

WEKIVA PARKWAY LAND

5.67± acres
Lake County

**UNDER
CONTRACT**



LOCATION/DESCRIPTION

Operational nursery with commercial potential! Located on the north side of SR46, in east Lake County. The Wekiva Parkway Expansion (2020), final leg in Orlando's beltway connecting to Interstate 4, will create direct and immediate access to the site by widening SR 46 and creating an interchange adjacent to the property.

The site is part of the Mount Dora Employment Center (designated for commercial use), a hub of economic and employment growth consisting of approximately 900 acres along the parkway expansion. The employment center is expected to create approximately 13,000 new jobs.

The property currently operates as a nursery including a residence utilized as an office, two greenhouses, a packing house and ancillary structures totaling 69,394 sqft. Recent appraised value of \$650,000.

SIZE

5.67± acres

PRICE

\$500,000

**SHOWINGS BY APPOINTMENT
ONLY.**

PLEASE CALL 407-422-3144

ZONING

Agricultural/Regional Office by Lake County. However, the site includes a commercial designation under the Mount Dora Employment Center Conceptual Master Plan (see page 4).

ROAD FRONTAGE/UTILITIES

520± feet on SR 46

4" well with power unit/septic tank and drain field until such time as municipal services are available.

Offering subject to errors, omission, prior sale or withdrawal without notice.

COMMERCIAL POTENTIAL

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



WEKIVA PARKWAY LAND

5.67± acres
Lake County

**UNDER
CONTRACT**



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

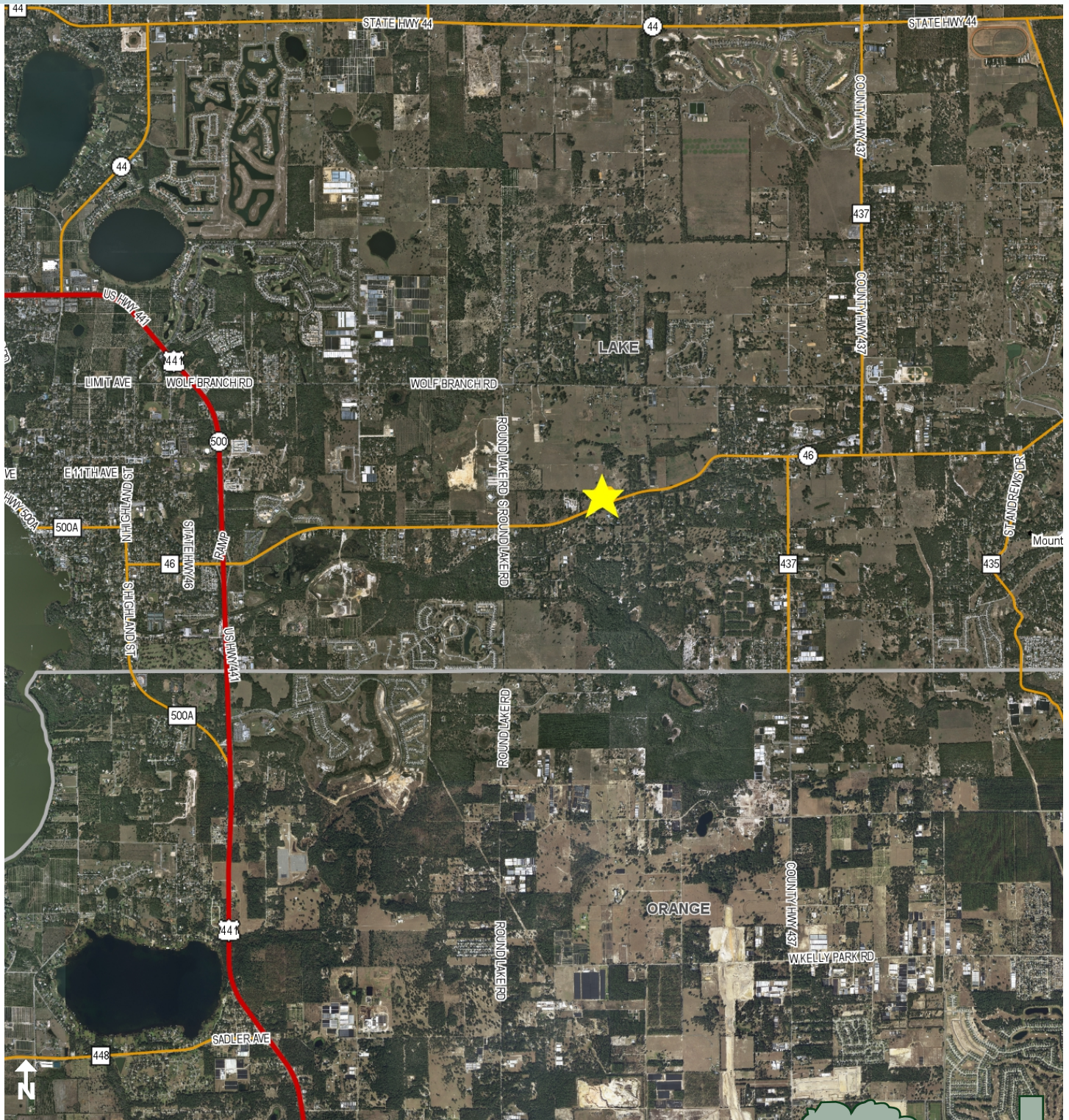


WEKIVA PARKWAY LAND

5.67± acres

Lake County

**UNDER
CONTRACT**



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.

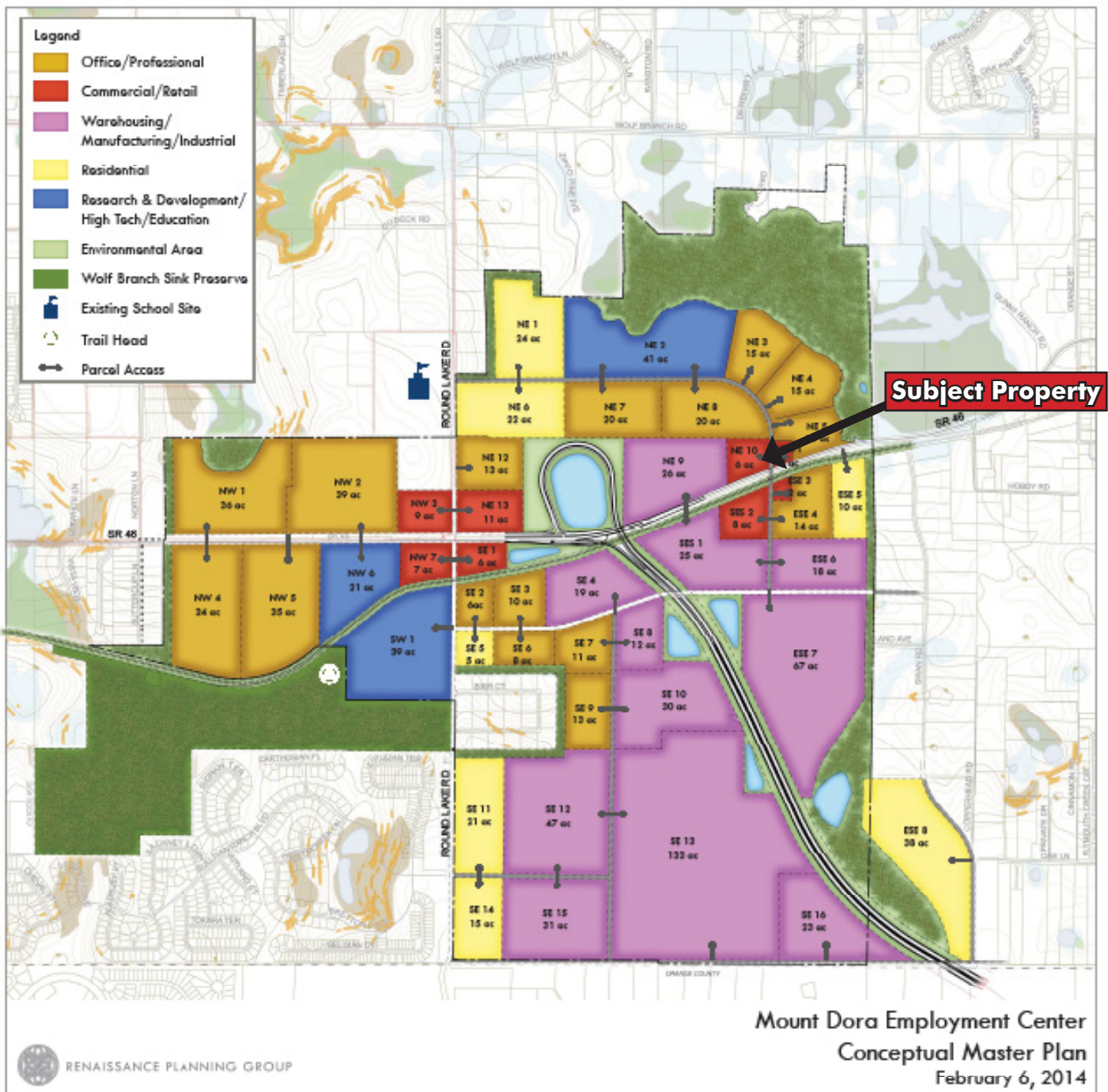
407-422-3144 | www.maurycarter.com



WEKIVA PARKWAY LAND

5.67± acres
Lake County

**UNDER
CONTRACT**



CONCEPTUAL MASTER PLAN

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

