

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.

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.

SIZE

5.67± acres

PRICE

NOW: \$395,000 WAS: \$500,000

21% PRICE REDUCTION

**SHOWINGS BY APPOINTMENT
ONLY.**

PLEASE CALL 407-422-3144

COMMERCIAL POTENTIAL

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

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PROPERTY MAP

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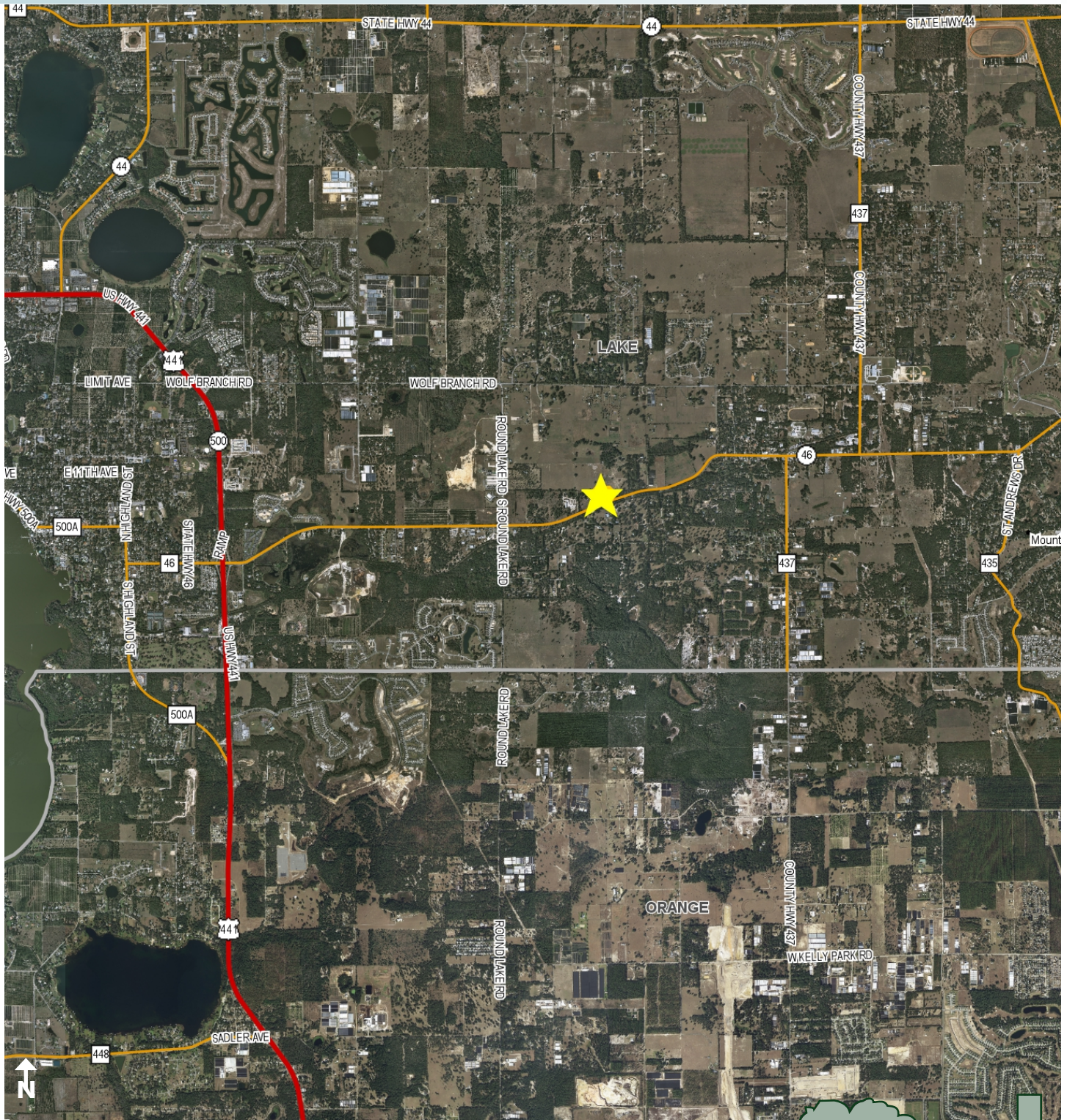


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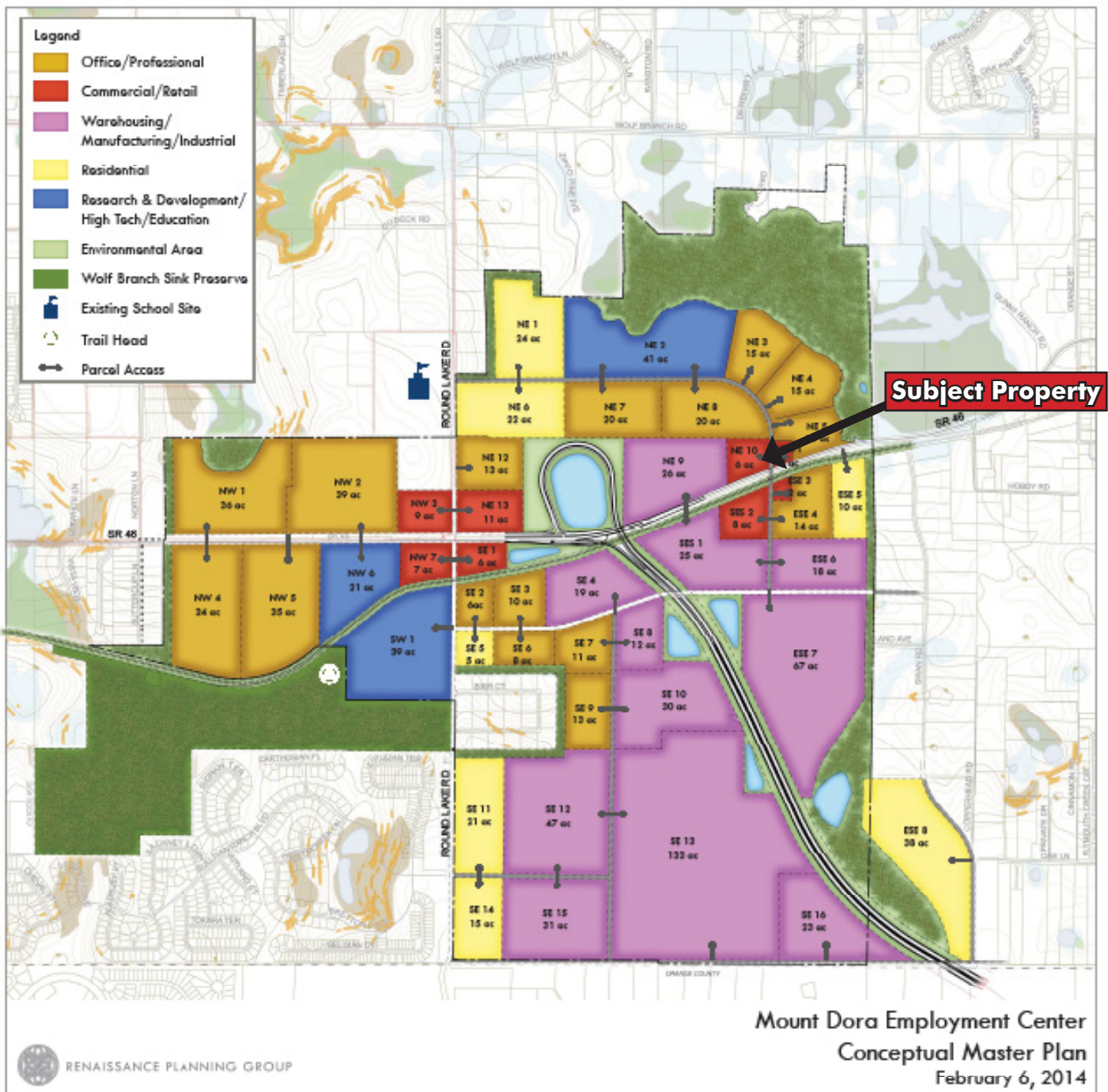
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CONCEPTUAL MASTER PLAN

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