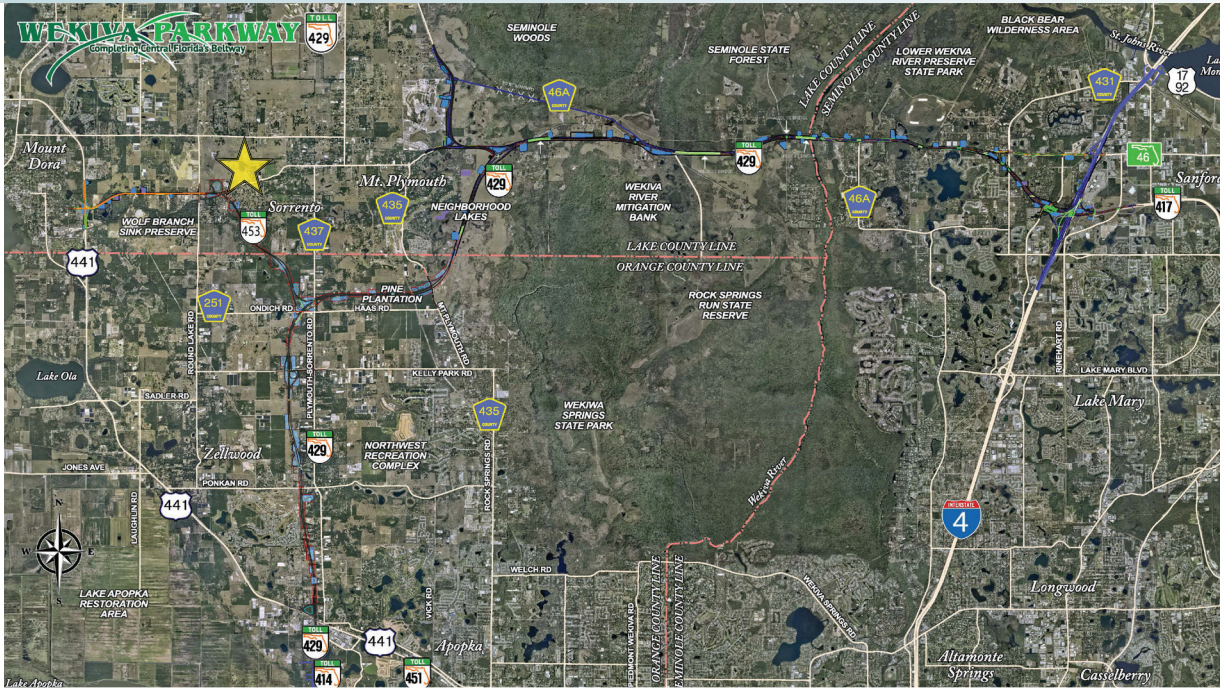


WEKIVA PARKWAY DEVELOPMENT LAND

215± acres

Lake County, FL



LOCATION/DESCRIPTION

Residential/Office/Retail potential! Located on north side of SR 46, in east Lake County. The Wekiva Parkway Expansion (2020), the 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 subject property.

The site is part of the Mount Dora Employment Center, a hub of economic and employment growth consisting of approx. 900 acres along the Parkway expansion. The employment center is expected to create approx. 13,000 new jobs.

SIZE

215± acres

PRICE

\$9,890,000

ZONING

Agriculture and Rural Residential. Future Land Use is Rural Transition and Regional Office.

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

ROAD FRONTAGE

445 ft ± on Round Lake Rd

630 ft ± on Wolf Branch Road

506 ft ± on SR 46

UTILITIES

City of Mount Dora.

RESIDENCE

Property includes a 1,858 sf, 3 bed/2 bath house. Currently tenant occupied.

DEVELOPMENT LAND FOR SALE

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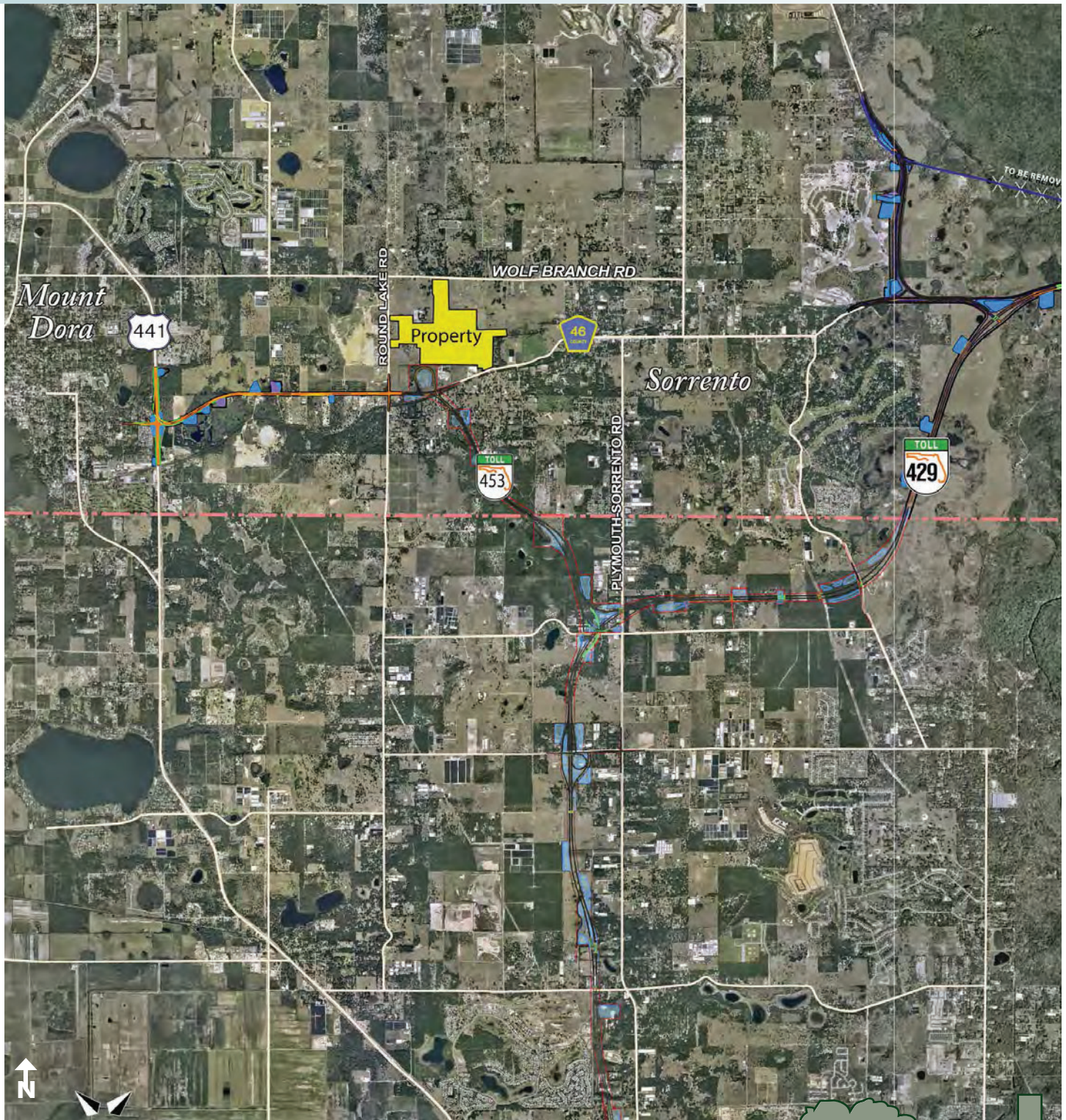


Maury L. Carter & Associates, Inc.TM
Licensed Real Estate Broker

WEKIVA PARKWAY DEVELOPMENT LAND

215± acres

Lake County, FL



LOCATION MAP

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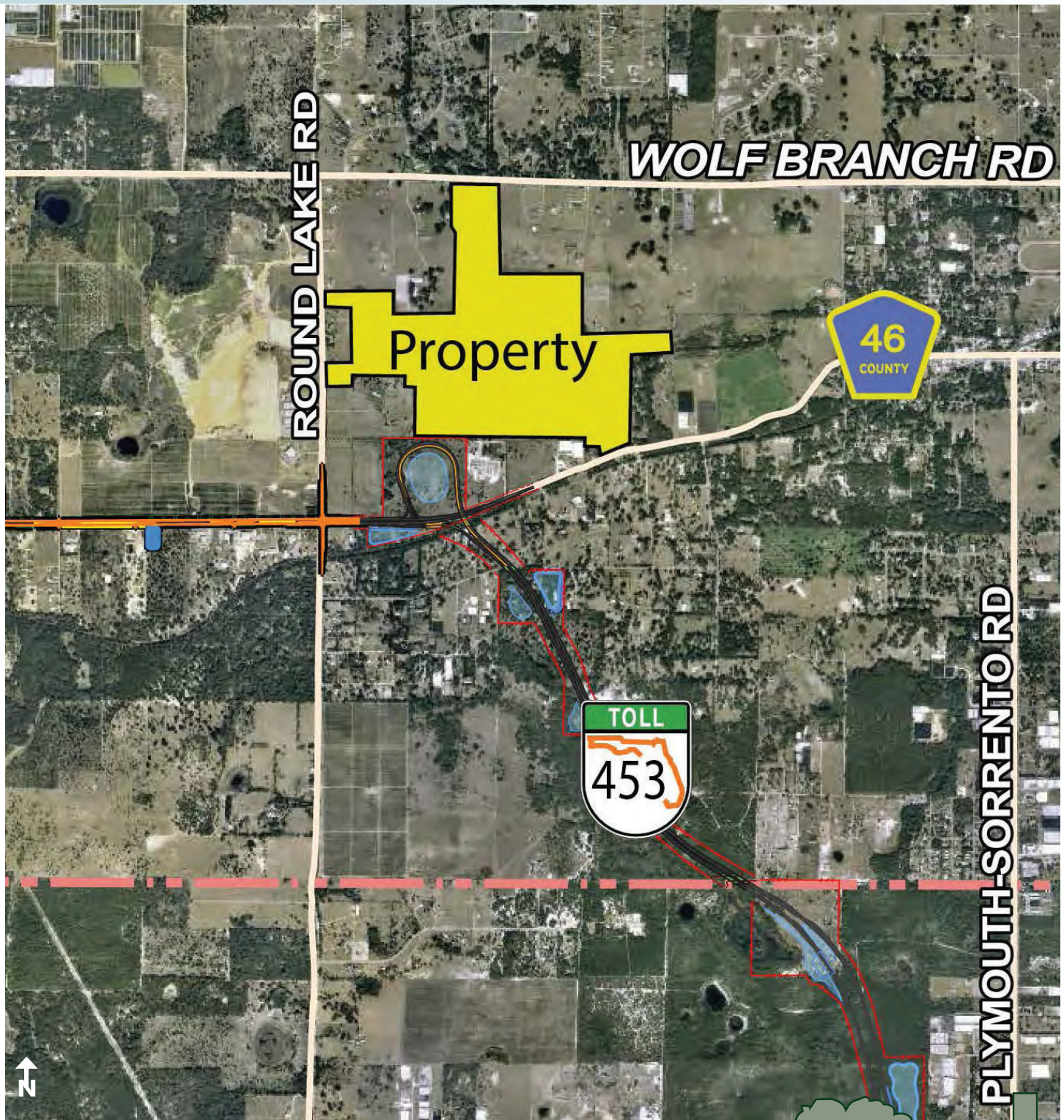
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PROPERTY MAP

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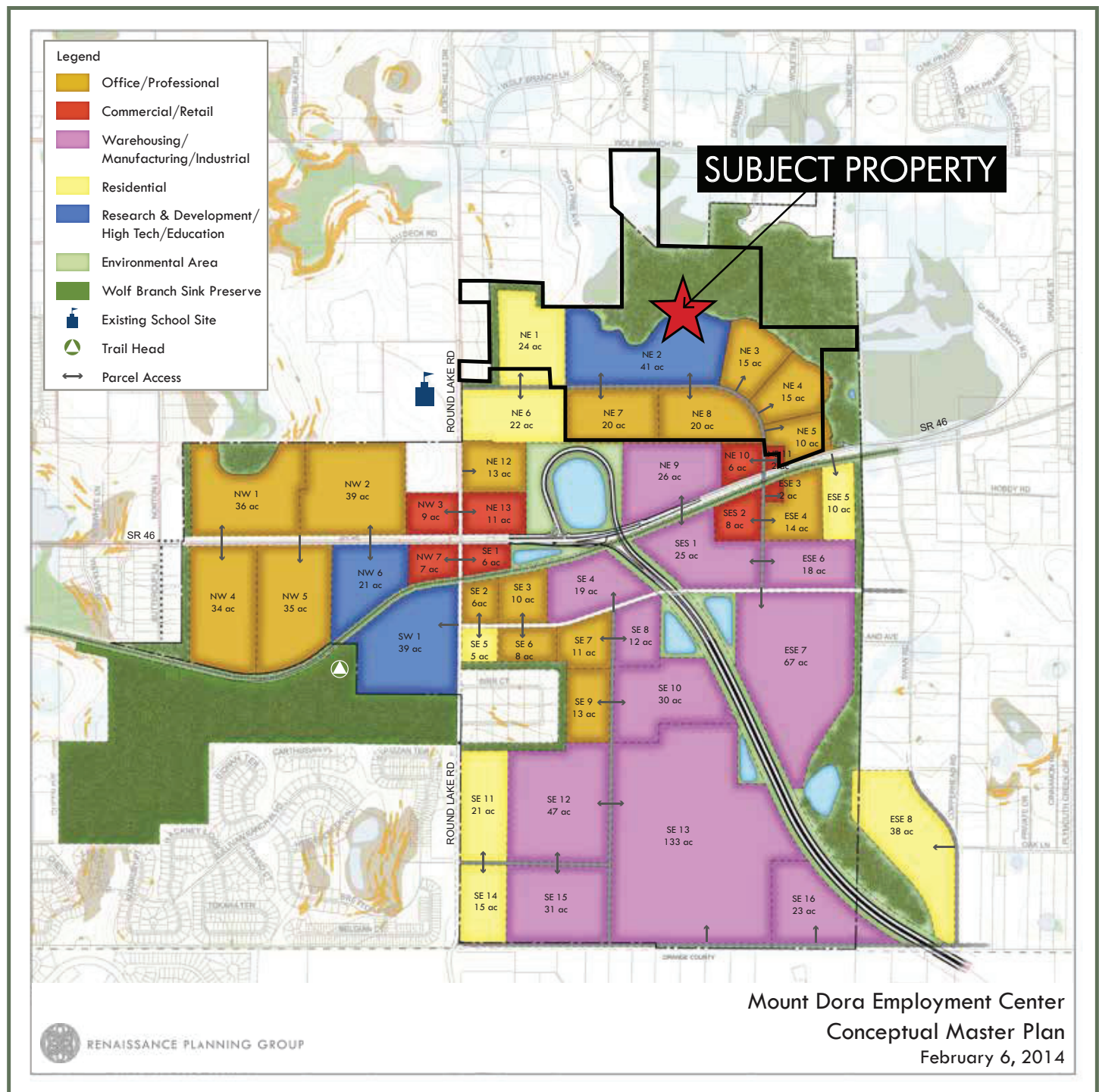
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CONCEPTUAL MASTER PLAN

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WEKIVA PARKWAY DEVELOPMENT LAND

215± acres

Lake County, FL

Orlando Sentinel

LAKE COUNTY'S PLANS FOR INNOVATION DISTRICT GETS \$2.5M BOOST FROM STATE

By Martin E. Comas | Orlando Sentinel

January 17, 2019, 2:40 PM

<https://www.orlandosentinel.com/news/lake/os-ne-lake-mount-dora-innovation-district-20190117-story.html>



Lake County won a \$2.5 million grant for a widening and expansion of Round Lake Road, which is part of the Wolf Branch Innovation District.

For more than a decade, Mount Dora and Lake County officials have looked at ways of drawing in companies that offer high-wage professional jobs into the rural area near Round Lake Road, just east of the city.

Those efforts received a boost recently when the governor's office announced a \$2.5 million award toward widening Round Lake Road in the Wolf Branch Innovation District and extending the road just past State Road 44, about 30 miles northwest of downtown Orlando.

When completed by 2023, the improvements will make it easier for motorists in that area — including workers and residents — to easily connect with the recently completed State Road 453, a spur that leads to State Road 46, and to the Wekiva Parkway. The better road network is expected to create a large employment hub in that area, Mount Dora Mayor Nick Girone said.

“This will be phenomenal,” Girone said. “This will make us very attractive to industries and companies that would want to relocate here because it will connect employees and residents with the larger transportation network [in Central Florida].”

According to plans, Round Lake Road will be widened from two lanes to four lanes between Meadowland Drive in Orange County and Wolf Branch Road in Lake County. The project also will lengthen Round Lake to just north of S.R. 44, for a total of 4.5 miles of improvements. The project is currently in the planning and design stages.

In 2004, Mount Dora and Lake County officials designated about 1,300 acres near Round Lake and Wolf Branch roads to be developed into a professional employment center, with businesses focused on research, health care, information technology and clean, light manufacturing.

continued on next page

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WEKIVA PARKWAY DEVELOPMENT LAND

215± acres

Lake County, FL

continued from previous page

Later designated as the Wolf Branch Innovation District, it mostly straddles state roads 46 and 453, and roughly stretches from Wolf Branch Road to the Orange County line.

At that time, Mount Dora and Lake officials envisioned that the Wekiva Parkway and the now-completed S.R. 453 spur would bring in tens of thousands of motorists from Orange and Seminole counties. It also would provide about 17,000 new job opportunities.

Lake officials said in a county document that the Wolf Branch Innovation District will “be a game changer” for an area that has historically been known as mostly agricultural, dotted with horse ranches and farms.

“The area will also incorporate a network of trails and outdoor spaces that will make this an ideal place to live and work right here in Lake County,” according to the document.

Lake County Commission Chairwoman Leslie Campione said the area — with rolling hills and homes on large lots — is perfect for attracting career-oriented, professional workers looking to settle in Central Florida. “It has a small-town feel and a nice quality of life,” she said.

Campione cautioned, however, that the area must maintain its rural character and charm when new businesses and homes are developed within that district.

She said it’s still too early to say how the local governments will attract businesses, whether it’s through tax breaks or other incentives. However, any incentives must be to companies that offer jobs that pay above the county’s average wage, she said. According to the state, the average annual wage in Lake County is \$36,595.

The \$2.5 million award to Lake County was announced Dec. 28 by former Gov. Rick Scott’s office. It was among five awards totaling nearly \$9 million in funding from the Florida Job Growth Grant Fund.

Mount Dora spokeswoman Lisa McDonald said the Round Lake Road expansion and the Wekiva Parkway completion will play a big part in changing the economic and geographic landscape in that area.

“As we move into the future, and as we bring in these high-tech industries, we’re also looking at bringing in young professional families,” she said. “We’re really excited.”

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This article is related to: Lake County, Mount Dora, Orange County

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