



555

BORDER LAKE  
DRIVE

For Sale  
50.24 Acres

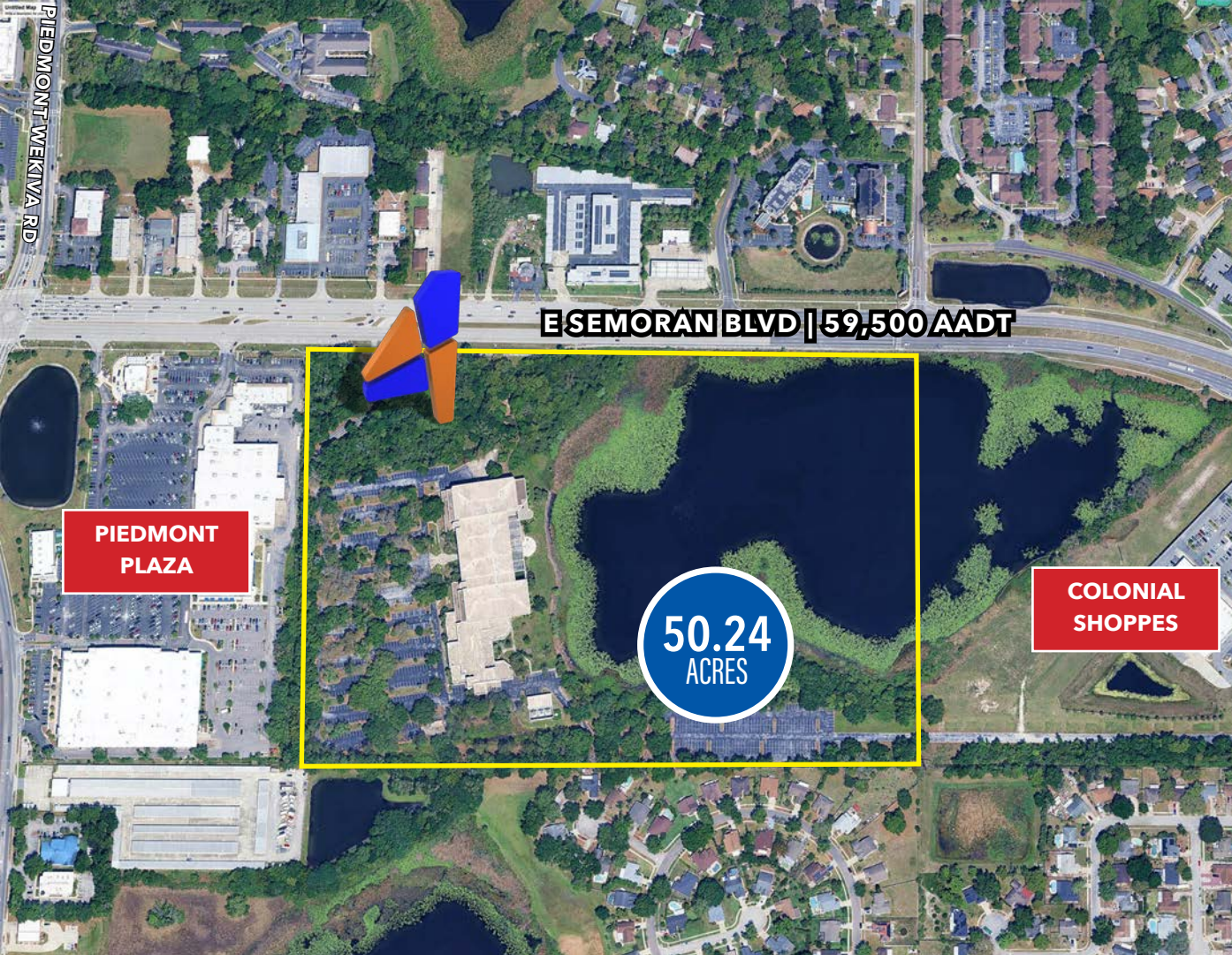
Rare Office Campus  
Redevelopment Opportunity

555 Lake Border Dr, Apopka, FL 32703



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## PROPERTY OVERVIEW

4 Acre Commercial is please to present a second generation Corporate Campus at 555 Lake Border Ln. in Apopka FL. Unlock the full potential of one of the area's most promising redevelopment sites – 555 Lake Border Ln. This property combines an exceptional location, favorable site characteristics, and strong market fundamentals, making it an ideal candidate for a wide range of development concepts.

Situated in a rapidly growing corridor, the site offers convenient access to major transportation routes, retail centers, and residential communities – providing the connectivity developers seek for mixed-use, commercial, or residential projects. The surrounding area continues to attract investment and population growth, supporting long-term value creation for a well-executed redevelopment plan.

With its generous lot size and existing infrastructure, 555 Lake Border Ln provides a prime opportunity for transformation. Whether envisioned as a modern office or flex campus, a multi-tenant retail or service center, or a boutique residential or mixed-use development, the property's fundamentals support a wide range of viable outcomes.

The site's lake-adjacent setting offers a rare opportunity to create a destination environment – combining walkability, outdoor space, and waterfront appeal that today's users and tenants demand. Developers have the ability to integrate green space, trails, or shared amenities that elevate the project's market position and long-term desirability.

## HIGHLIGHTS

- Premium Location with over 1,500 ft of linear frontage along 436
- Approximately 24.85 usable uplands.
- Opportunity to include waterfront features – promenades, open green space, docks, or leisure amenities.
- Potential for rezoning to allow higher intensities, mixed-use, multi-family residential, etc.
- Existing utilities infrastructure provides potential for significant cost savings
- Proximity to transit, roads, and nearby amenities increases marketability and reduces required investment in access or amenities

## DETAILS

|                |                                    |
|----------------|------------------------------------|
| Sale Price:    | Offered without a Published Price  |
| Property Size: | 50.24 AC                           |
| Building Size: | 228,595 Under Air<br>268,195 Gross |
| Parcel ID:     | 12-21-28-0000-00-028               |
| Zoning:        | O (Office) FLU (Office)            |
| Year Built     | 1982                               |
| Parking:       | 4/1,000 (843 Spaces)               |
| Signage:       | Monument/Building                  |

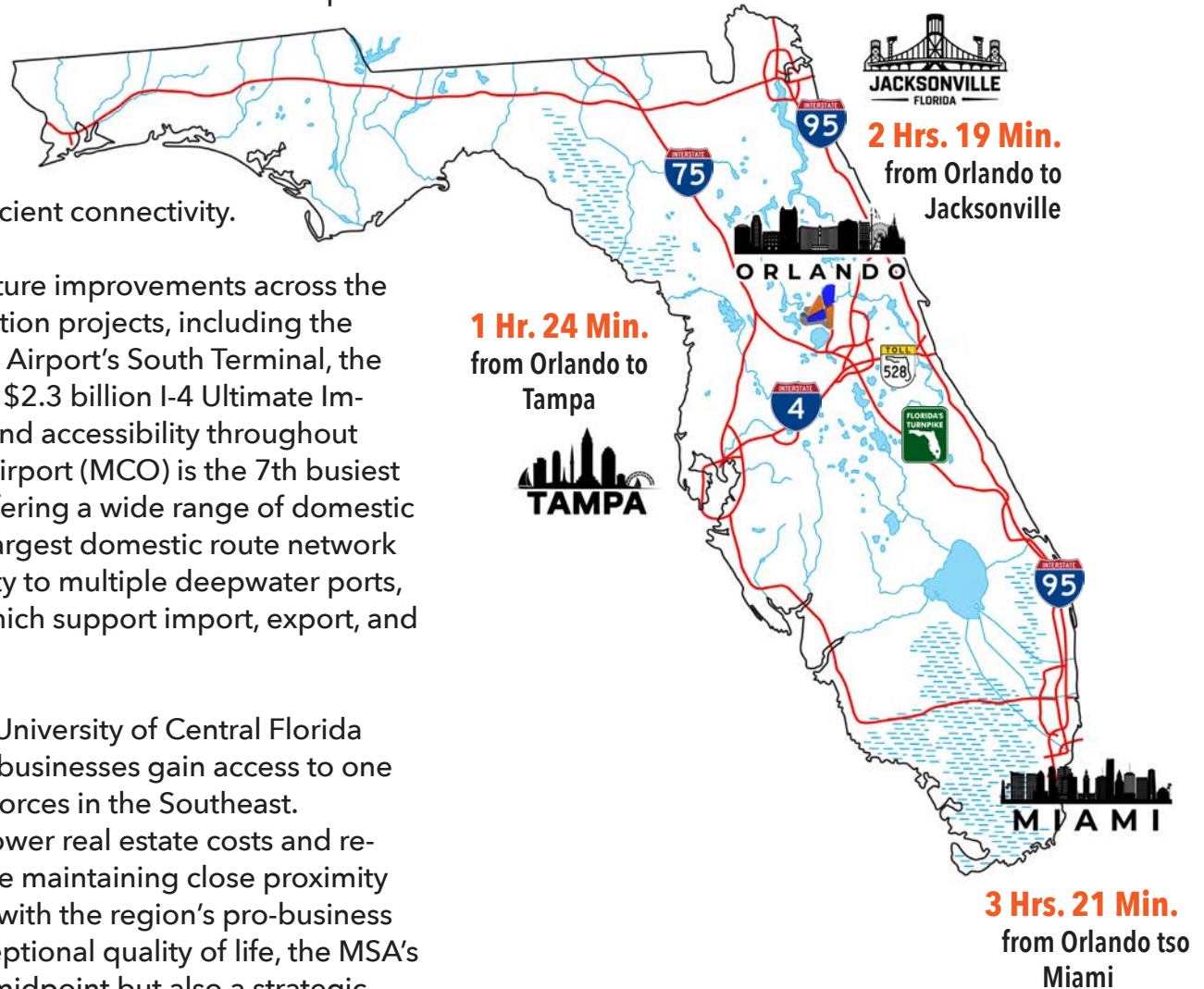
# WHY CENTRAL FLORIDA?

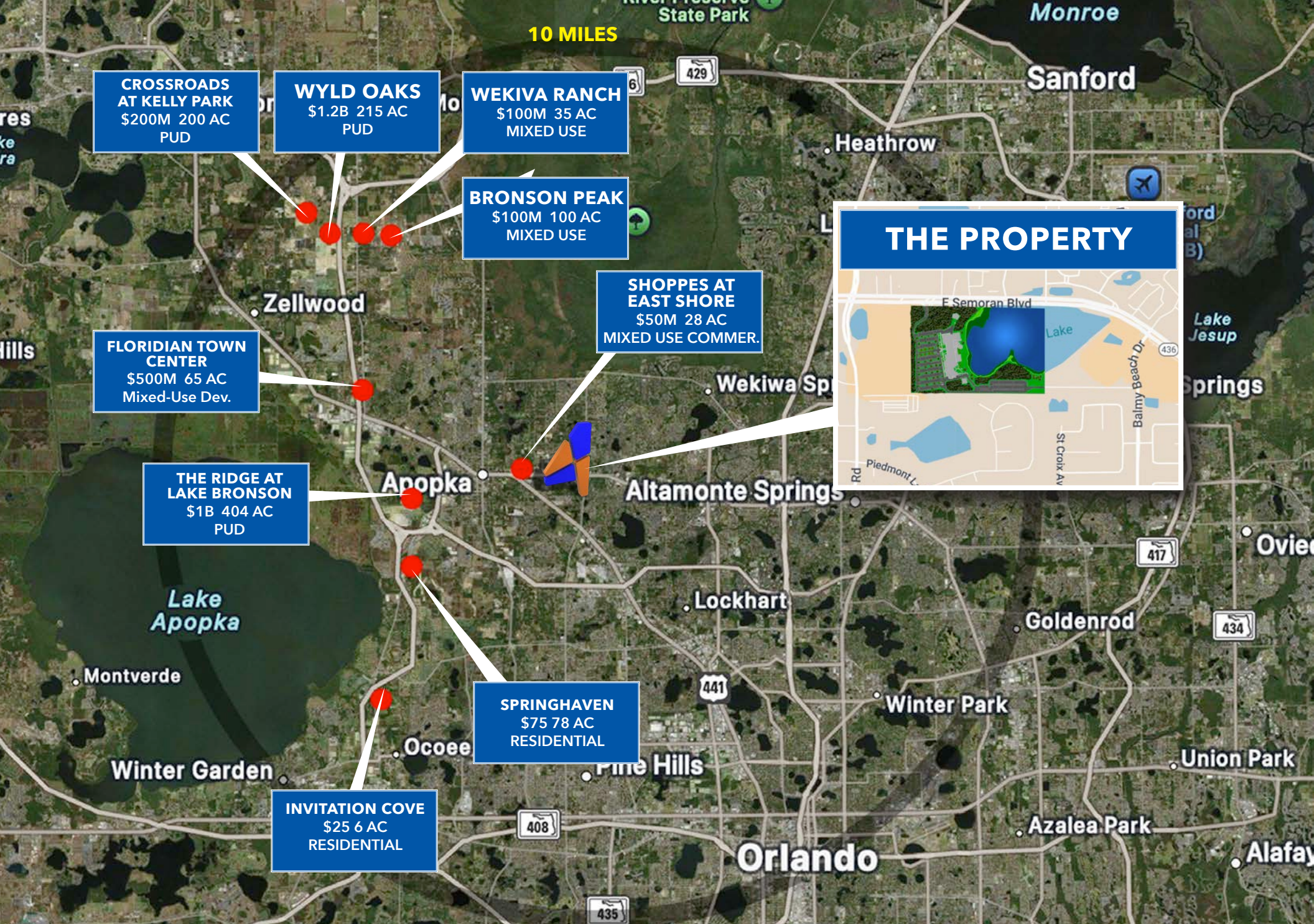
Located in the center of the state, the Orlando MSA offers a unique advantage that few other metros in the state can match. The MSA offers businesses convenient access to every major market – from Miami to Jacksonville and Tampa to the Space Coast –

all within just a few hours' drive. This makes it an ideal headquarters for companies that serve customers or clients across the state, particularly those in logistics, distribution, and service-based industries that rely on fast and efficient connectivity.

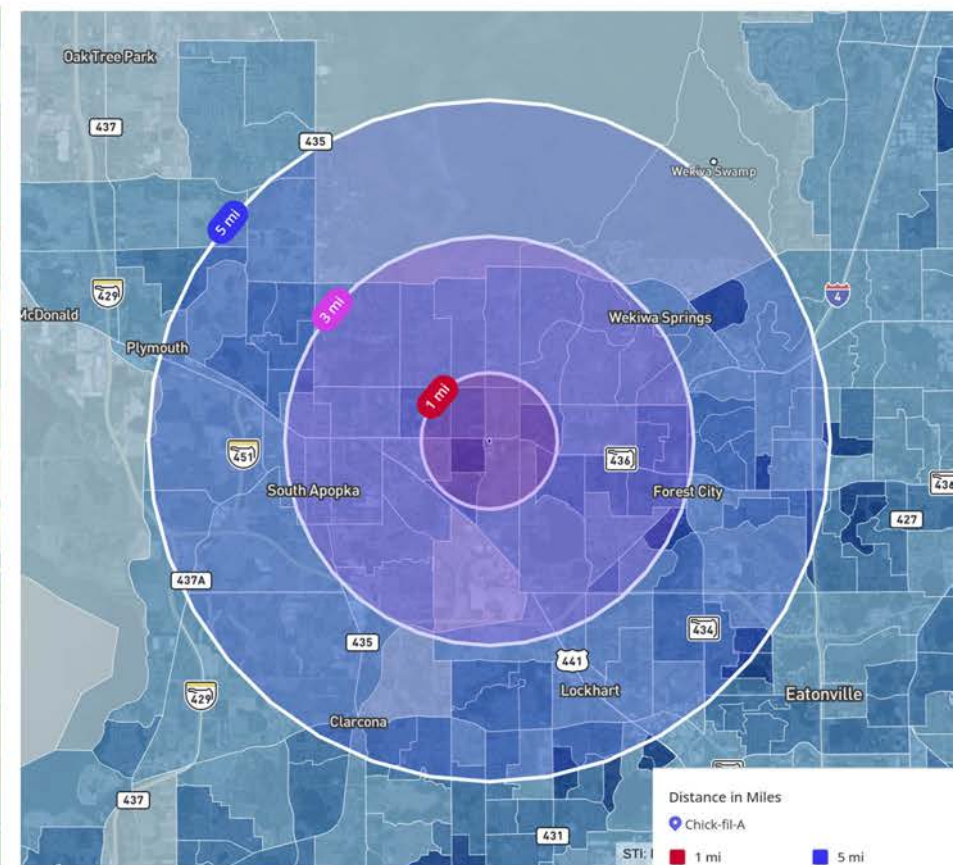
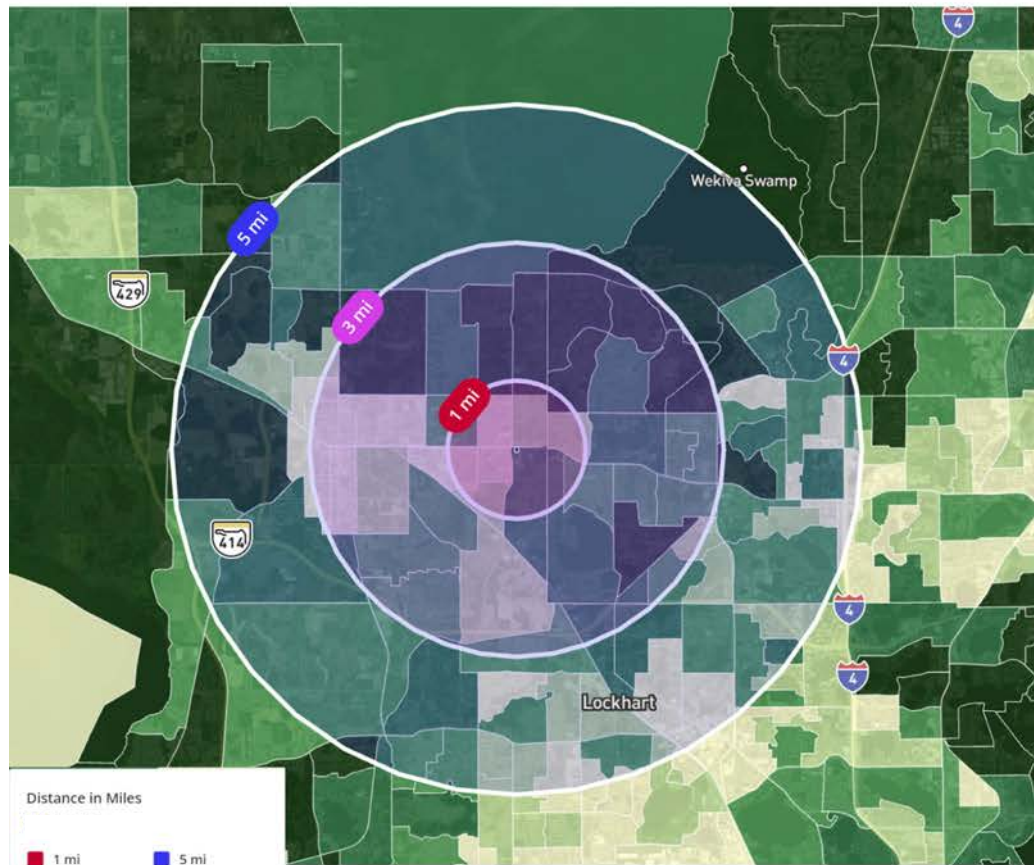
Currently, \$12 billion in transportation infrastructure improvements across the MSA are planned or underway. Major transportation projects, including the \$2.15 billion expansion of Orlando International Airport's South Terminal, the \$2.7 billion Intermodal Terminal Facility, and the \$2.3 billion I-4 Ultimate Improvement Project, are enhancing connectivity and accessibility throughout the region. Additionally, Orlando International Airport (MCO) is the 7th busiest airport in the country and busiest in the state, offering a wide range of domestic and international flights it ranks also as the 9th largest domestic route network in the U.S.. Businesses also benefit from proximity to multiple deepwater ports, including Port Canaveral and Port Tampa Bay, which support import, export, and supply chain operations.

With strong educational institutions such as the University of Central Florida producing a steady stream of skilled graduates, businesses gain access to one of the fastest-growing and most educated workforces in the Southeast. Being located in the middle of the state offers lower real estate costs and reduced exposure to coastal weather risks, all while maintaining close proximity to Florida's major economic centers. Combined with the region's pro-business environment, rapid population growth, and exceptional quality of life, the MSA's central location makes it not only a geographic midpoint but also a strategic launchpad for companies looking to grow and thrive in Florida and beyond.





# LOCATION & DEMOGRAPHICS



| Radius | Population | HH Income | Businesses | Employees |
|--------|------------|-----------|------------|-----------|
| 1-Mile | 12,557     | \$74,560  | 620        | 4,931     |
| 3-Mile | 73,531     | \$94,163  | 3,524      | 27,728    |
| 5-Mile | 196,835    | \$85,047  | 9,894      | 78,916    |

# SITE PLAN | 50.24 ACRES



# SURVEY



# SURVEY - NORTHWEST CORNER

*ALTA/NSPS LAND TITLE SURVEY*



# SURVEY - SOUTHWEST CORNER



ADDRESS:  
5 LAKE BORDER DRIVE  
APOPKA, FL 32703

### Job Information

904807  
ORG-12-21-28  
DATE: 01/19/2022  
I<sup>h</sup> = 40'  
BY: PJT; GLT

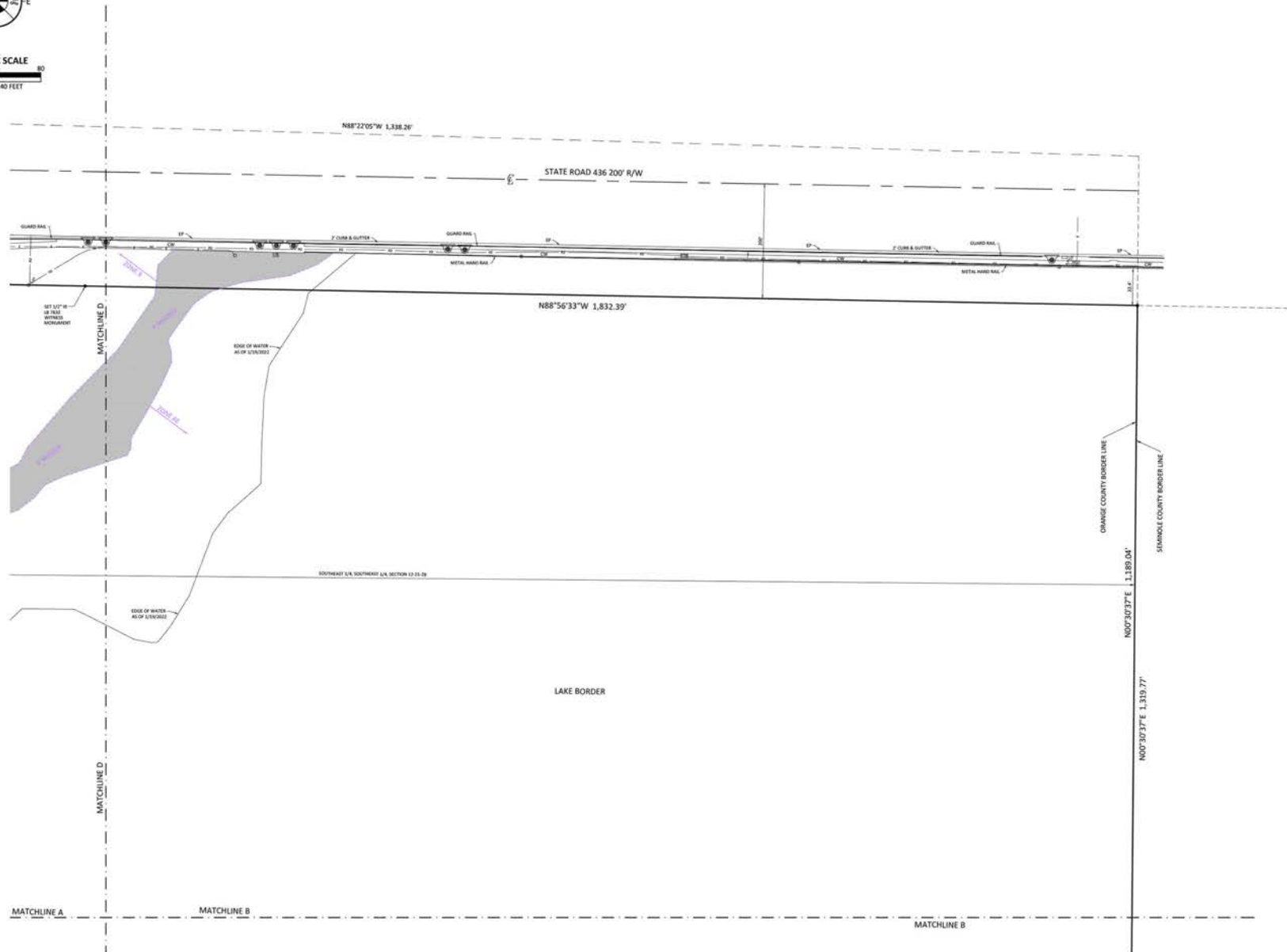
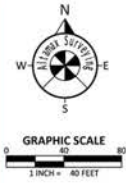
SHEET 3 OF 5



SHEET 4 OF 5

# SURVEY - NORTHEAST CORNER

## ALTA/NSPS LAND TITLE SURVEY



ADDRESS:  
555 LAKE BORDER DRIVE  
APOPKA, FL 32703

Job Information

|            |              |
|------------|--------------|
| JOB NO.    | 904807       |
| CF NO.     | ORD-13-21-18 |
| FIELD DATE | 03/19/2022   |
| SCALE      | 1" = 40'     |
| DRAWN BY   | PJT, GLT     |

SHEET 5 OF 5

# WETLANDS MAP



## Wetland Map



October 6, 2025

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

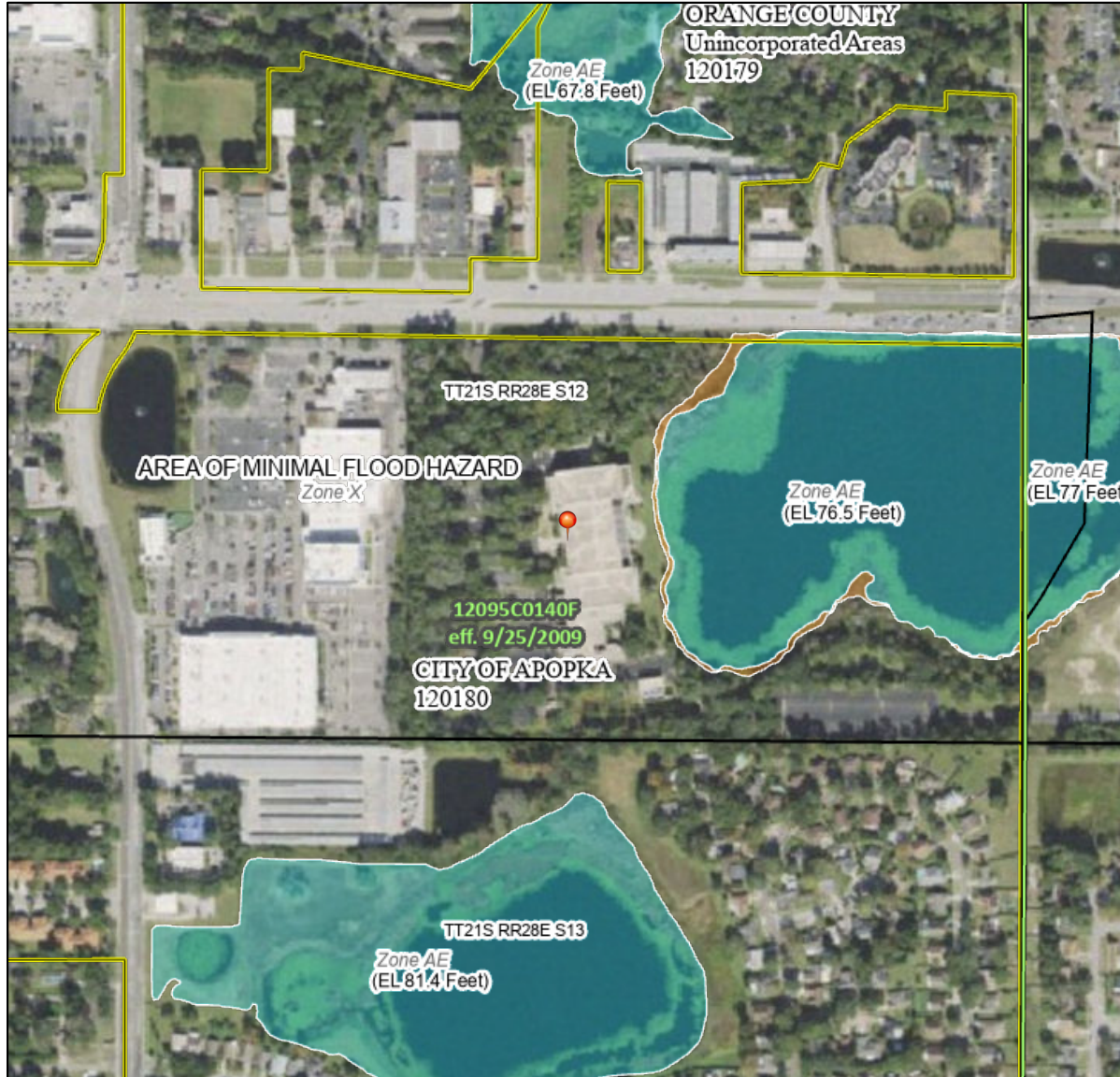
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# FLOOD HAZARD MAP

## National Flood Hazard Layer FIRMette



81°28'9"W 28°40'31"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

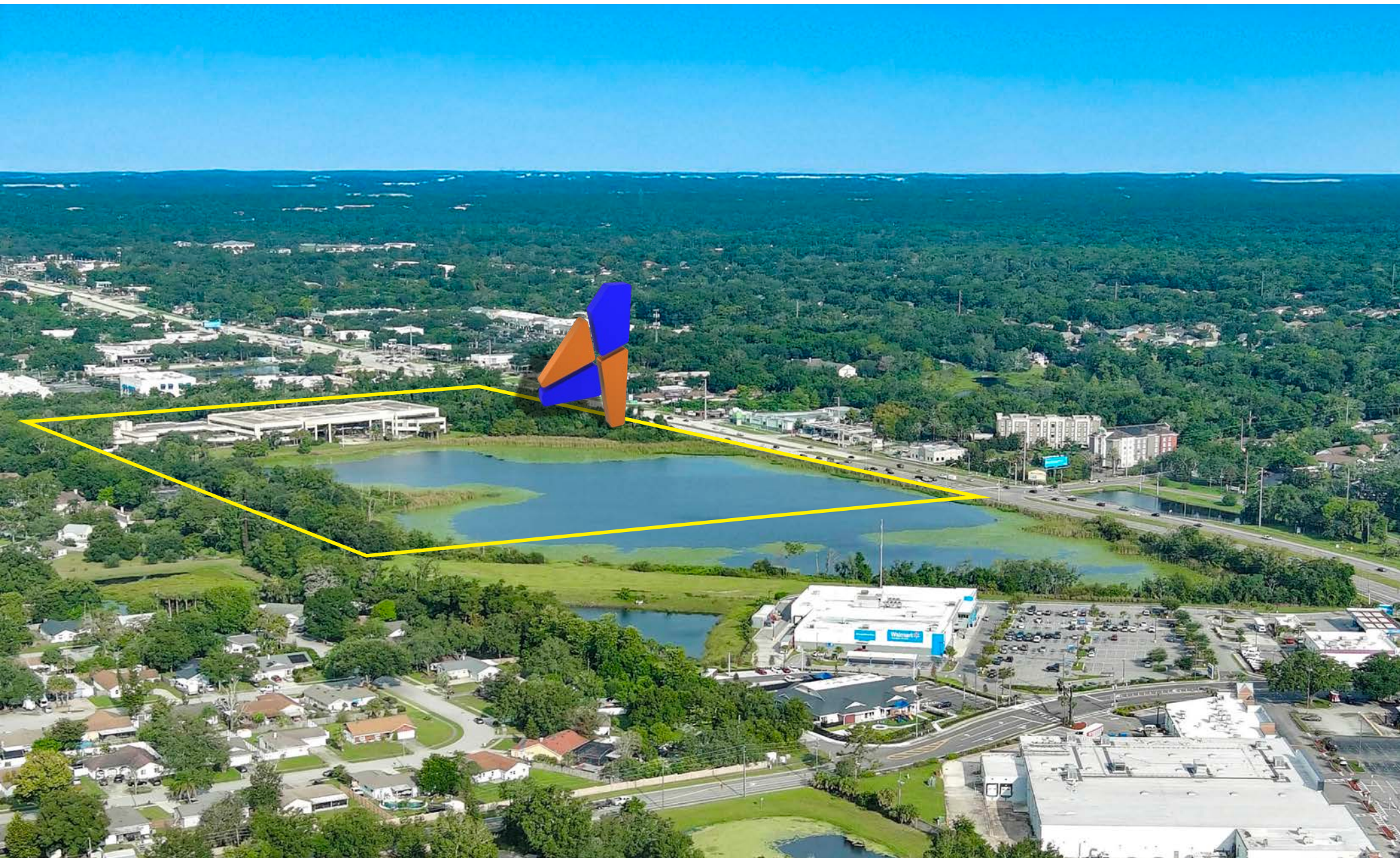
|                             |                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             | Effective LOMRs                                                                                                                                                   |
|                             | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| GENERAL STRUCTURES          | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             | 17.5 Coastal Transect                                                                                                                                             |
|                             | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             | Limit of Study                                                                                                                                                    |
|                             | Jurisdiction Boundary                                                                                                                                             |
|                             | Coastal Transect Baseline                                                                                                                                         |
|                             | Profile Baseline                                                                                                                                                  |
| MAP PANELS                  | Hydrographic Feature                                                                                                                                              |
|                             | Digital Data Available                                                                                                                                            |
|                             | No Digital Data Available                                                                                                                                         |
|                             | Unmapped                                                                                                                                                          |
|                             | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                              |

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/7/2025 at 10:23 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

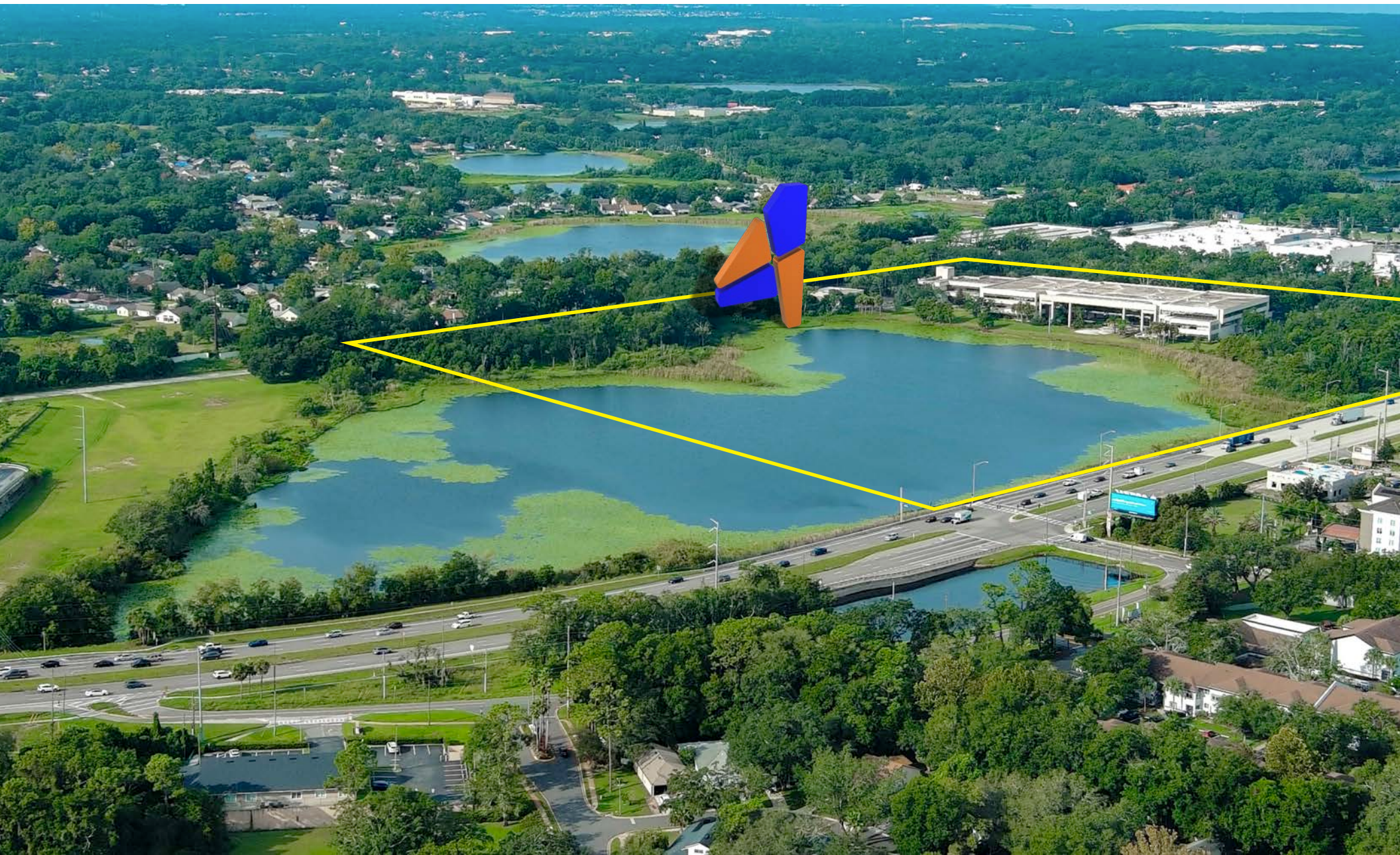
# PROPERTY AERIAL



4 ACRE COMMERCIAL | CONTACT COLIN CHOU AT 850.218.1902 OR NICK FOURAKER AT 407.601.1466



# PROPERTY AERIAL



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# BUILDING AERIAL - FRONT



# BUILDING AERIAL - BACK



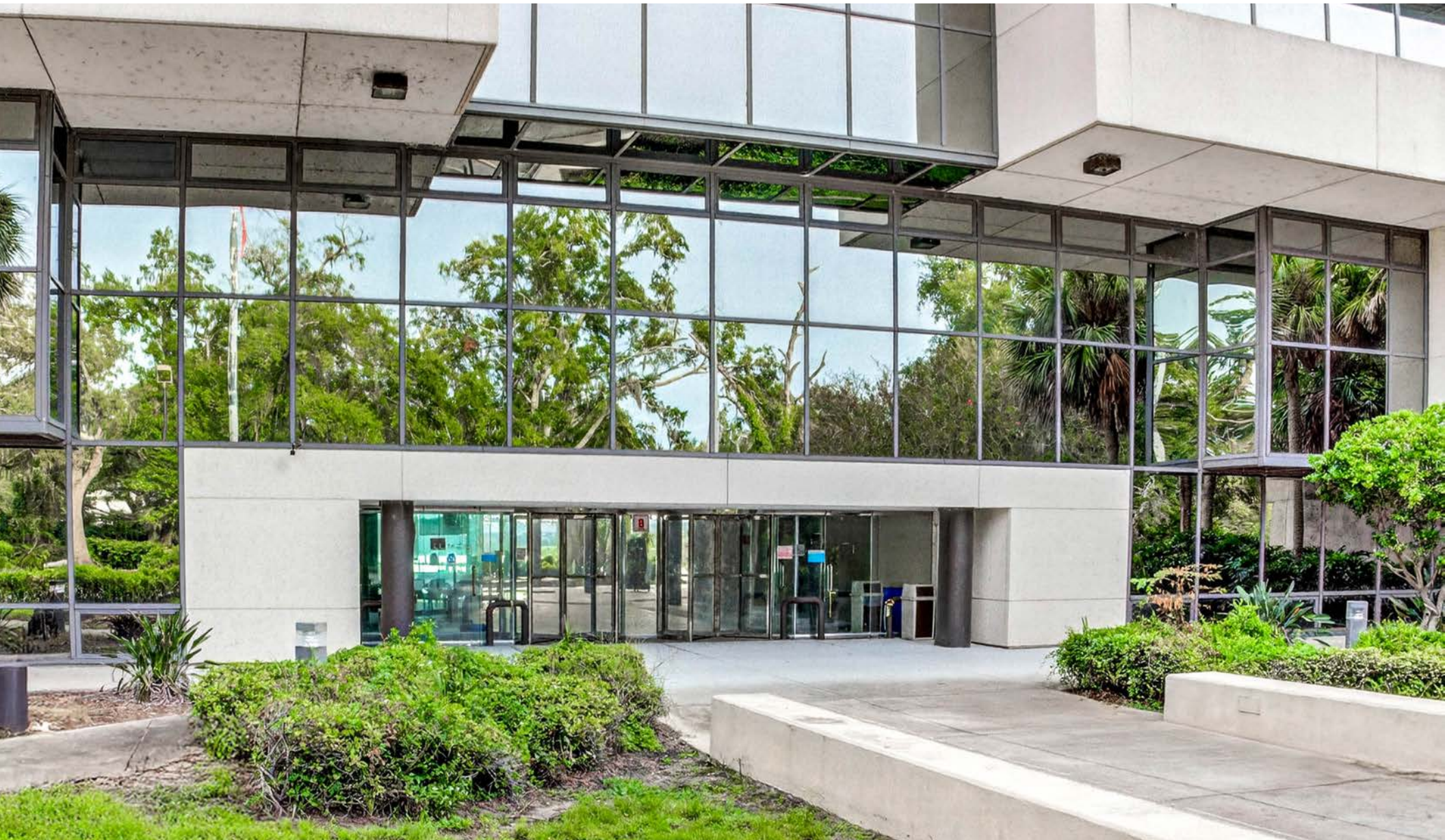
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# FRONT ELEVATION



# FRONT ENTRANCE



# BACK ELEVATION



# ATRIUM ELEVATION



# ATRIUM LAKE VIEW



# LOADING DOCKS & OUTBUILDINGS





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