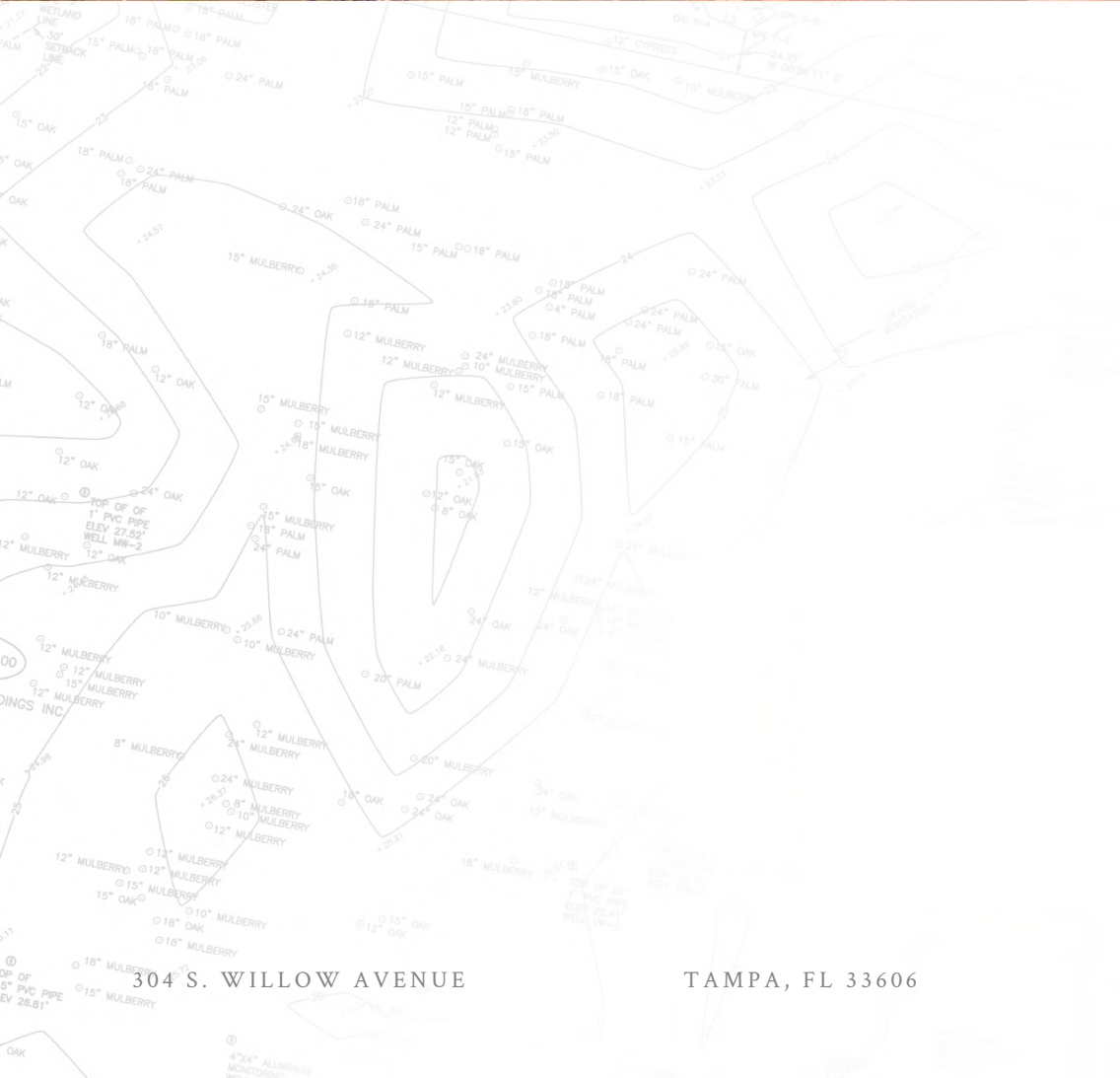
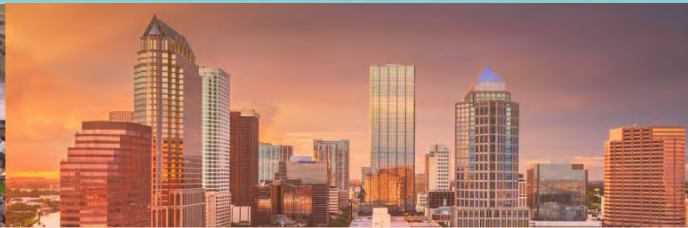


# We know this land.



# Eshenbaugh

LAND COMPANY



## The Dirt Dog

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# Site Photo



# Property Description

## PROPERTY DESCRIPTION

We are pleased to present a premier investment opportunity at 934 Roberson Road in Ocoee, just west of Orlando. This 6.76-acre parcel of vacant land comes with full site plan approval from the City of Ocoee for a 120-bed assisted living facility, making it an exceptional prospect for those looking to capitalize on the burgeoning demand for senior care services in Central Florida. This property, situated in one of the fastest-growing areas in the country, offers unparalleled potential to develop a state-of-the-art facility tailored to the needs of the local community. With its fully approved plans and strategic location, this site stands out as a rare find in today's market. It presents a unique opportunity for investors to make a significant impact in the senior living sector.

The site already has shared retention in place, as well as water and sewer stubbed to the site. It should be noted that there is also an easement for ingress/egress via the existing entrance to the adjacent "Arya at Windemere," a recently completed 242-bed 55+ independent living community.

## LOCATION DESCRIPTION

Nestled at the intersection of Florida's Turnpike, SR408 and SR429 in Ocoee, FL, this prime location. Just minutes from prestigious Windermere, the site is surrounded by a desirable mix of residential neighborhoods, schools, and parks. Health care facilities like Orlando Health Care Central and Advent Health Winter Garden are within a 10-minute drive. Numerous big box retailers such as Publix, Target, Best Buy, Walmart, etc., are located nearby as well.

## PROPERTY SIZE

6.76 Acres

## ZONING

R-1AA

## PARCEL ID

31-22-28-0000-00-051

## PRICE

\$3,800,000

## BROKER CONTACT INFO

**Chase Collier, CCIM**

Sales Associate

813.287.8787 x3

[chase@thedirtdog.com](mailto:chase@thedirtdog.com)

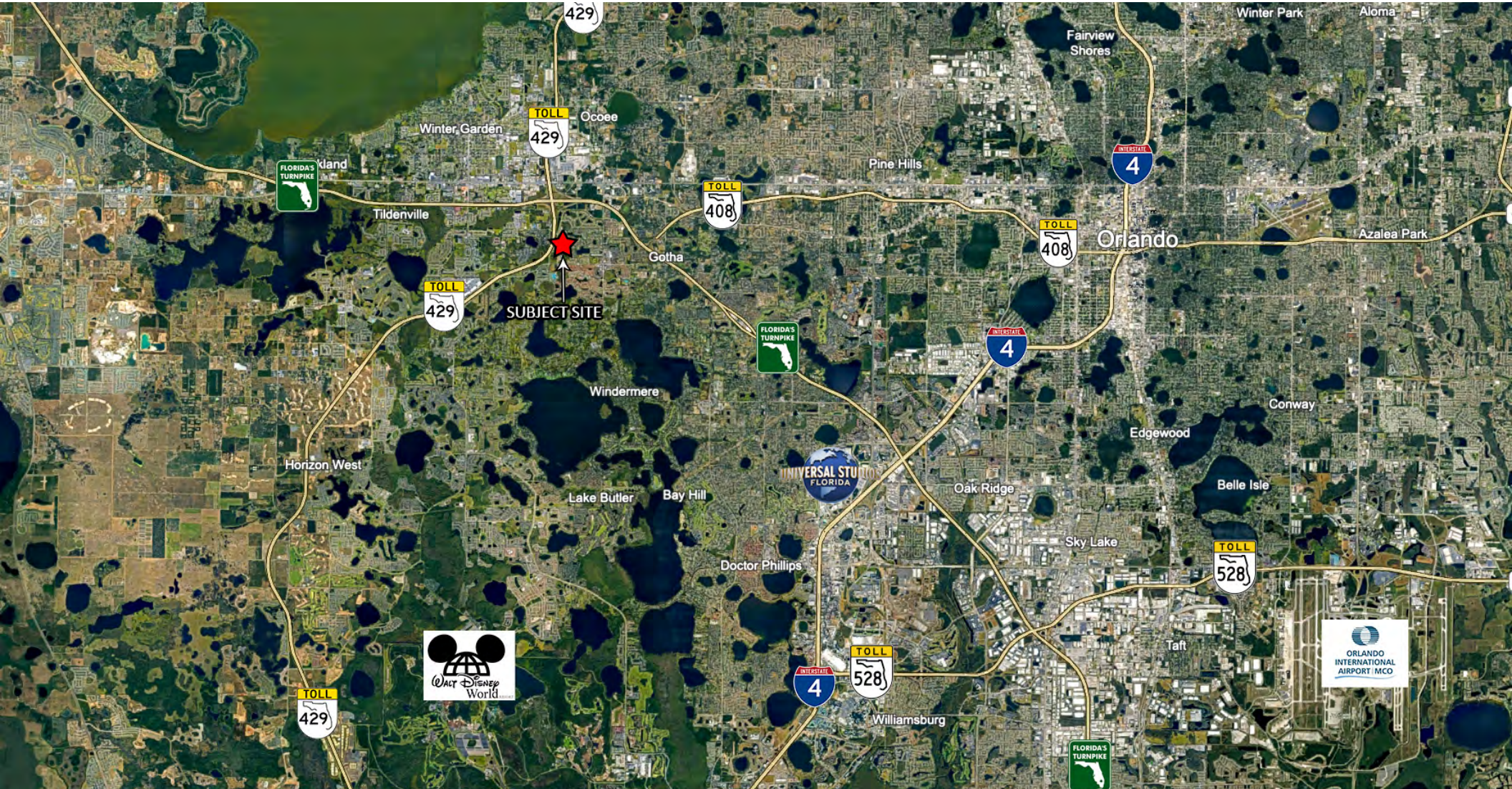
**Vaike O'Grady**

Sales Associate

813.287.8787 x15

[vaike@thedirtdog.com](mailto:vaike@thedirtdog.com)

# Additional Photos



# Additional Photos



# Additional Photos



# Demographics Map & Report

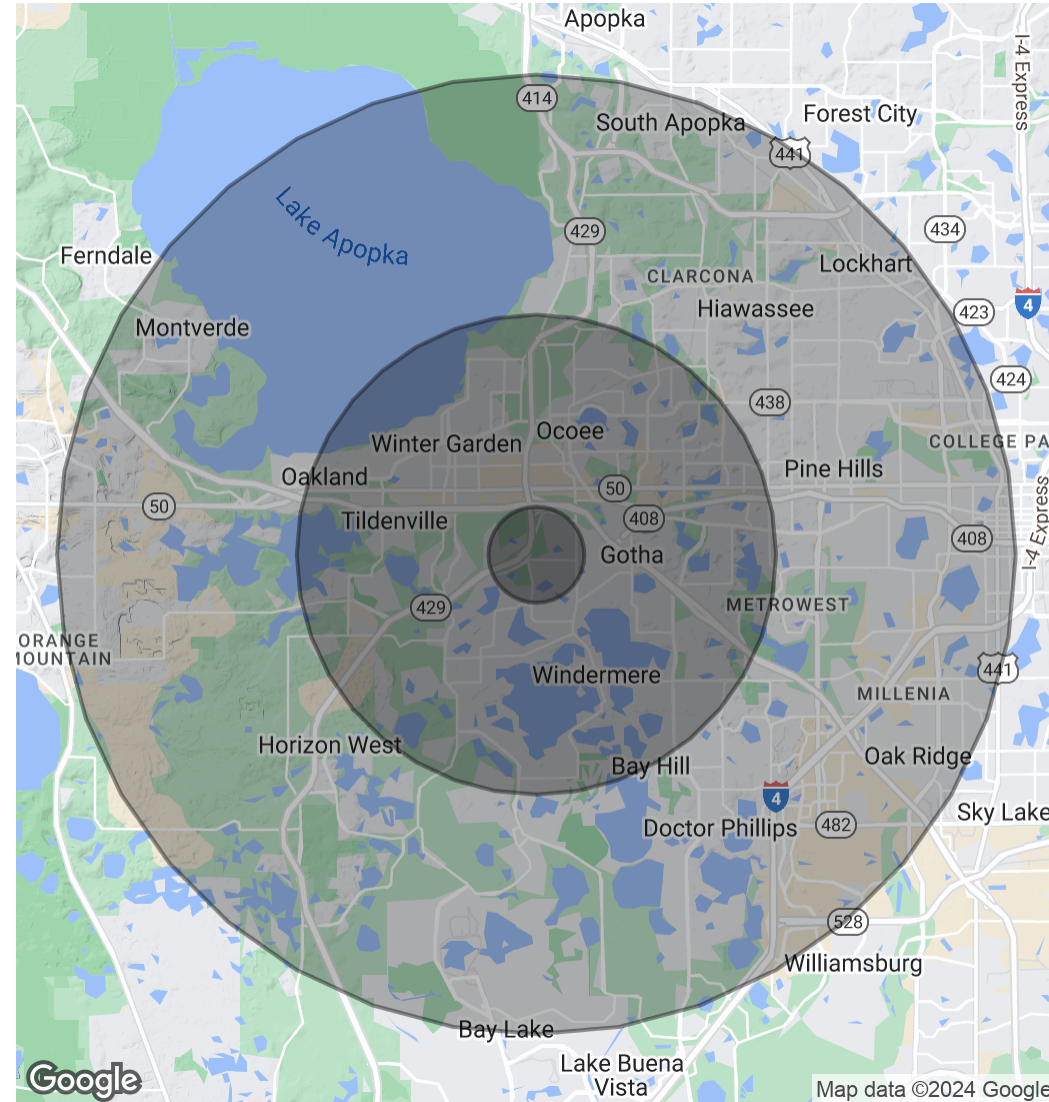
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,736	164,791	529,305
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	42	40	40

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,677	55,972	185,139
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$151,333	\$130,736	\$108,510
Average House Value	\$664,831	\$534,169	\$443,074

Demographics data derived from AlphaMap

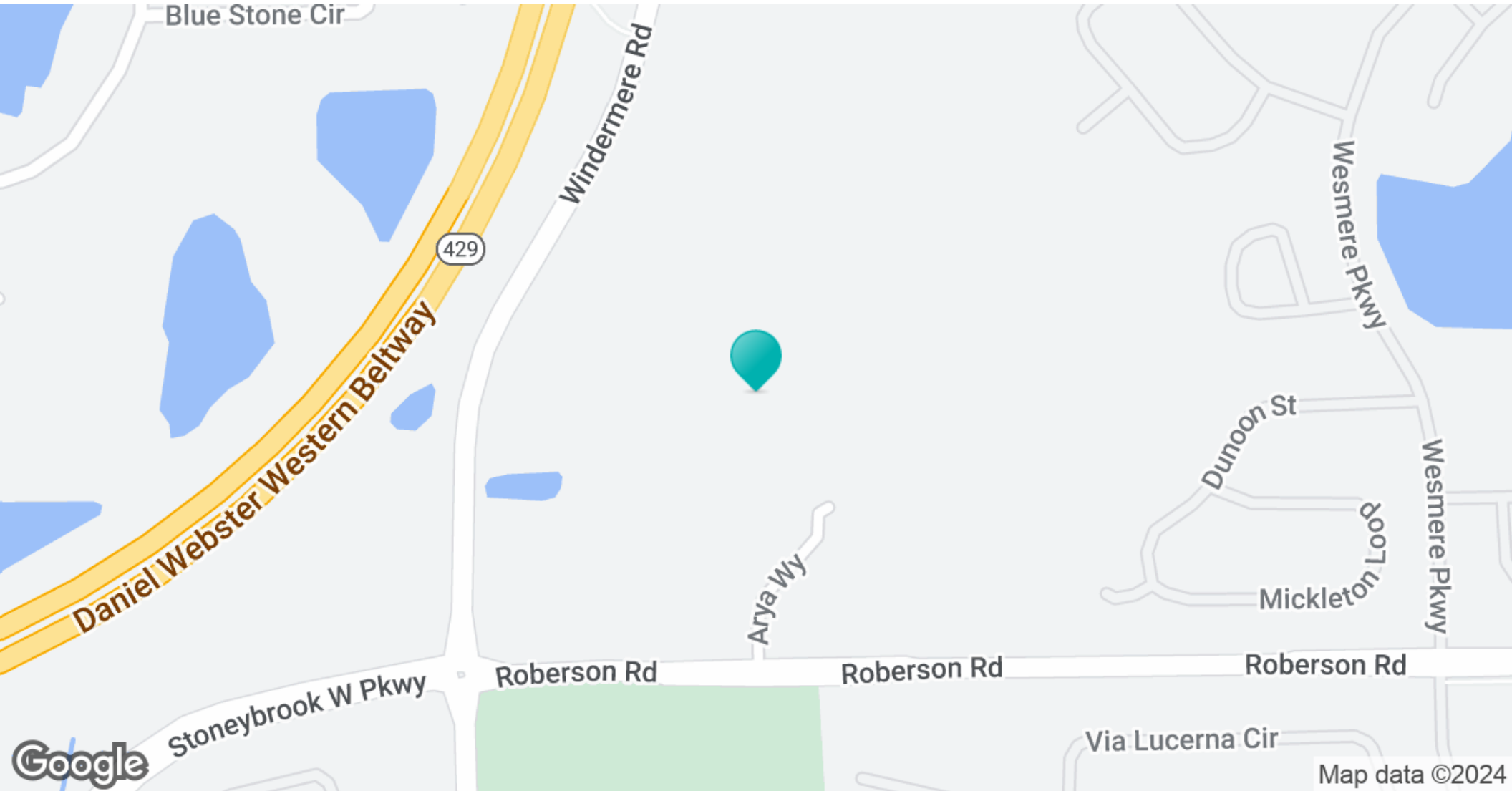


# Regional Map





# Location Map



# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.