

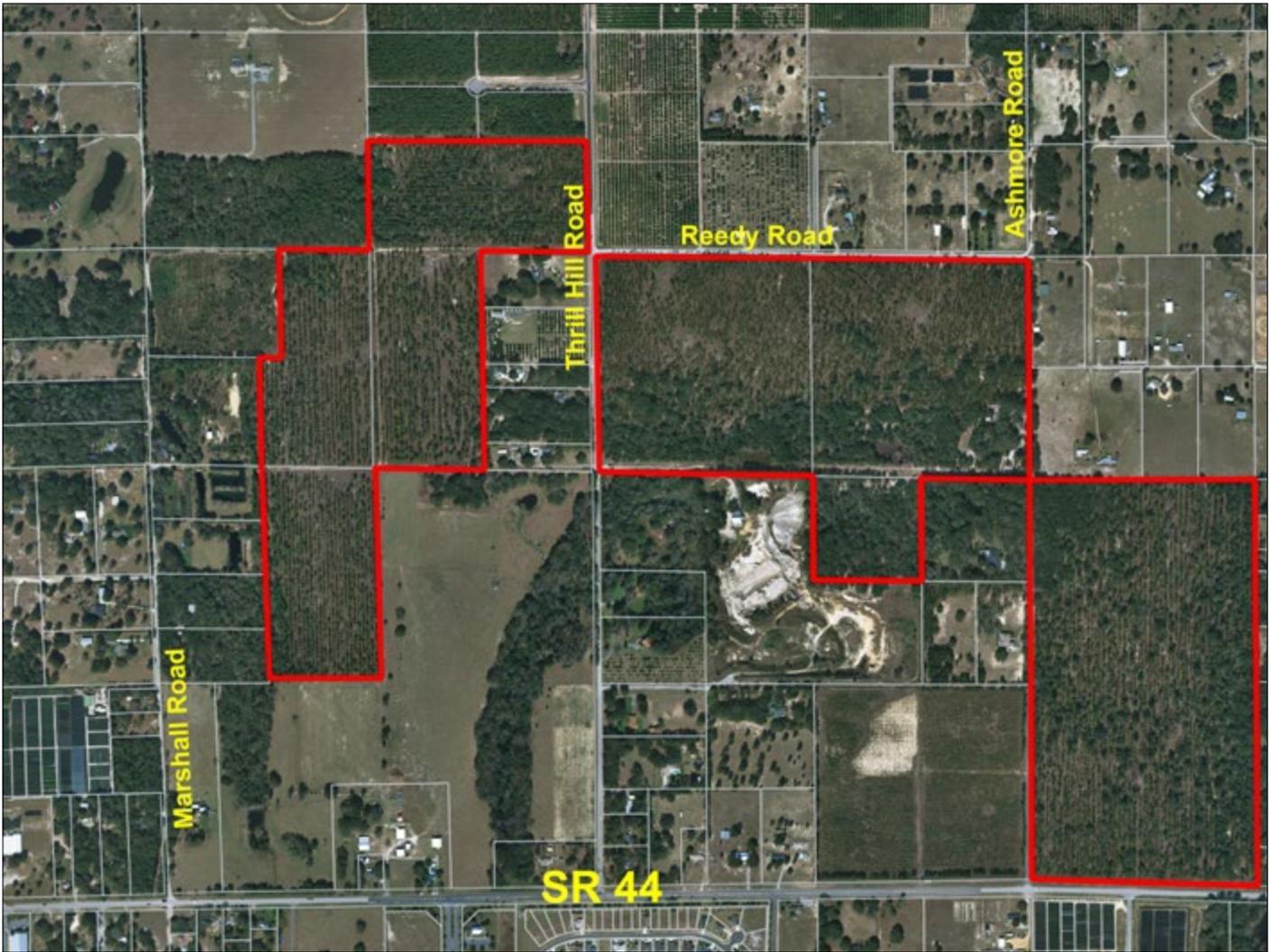
# East Eustis Development Acreage

Eustis, Florida

**233 +/- Acres**

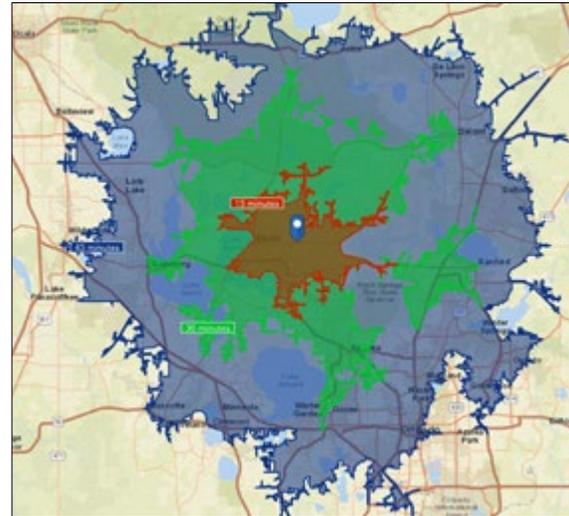
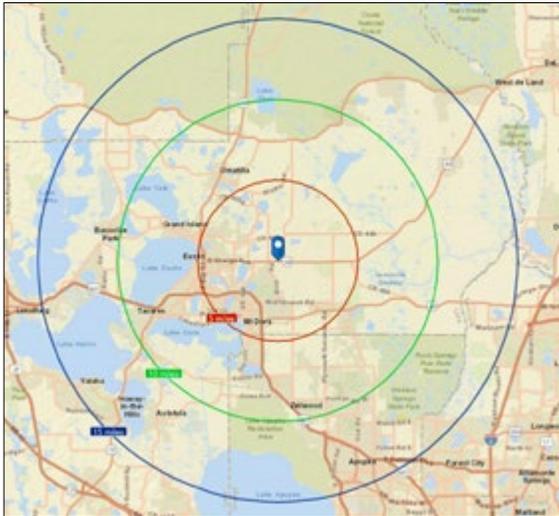
The New Wekiva Parkway SR 429 Extension  
Gives This Property Tremendous Access to the Orlando Area!

Opportunity for Potential Annexation to Mt. Dora



5-10-15 Mile Radius

Drive Times 15-30-45 Minutes



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%

5 +/- Miles to Eustis  
5+/- Miles to Mount Dora

# East Eustis Development Acreage

Eustis, Florida • Lake County

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 easier to get to Orlando and the attractions.

**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:**

- 091927000100000300, 0419270003000001900
- 091927000200000800, 0419270003000001300
- 0419270003000001901, 0419270003000001301
- 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!**

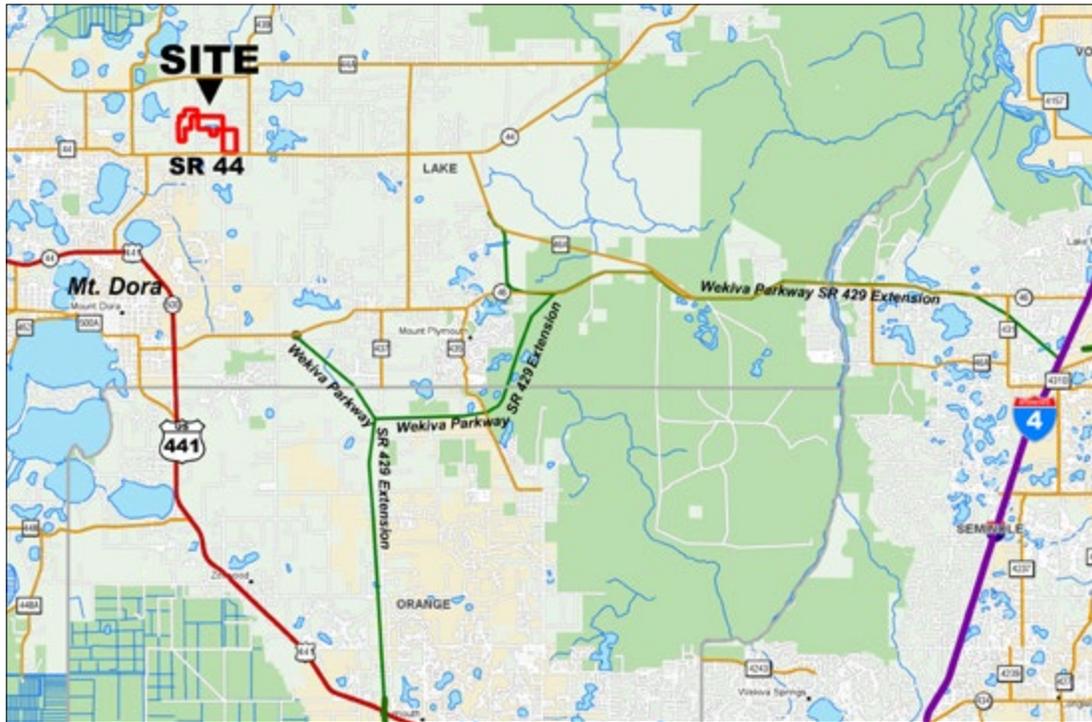
**SREland.com/EustisDev**



# East Eustis Development Acreage

Eustis, Florida

233 +/- acres



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

[SREland.com/EustisDev](http://SREland.com/EustisDev)



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