

EAST EUSTIS DEVELOPMENT ACREAGE

EUSTIS, FL | LAKE COUNTY

233 ± ACRES TOTAL



The property is currently being used for timber and has an agricultural exemption. It features areas with dramatic elevation changes and contains no wetlands. The property is located outside of the Wekiva River Protection Area.

The property is less than five miles from an exit on the new Wekiva Parkway, which give this property tremendous access to the Orlando area.

There is an opportunity for annexation into the City of Mt. Dora. The new Wekiva Parkway SR 429 extension will revolutionize the area east of Mt. Dora, making it

Acreage: 233 +/- acres

Sale Price: \$5,126,000

Price per Acre: \$22,000

County: Lake

Site Address: 20940 Reedy Road, Eustis, FL 32736

Nearest Intersection: SR 44 and SR 44A

Road Frontage:

- 1,320 +/- feet on SR 44
- 1,975 +/- feet on Thrill Hill Road

Zoning: AG with exemption

FLU: Rural Transition & Rural with opportunity for annexation into the City of Mt. Dora

Uplands/Wetlands: 100% uplands

Soils: Predominately Candler Sand

Land Cover: Wooded, pine plantation

Current Use: Vacant Land

Potential Use: Timber, agriculture, future development

Income Potential: Timber

Taxes: \$1,506.14 (2016)

Parcel IDs:

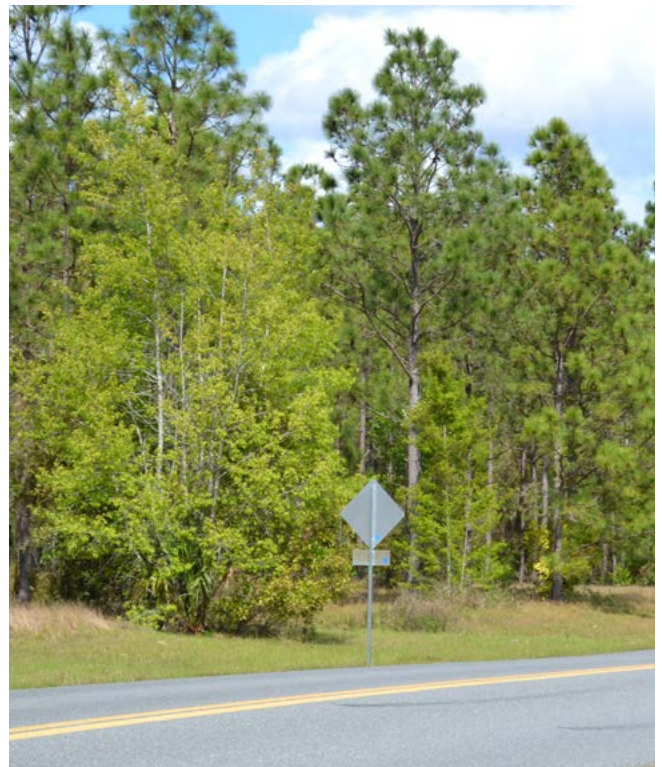
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- 091927000200000800, 041927000300001300
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- 101927000200000400

GPS: 28.852122, -81.609567 (north side of SR 44)

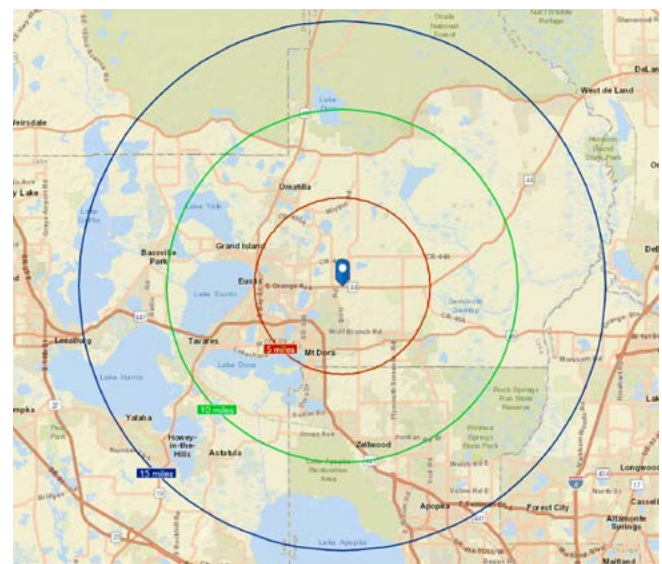
Directions:

- From Eustis, go east on SR 44 for 4.7 miles
- Property will be on the north side of the road

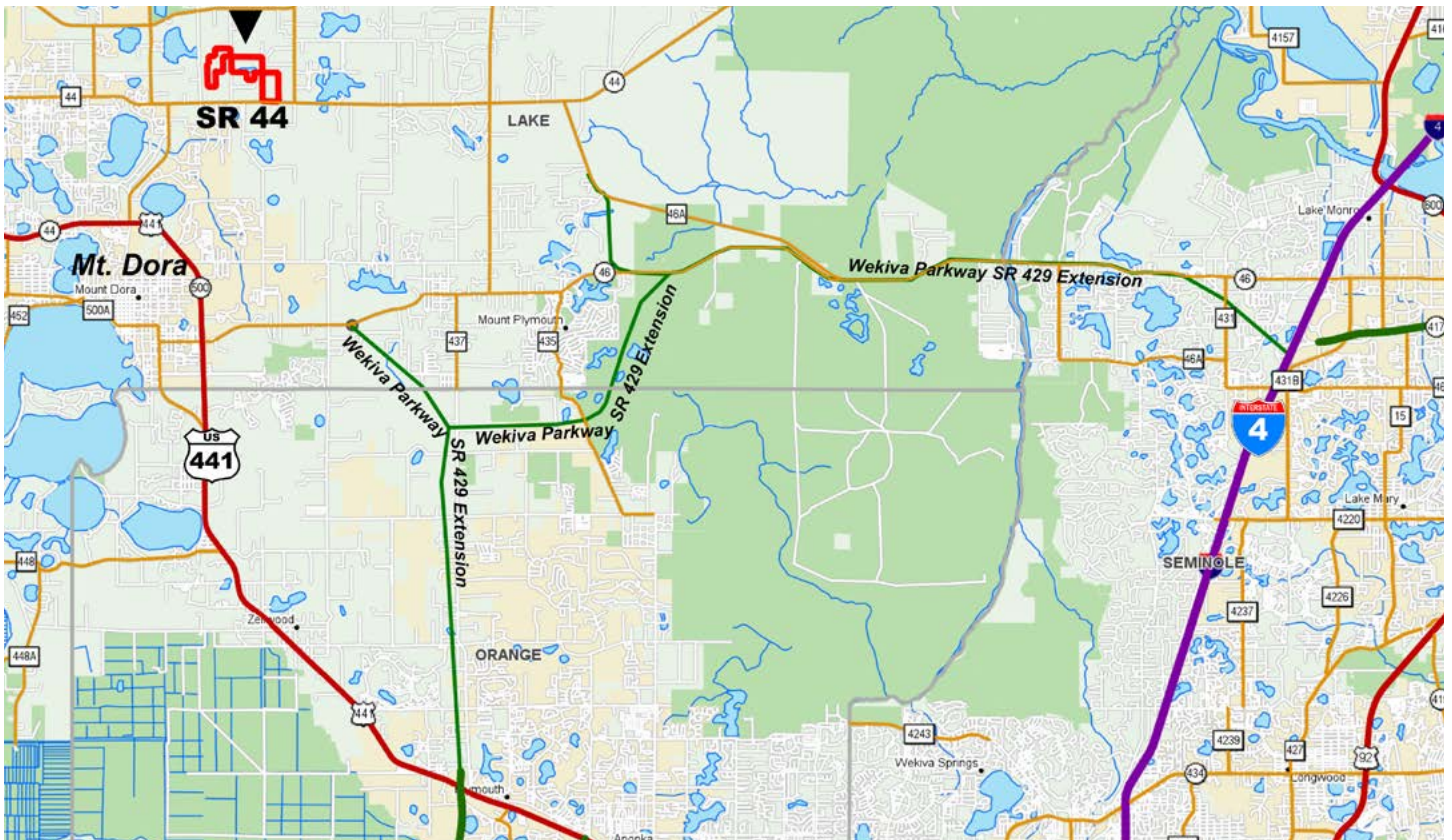
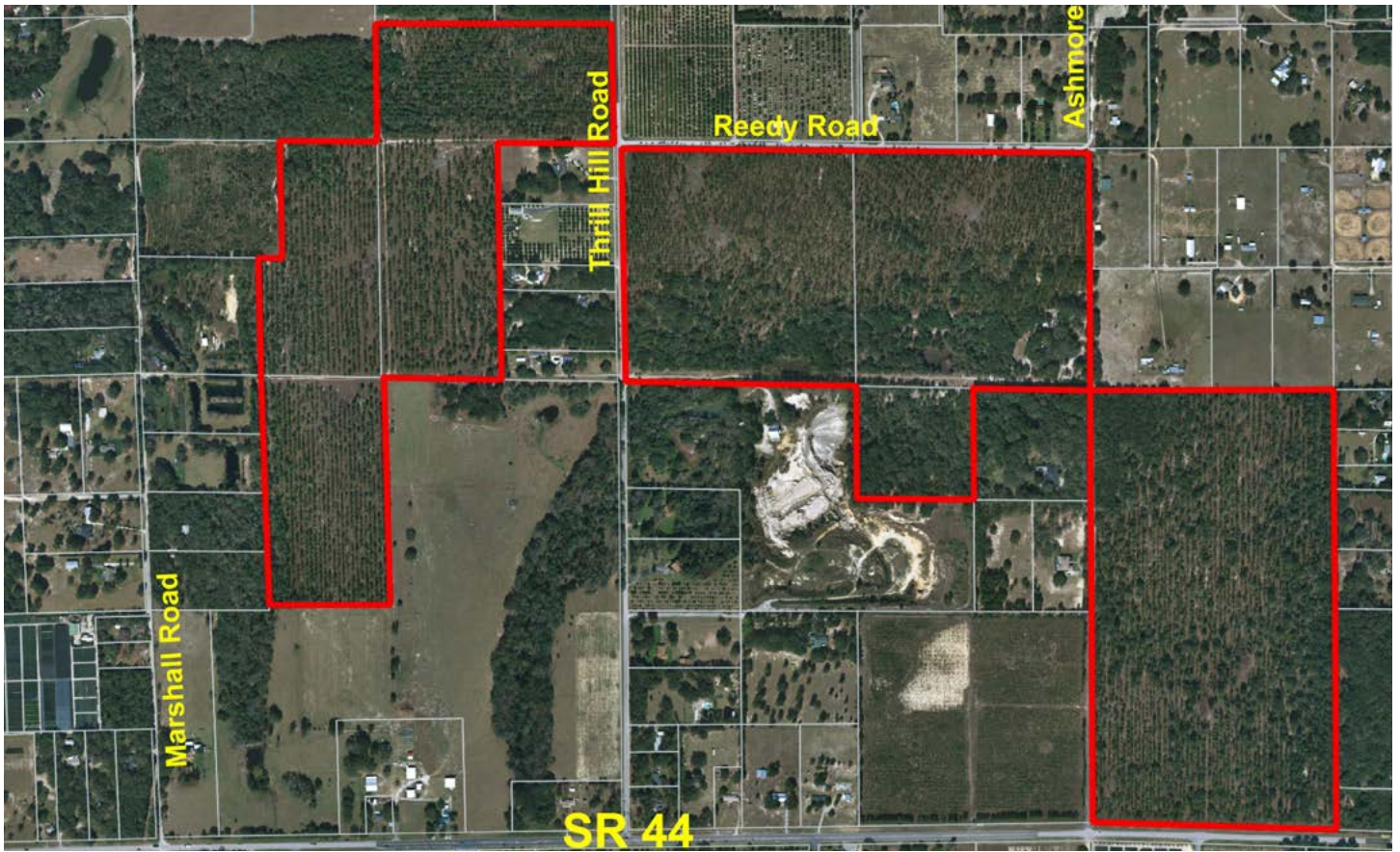
The New Wekiva Parkway SR 429 Extension Gives This Property Tremendous Access to the Orlando Area!



5-10-15 Mile Radius



2016 Summary			
	15 min.	30 Min.	45 Min.
Population	72033	294,748	1,449,107
Households	29303	113572	557477
Median HH Income	\$48662	\$51581	\$50142
Trends: 2016-2021 Annual Rate			
Population	1.43%	1.63%	1.60%
Median HH Income	2.04%	2.4%	2.3%





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

233 ± Acres • Development Acreage
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Tremendous Access to the Orlando Area!

Visit SVNsaunders.com and search for: **East Eustis**

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