# Harmon Center

OCOEE-APOPKA ROAD
1717-1769

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**DR Development LLC** is a full-service real estate development company specializing in medical office and mixed-use projects. Our Apopka Harmon Center is a pristine opportunity in the Central Florida development community.

With an impeccable reputation for quality, integrity, and service, DRdevelopment is led by **Al Portugal**, who brings decades of experience in medical practices development and acquisition of real estate.

# development info

SUBJECT PROPERTY

## EXECUTIVE SUMMARY

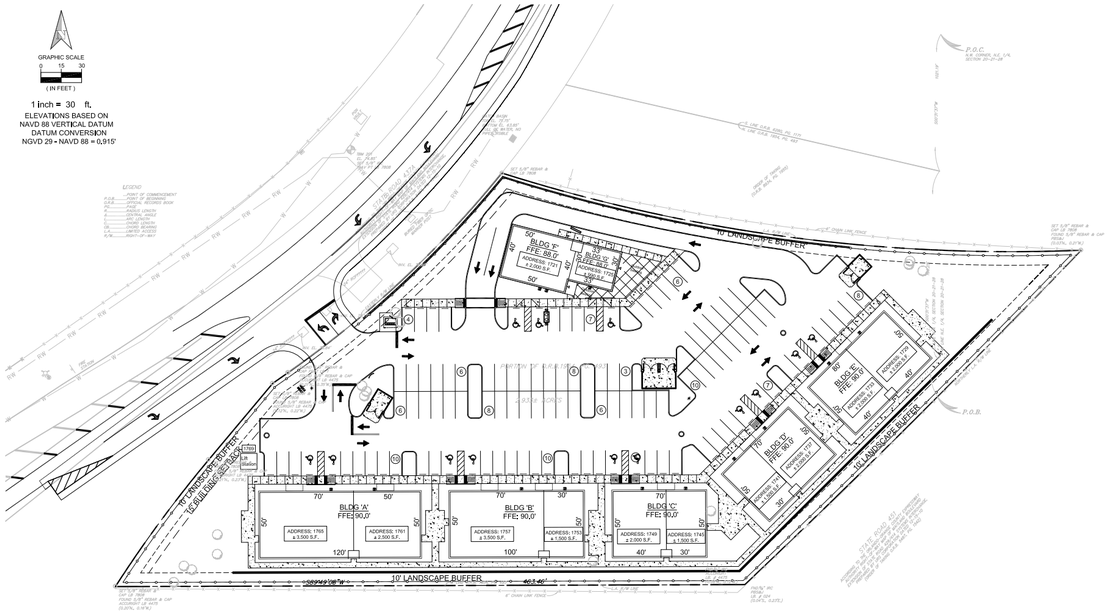
DR Development LLC is pleased to present HARMON CENTER, 6 buildings with 24.990 SQ. FT of build-to-suit mixed use medical office condominium development, on 2.93 acres. The site is located across from the new Advent Health Apopka hospital, at the intersection of Ocoee Apopka Rd and Harmon Rd. Future project calls for the extension of Harmon Rd. The Condominium contains 12 commercial Units. The undivided share of ownership of the common elements and percentage of assessments for each Unit will be addressed on the Prospects and Condo Docs.

Working with the best architects, engineers, and contractors to design and execute your build-to-suit needs. The value of owning your office condominium in the fast-growing Apopka, FL area is tremendous with numerous residential, commercial, and industrial developments proposed for the area.

- Owning your own UNIT of Medical/Office and Retail or Restaurant with a Drive Through.
- Easy access to SR-429, SR-415 and SR-414, and short distance to 441
- Over 400 ft of frontage on Ocoee Apopka Rd
- Ideal medical office location with nearby Advent Health campus and Greystone Health & Rehabilitation Center
- Large wave of future development on the horizon for West Orange County

**Address:** 1717 Ocoee-Apopka Road, Apopka, FL 32703
**Zoned:** - C-C – Community Commercial
**Buildings:** 6 - Medical and Office space available and a one-of-a-Kind Restaurant with Drive Through
1 Retail/Restaurant unit.
**Units:** 12 Mix Use Commercial CONDOMINIUM (ownership) development
**Size:** From 990 SQ.FT. to 3.500 SQ.FT. (Adjoining Units are available for a limited time.)

# aerial




Site plans, community maps, aerial photos, community photos and/or computer generated or enhanced depictions of communities, lot and/or Medical/Office, Restaurant, Retail (collectively "Illustrations") may be posted on this site for illustration purposes only. All site plans, community maps and computer generated, or enhanced illustrations shown are conceptual in nature and are merely an artist's rendition, and may not accurately represent the actual condition of the item being represented. All Illustrations are solely for illustrative purposes and should never be relied upon. The past, present, future, or proposed roads, easements, land uses, conditions, plat maps, lot sizes or layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the illustrations, whether inside or outside the boundaries of the illustrations, may not be show or may be incomplete or inaccurate. The foregoing may or may not change in the future. It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of the foregoing or the illustration in making any decision relative to purchasing any property. Developer reserves the right to make changes to any of the foregoing at any time, without notice.

Not all units and buildings are yet built. Prices, promotions, incentives, features, options, amenities, floorplans, designs, materials, and dimensions are SUBJECT TO CHANGE WITHOUT NOTICE. Square footage and measurements are approximate. Photos, renderings, images, floor plans and Illustrations are for illustration purposes only and should not be used as representation of the units and buildings' precise or actual features. Renderings and floor plans may include options. Whilst every effort is taken to avoid errors, the Developer cannot accept responsibility for the accuracy of any statement, illustration, rendering, floorplan or information contained within the pages of this website or related promotional flyers and or applications.

Substitutions - The specific features in a building and or unit or elevation may vary from building to buildings or unit to units buildout. We reserve the right to substitute equipment, materials, finishing features, roof material, landscape and brand names with items that have, in our sole opinion, equal or higher value. Color and size variations will occur.

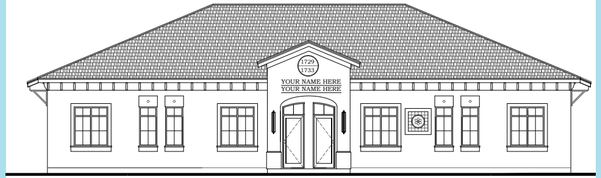
# Buildings A-G

Building finishes are not yet final. The custom build option allows you to customize the layout, design, and build, assist on décor of your built to suit office.

Preview Building B for full elevation reference.

FRONT (SOUTH) ELEVATION/ BUILDING 'F'&'G'

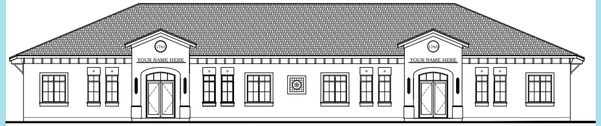
RIGHT SIDE (WEST) ELEVATION/ BUILDING 'F'&'G'



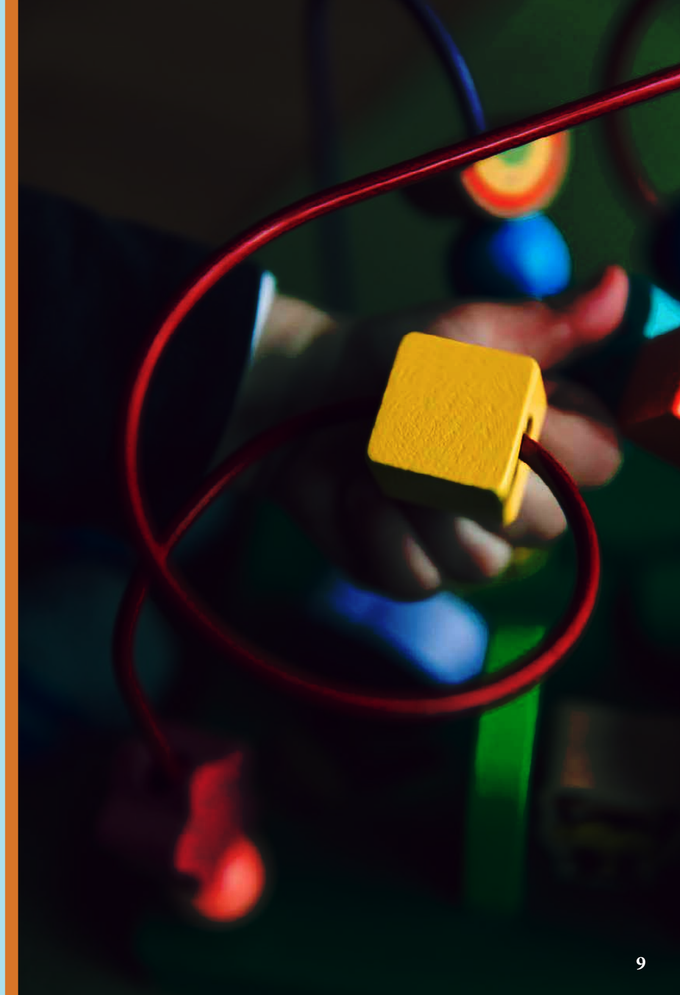

FRONT (NORTH) ELEVATION/ BUILDING 'E'

FRONT (NORTH) ELEVATION/ BUILDING 'D'

FRONT (NORTH) ELEVATION/ BUILDING 'C'

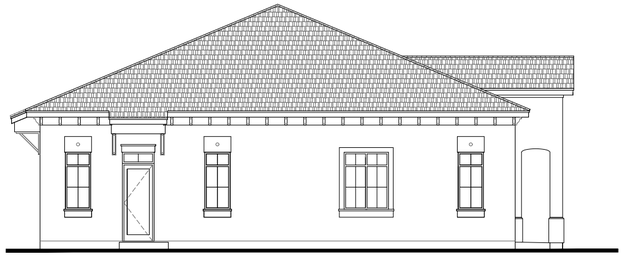



FRONT (NORTH) ELEVATION/ BUILDING 'A'

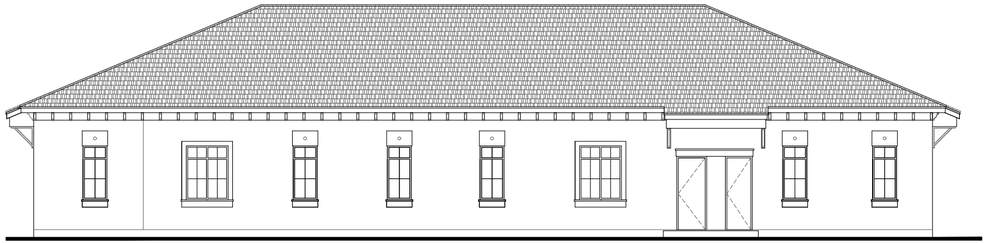


# Building B

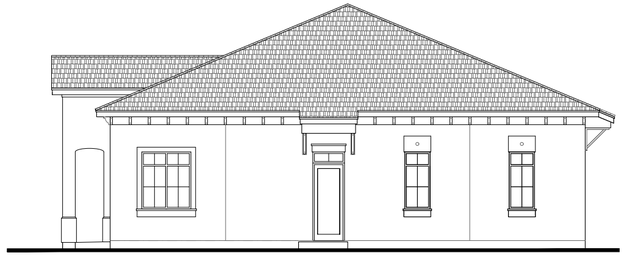
FRONT (NORTH) ELEVATION/ BUILDING 'B'



LEFT SIDE (EAST) ELEVATION/ BUILDING 'B'

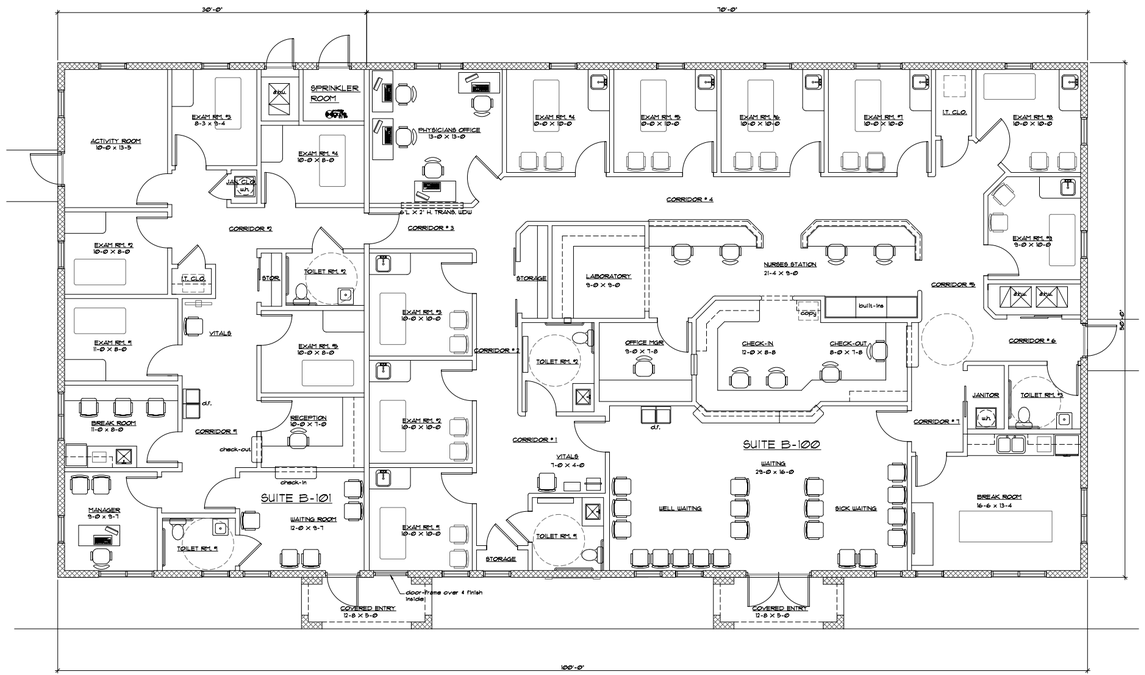


REAR (SOUTH) ELEVATION/ BUILDING 'B'



RIGHT SIDE (WEST) ELEVATION/ BUILDING 'B'

# floor plan - building b




## Work with the best architects, engineers, and contractors to design and execute your Built to Suit needs.

## What do you need for your build out? Lets get started today!

# why Apopka, FL

**Visit Florida: Apopka**

**Apopka Area Chamber of Commerce**

**Apopka Growth Alliance**

## APOPKA, FL

Apopka, FL, located in Orange County, is part of the Orlando-Kissimmee-Sanford MSA. The area has become the second fastest growing city in the tri-county area (Orange, Osceola, and Seminole Counties) and has doubled in population since the 2000 U.S. Census. With a growing population and an abundance of future development in various stages of planning it is a burgeoning hot spot 16 miles northwest from downtown Orlando and minutes away from many of its attractions.

In addition, to State Road 429, which stretches around the western Orlando metropolitan area between I-4 in northwest Osceola County and S.R. 46 at Mount Plymouth in Lake County.

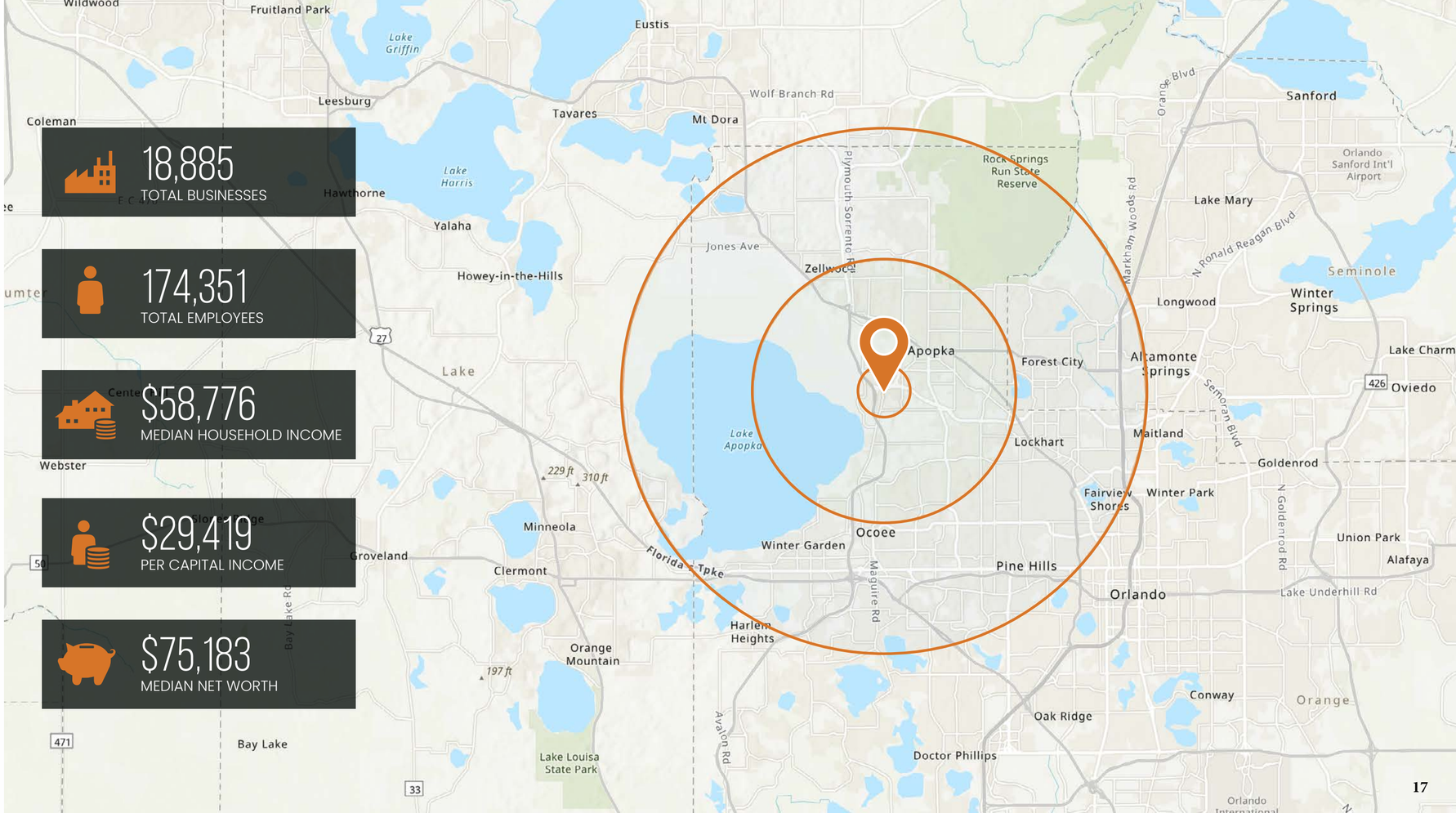
Apopka manages to maintain a balance between community parks and beautiful natural spaces. Magnolia Park and Kit Land Nelson Park feature camping, bike paths, tennis, picnic areas, and even a butterfly garden. The springs of Wekiwa Springs State Park and Rock Springs Kelly Park provide respite from the heat with canoeing, kayaking, swimming, and tubing. Lake Apopka also provides ample water recreation.

While the area already has quality amenities, its abundant and fast paced growth are quickly drawing  new developments.

Companies like e-commerce giant Amazon, Goya Foods, Universal Studios Orlando, and Coca-Cola Co. are building or planning to lease distribution centers in Apopka.

# demographics

| | | |
|---|---|---|
| 1 MILE | Population | 3,002 |
| | Households | 937 |
| | Families | 708 |
| | Average Household Size | 3.20 |
| | Median Age | 37.7 |
| | Median Household Income | $41,248 |
| | Average Household Income | $60,227 |
| 5 MILE | Population | 123,146 |
| | Households | 40,842 |
| | Families | 30,717 |
| | Average Household Size | 3.01 |
| | Median Age | 37.1 |
| | Median Household Income | $62,258 |
| | Average Household Income | $80,844 |
| 10 MILE | Population | 489,095 |
| | Households | 175,896 |
| | Families | 121,472 |
| | Average Household Size | 2.76 |
| | Median Age | 37.1 |
| | Median Household Income | $58,776 |
| | Average Household Income | $82,068 |



# development map

## FUTURE DEVELOPMENTS IN THE APOPKA AREA

| | DEVELOPMENT | | STATUS |
|---|---|---|---|
| 1 | Single Family Residential | 118 Units | |
| | Townhomes | 120 Units | |
| | Commercial | 9,800 SF | |
| 2 | Multi-Family Residential | 240 Units | |
| | Commercial | 20,000 SF | |
| 3 | Hotel | TBD | |
| | Restaurant | TBD | |
| 4 | Warehouse | 189,000 SF | |
| 5 | Multifamily Residential | 351 Units | |
| 6 | Skilled Nursing Facility | 180 Units | |
| 7 | Townhomes | 103 Units | |
| 8 | Daycare or Medical Office | TBD | |
| 9 | Multi-Family Residential | 285 Units | |
| | Commercial | 53,000 SF | |
| 10 | Charter School | 600 Students | |
| 11 | Multi-Family Residential | 268 Units | |
| 12 | Warehouse | 750,000 SF | |
| 13 | Commercial | 300,000 SF | |
| | Single Family Residential | 643 Units | |
| | Townhomes | 303 Units | |
| | Multi-Family Residential | 378 Units | |
| | Industrial | 1,500,000 SF | |
| | Office | 75,000 SF | |
| 14 | Single Family Residential | 44 Units | |
| 15 | Single Family Residential | 67 Units | |

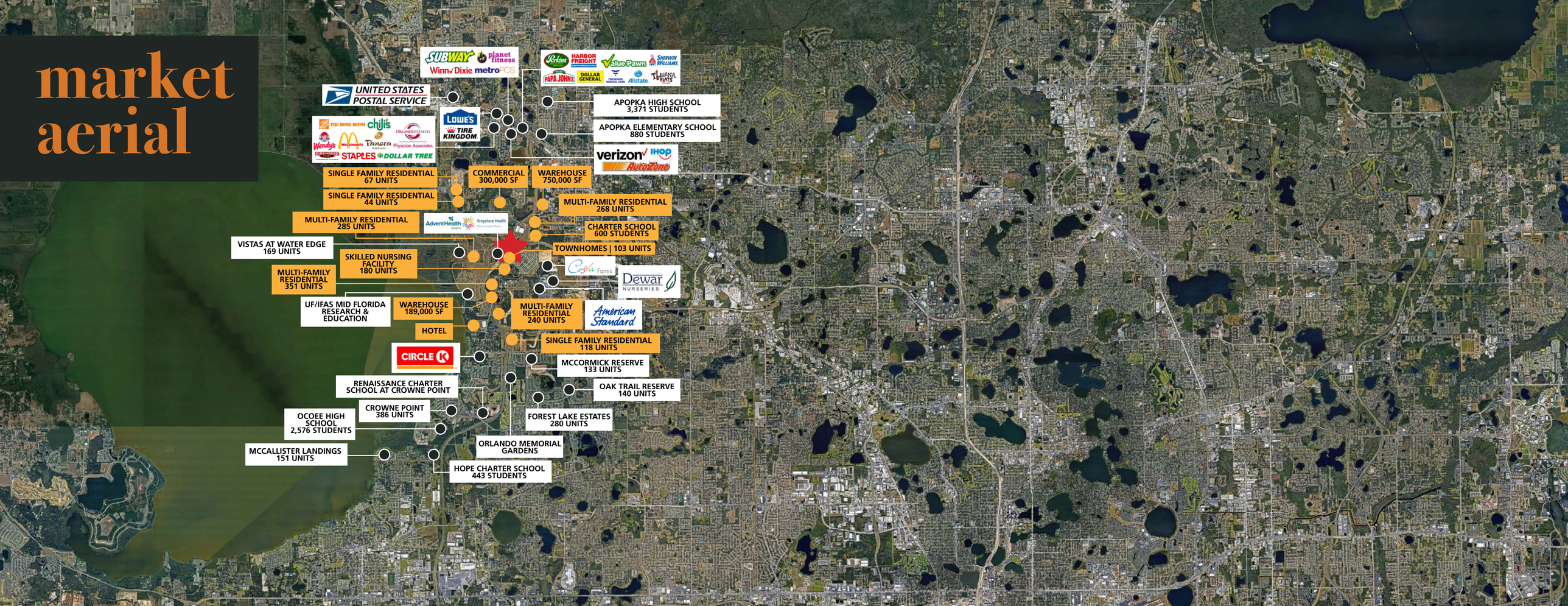
APPROVED
UNDER CONSTRUCTION
RECENTLY OPENED
CONCEPT
UNDER REVIEW

The information contained herein has been provided from data, reports, due-diligence of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

# retail map

UF/IFAS MID FLORIDA RESEARCH & EDUCATION
OCOEE APOPKA RD
429
414
451
CIRCLE K
AdventHealth Apopka
Greystone Health
ORLANDO MEMORIAL GARDENS
American Standard
Dewar NURSERIES
Costa Farms
8 SUBJECT PROPERTY
chili's
Panera BREAD
FIREHOUSE SUBS
ORLANDO HEALTH Physician Associates
STAPLES
Wendy's
McDonald's
DOLLAR TREE
AutoZone
IHOP
verizon
UNITED STATES POSTAL SERVICE
TIRE KINGDOM
LOWE'S
SUBWAY
Winn-Dixie
planet fitness
metroPCS
Perkins
HARBOR FREIGHT
Value Pawn
PAPA JOHN'S
DOLLAR GENERAL
SHERWIN WILLIAMS
FRESENIUS MEDICAL CARE
Allstate
TILLOONA FLATS
APOPKA ELEMENTARY SCHOOL
APOPKA HIGH SCHOOL
N

# market aerial



# photos

429
Greystone Health
AdventHealth
2.93 AC
AVAILABLE
451
414

HARMON ROAD EXETENSION

# Apopka News

**Altamonte Springs-based AdventHealth just launched plans for a proposed medical supply distribution center in Apopka that may service its Central Florida hospital locations.**

The non-profit healthcare system submitted a Major Development Plan that will be reviewed by city staff planners and discussed with applicants Raymond Moe, AdventHealth's Central Florida project manager, and Cameron Houmann with Donald W. McIntosh Associates, later this week.

**Orange County Public Schools has entered the permitting phase for a new K-8 school in the northwest Orange County.**

**The school, which will relieve Wolf Lake Elementary School and Wolf Lake Middle School, is located in Apopka at 4700 Jason Dwelley Parkway.**

Plans call for a roughly 150,000-square-foot school facility that will include a gymnasium/community center, multiple playing fields and play-area courtyards for younger students.

**A South Florida developer who has sat patiently on 100 acres in Apopka since 2005 is approaching his long-awaited groundbreaking in the next two months, with the benefit of new infrastructure and population growth in Orange County's second largest city.**

Land for the Oak Pointe development covers 99.5 acres east of the S.R. 429 and Ocoee Apopka Road intersection, and extends south to McCormick Road. The site is less than a mile from the new Florida Hospital Apopka.

**Collier Benge JV, a joint venture tied to The Collier Companies and Benge Development, is moving ahead with plans for a large mixed-use project in Apopka.**

After spending over two years putting together nearly 75 acres and creating one of the largest assemblages of land positioned for mixed-use development by the Western Beltway, the JV is finally preparing to bring the first phase into fruition. In total, the joint venture partners paid about $12 million for the property across multiple transactions

**One industrial park in Ocoee wasn't enough for McCraney Property Company.**

The firm is seeking to build a second warehouse development in the city called Progress Commerce Park at 429, according to a recently filed St. Johns River Water Management District permit application.

**Florida-based entrepreneur Trisha Bailey wants to transform an old horse ranch in Orange County's Clarcona neighborhood into a new assisted living community.**

Baileys Real Estate LLP, a company tied to Bailey, just submitted a Land Use Plan application in Orange County seeking to rezone about 50 acres on the northwest corner of Gilliam Road and Clarcona Ocoee Road. The application states Bailey wants to develop 18 independent living villas, a 100-bed assisted living facility and a 12,320-square-foot clubhouse for residents.

**Meritage Homes is working to assemble nearly 100 acres of agricultural land in Apopka with plans to build more than 300 new residences.**

Brian Kittle, division president at Meritage Homes Orlando, and civil engineer and land planner Luke Classon of Appian Engineering, are working with city officials to approve a zoning amendment and master plan application that depict a 306-unit subdivision called Magnolia Terrace.

**New York-based real estate investment group Clarion Partners is investing in a newly proposed speculative industrial project in Apopka, being planned by the Orlando-based real estate firm Cadence Partners LLC.**

Todd Watson, a principal at Cadence, told GrowthSpotter he's lined up the equity partner to help develop about 189,000 square feet of industrial space across two buildings on land directly off the Daniel Webster Western Beltway (S.R. 429).

**Sunrise-based real estate investment company Centerline Capital Advisors is assembling about 367 acres of land in Apopka with plans for a large mixed-use community.**

The company has applied for Planned Development zoning approval in Apopka for its proposed Ridge PD, which stretches across Binion and Ocoee Apopka roads on the north and south end of Boy Scout Road.

**Medical office space is being planned in a rapidly growing section of Apopka.**

**Drdevelopment Investments LLC, a company made up of a team of medical doctors led by Cassia Portugal of First Choice Pediatrics, wants to bring about 23,000-square-feet of new commercial space to a vacant site across the AdventHealth Apopka hospital.**

The roughly three-acre property at 1537 Harmon Rd. sits near the recently completed Marden Road interchange that, in part, helped activate a number of large residential and mixed-use projects in the area.

**All governmental hurdles have been cleared for the commercial development that will house a Publix supermarket just down the road from the State Road 429 interchange at Kelly Park Road.**

At its meeting on Wednesday, July 1, the Apopka City Council unanimously approved the final development plan for the 18-acre site that is located at the southwest corner of the intersection of Kelly Park Road and Plymouth-Sorrento Road. Developers said plans call for the land to be cleared later this year and for the store to open in 2021.

**An affiliate of developer Brandon Partners isleading 18 acres in Apopka through rezoning and entitlements for client PublixSupermarkets, Inc., which has the site under contract at a Wekiva Parkway interchange withplans for a retail center and future dense residential options.**

Located in northwest Apopka at 4966 Plymouth Sorrento Road, the 18.13-acre parcel liesdirectly east of the future 1B section of the new Wekiva Parkway (S.R. 429) that is projectedto open this spring, and a new interchange there on W. Kelly Park Road.

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