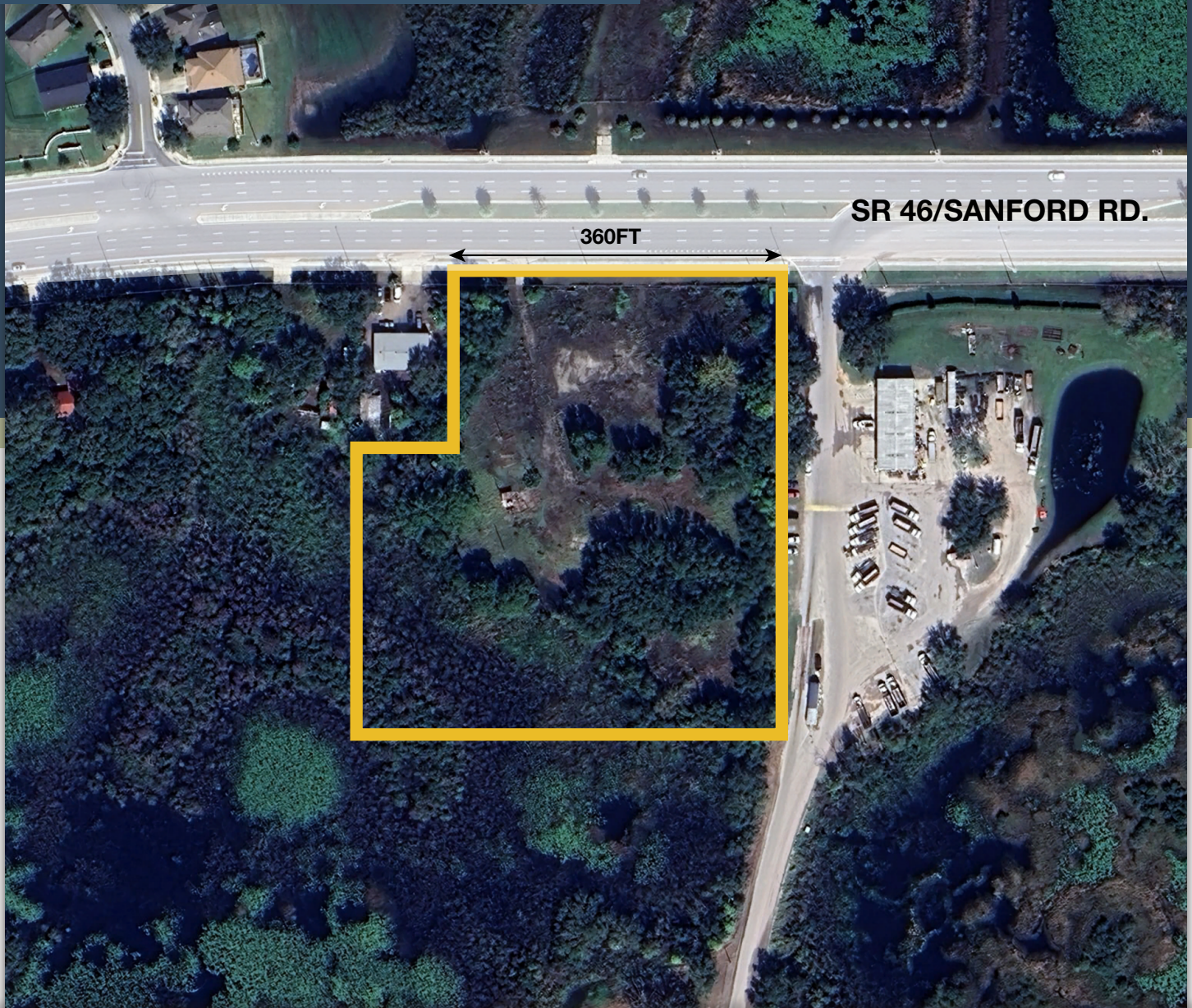




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



4.85 ± AC COMMERCIAL DEVELOPMENT OPPORTUNITY

SR 46 between Mt. Dora & Wekiva Pkwy, Lake County

PROPERTY DETAILS

- Size: 4.85± acres
- Location: 3244 SR 46
Mt. Dora, FL 32757
- Zoning: CP
- FLU: Regional Office
- Utilities: Available to site
- Frontage: 360' on south side
of SR 46/ Sanford Rd.
- Price: \$1,375,000

Property Highlights

The gateway to Mount Dora! The Wekiva Parkway Expansion (2020), the final leg in Orlando's beltway connecting to Interstate 4, created direct and immediate access to the site by widening SR 46 and creating an interchange 1.5 mi. east of the property. The site is located just west of the Mount Dora Employment Center (designated for warehousing/manufacturing/ industrial uses), 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. Significant residential development is planned for this area, including over 4,000 new residences. The site includes 4.85 acres located along the south side of SR 46 between Mount Dora and the new Wekiva Parkway interchange in Lake County, Florida. The site is centrally located providing close access to established and planned residential markets. Great location for commercial uses including retail, office and other commercial service uses.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 18,261
- Average HH Income: \$69,931
- Average Home Value: \$316,100

Mount Dora, US Census

County Demographics

- Total Population: 444,204
- Average HH Income: \$69,956
- Average Home Value: \$287,900

Lake County, US Census

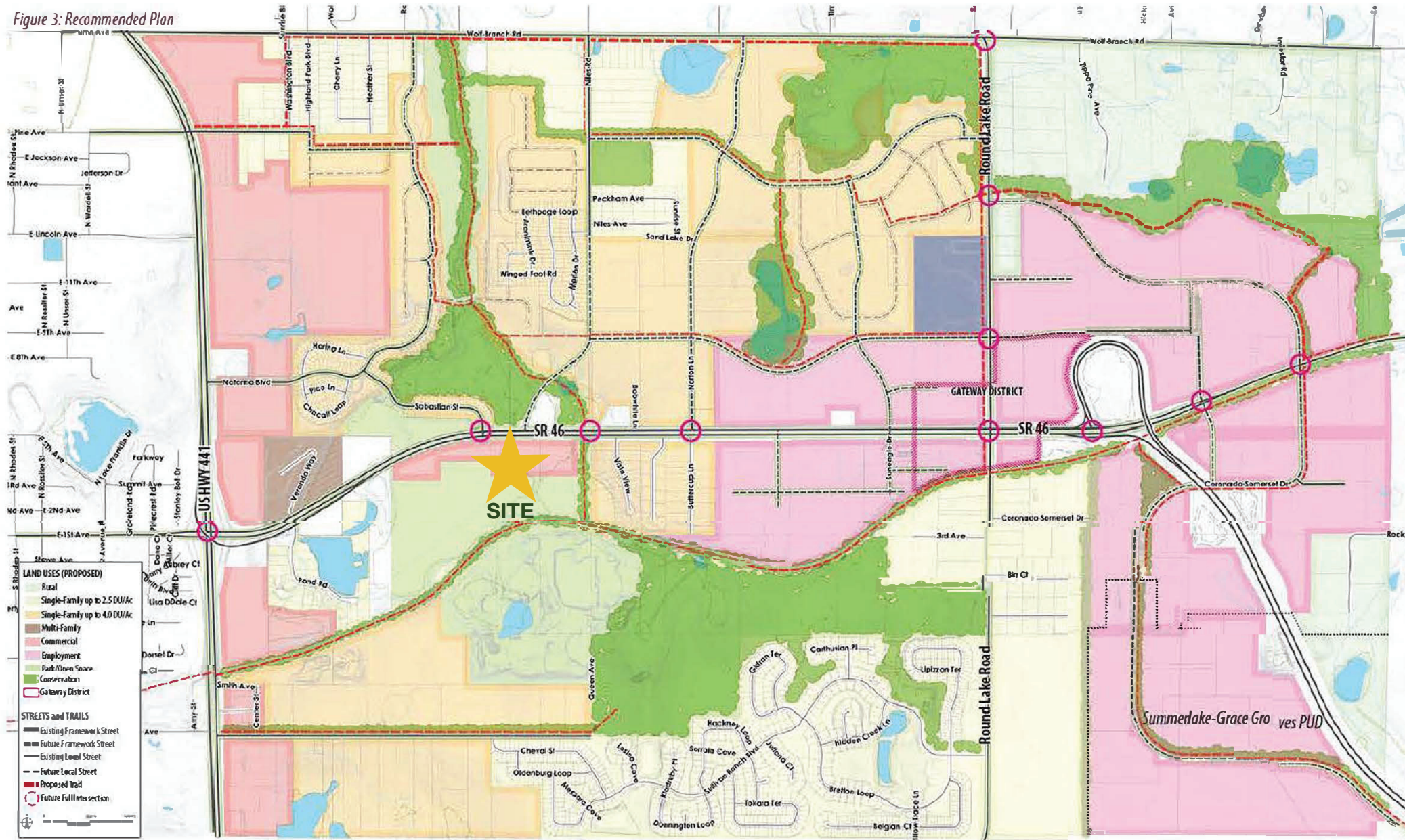
Daily Drive Counts

- SR 46: 24,000
- HWY 441: 38,500
- SR 453: 8,000
- HWY 429: 22,200



WOLF BRANCH INNOVATION DISTRICT

Figure 3: Recommended Plan



REGIONAL MAP

Drive Times

- Downtown Mt Dora: 5 min
- Apopka: 20 min
- Sanford: 30 min
- Orlando: 40 min
- DeLand: 40 min
- Clermont: 45 min
- Orlando Int'l Airport: 50 min
- The Villages: 1 hr

