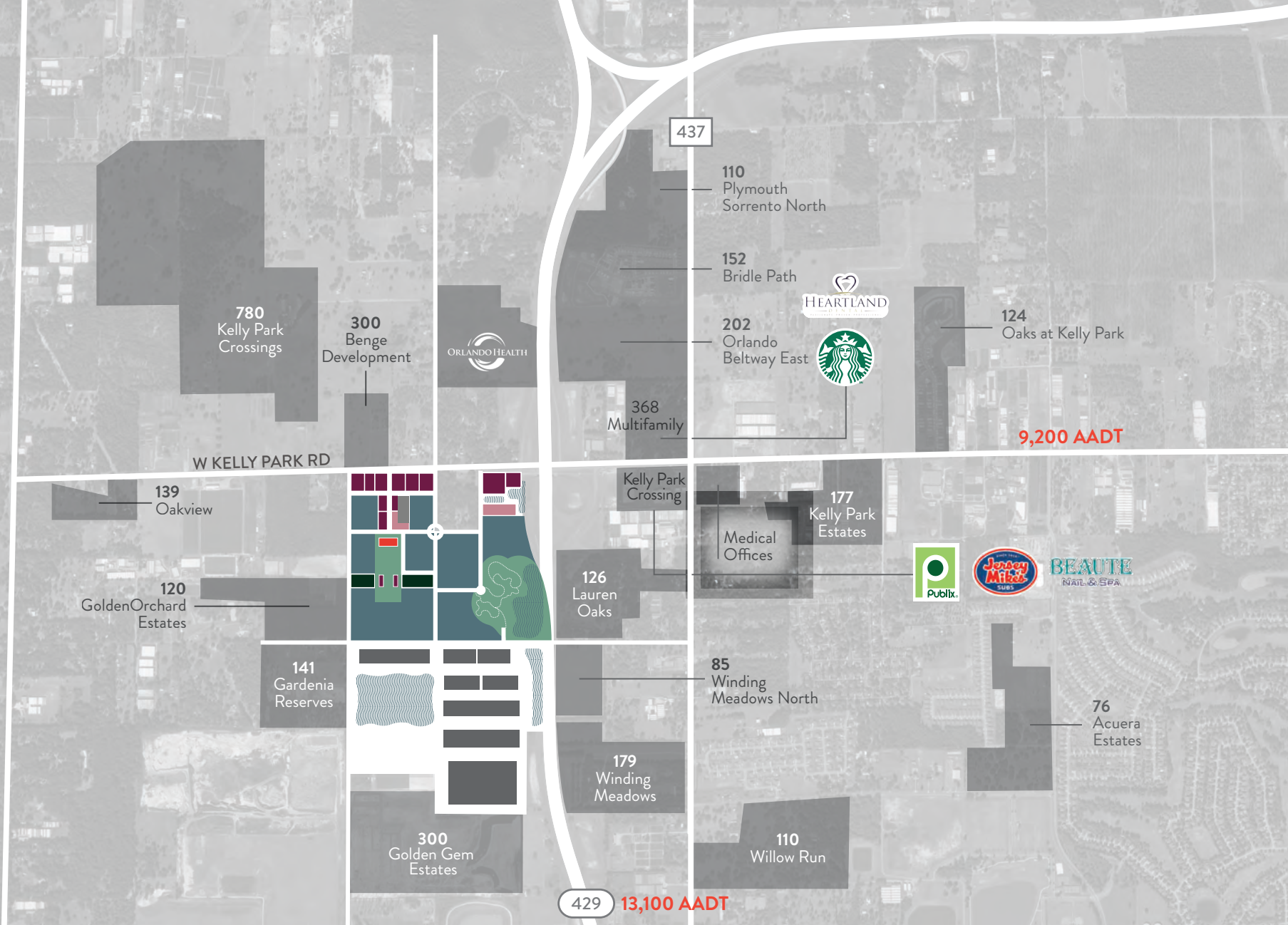
Population  
 1-Mile: 729  
 3-Mile: 18,230  
 5-Mile: 57,959

Daytime Population  
 1-Mile: 711  
 3-Mile: 13,264  
 5-Mile: 42,505

Households  
 1-Mile: 236  
 3-Mile: 6,386  
 5-Mile: 20,382

Average HH Income  
 1-Mile: \$ 122,880  
 3-Mile: \$ 112,301  
 5-Mile: \$ 109,970





# APOPKA HOUSING GROWTH

12,900+  
Future/active housing  
units within the  
submarket

5.9%  
Projected increase in  
households over the next  
five years

6.1%  
Projected increase in  
population over the next  
five years



# APOPKA: THIS IS WHERE ORLANDO GROWS

Magnetized by rich lands and the confluence of abundant natural and spring water, Apopka began as a small trade station in the northwest Orlando region in the 1800s. By the 1900s, the commercial growing industry took root so fast that Apopka became known as *The Indoor Foliage Capital of the World*.

Today, Apopka continues to be the greenhouse of growth for Orlando, expanding beyond foliage to include major employers and populous. Its population has doubled since 2000 and continues to expand, placing critical need on growing housing, entertainment, retail, and experiences to serve its expanding resident base and workforce.

**250,000+**

people per year visit the Northwest Recreational Complex for organized sports and events, 3 miles from Wyld Oaks

## Nature x Nurture

Apopka is the fertile ground of the region, fusing thousands of acres of state parks and preserves with a wellspring of freshwater springs to nurture a rare quality of life that is driving population growth

**2.7+ Million**

people (and growing every day) live in the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA), Florida's 3rd most populated MSA

**1,000+**

people per week are added to the regional population, causing population to branch out for quality of life and excess accessibility, catalyzing a boom in the Apopka area

**#1**

fastest growing job market in the US (Orlando) *Forbes*

**Top 15**

fastest growing cities in the nation (Orlando) *Woods & Poole Economics*

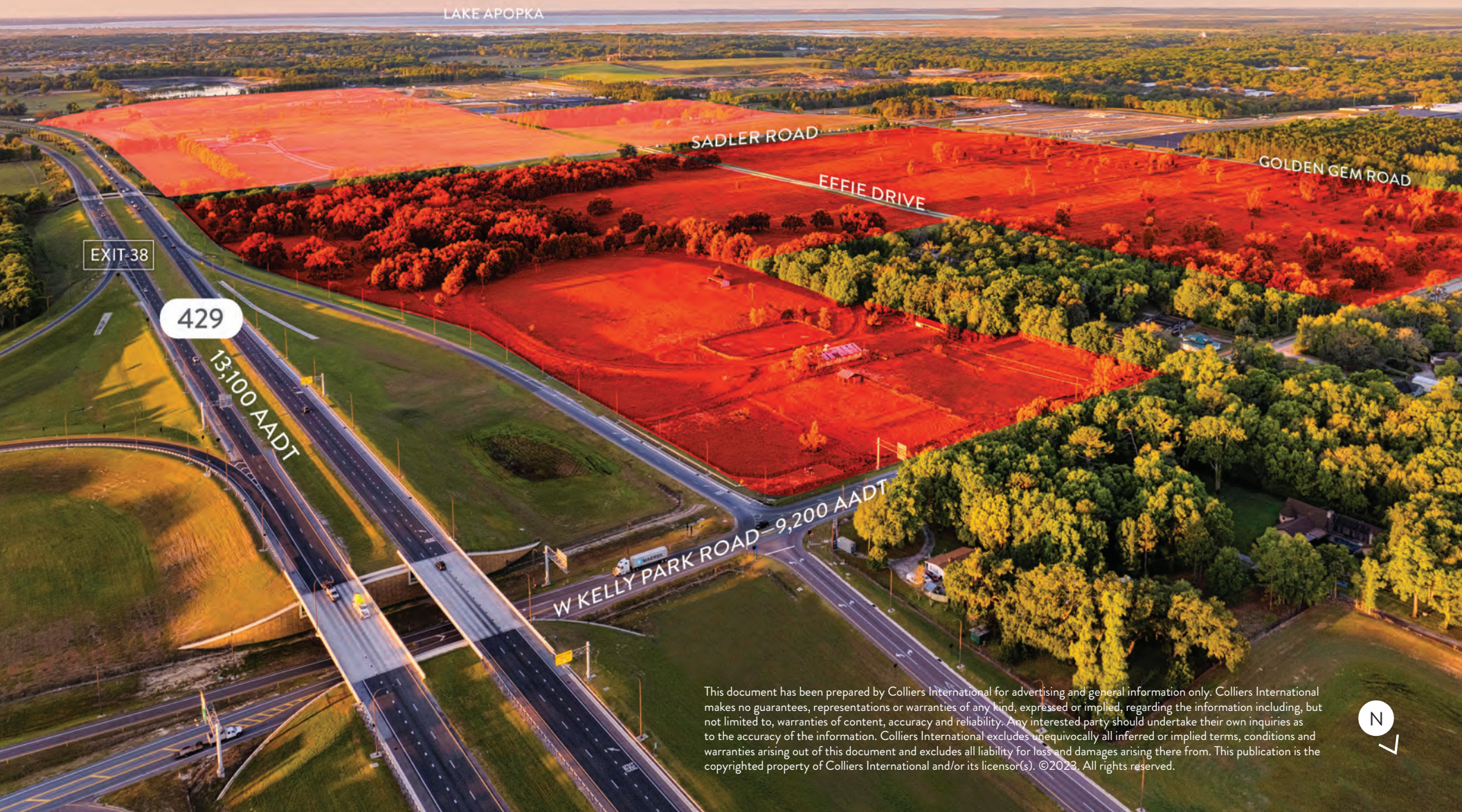




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