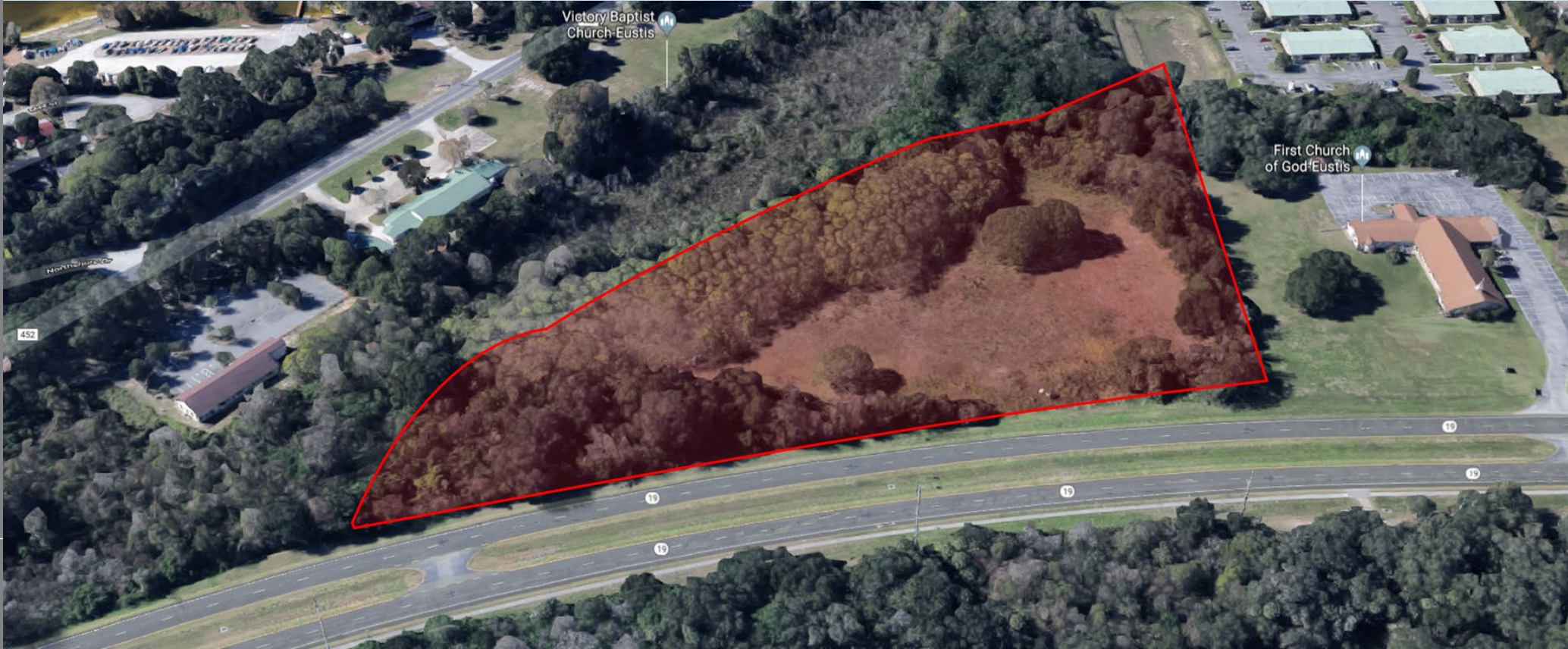


RESIDENTIAL VACANT LAND FOR SALE

± 8.4 Acres

State Route 19 North | Eustis, FL 32726



SITE SPECIFICATIONS:

- Site Size: ±8.4 Acres of Vacant Land
- Alternate Key Number: 2570164
- Residential Zoning
- Paved Property Access
- Excellent Signage
- Easy access to State Route 19

Please contact our office for pricing...



1801 N Military Trail, Suite 202, Boca Raton, FL 33431

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*For further information, please contact
our exclusive agents:*

Alan Long

T. 561.893.6283

along@ngkf.com

www.ngkf.com

± 8.4 Acres

State Route 19 North
Eustis, FL 32726

LOCAL INCENTIVES:

Eustis exhibits small-town appeal in a picturesque setting – it sits on the eastern shore of the 7,000-acre Lake Eustis. Highway access provides convenience to Orlando, but Eustis, founded in 1883, remains a decidedly quaint suburban retreat in Lake County.

As recently as the early 1980s, Eustis was commonly referred to as the “Orange Capital of the World,” thanks to expansive orange groves through the town. Also, it had become a place for research in plant hybridization, with the U.S. Department of Agriculture establishing a lab to study plant disease. Today, as residents point out, while the “capital” distinction is gone, Eustis has survived and grown just fine.

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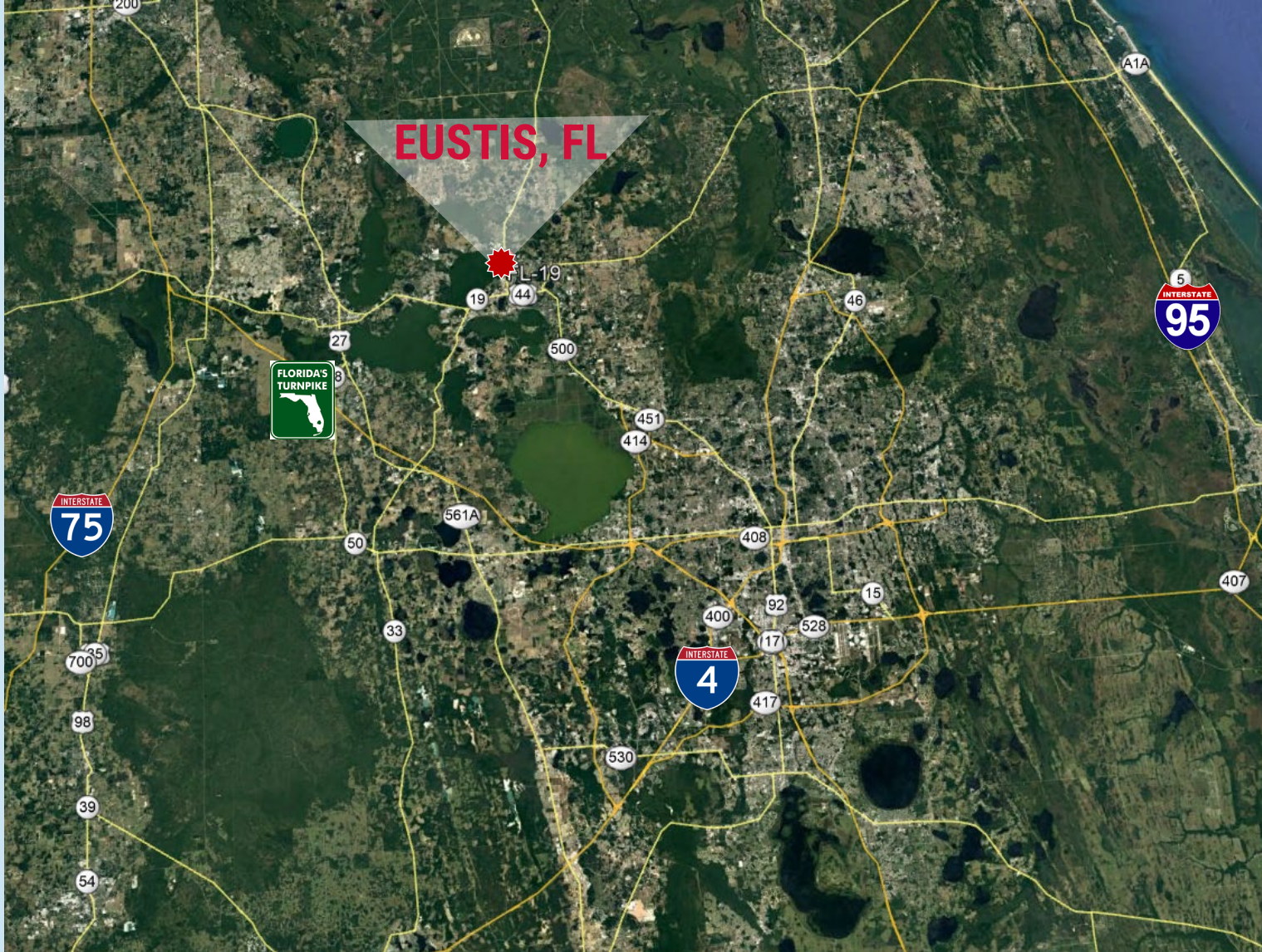
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LAKE COUNTY

Location and Transportation

Lake County is bordered on the north by Marion County, on the south by Polk County, on the east by Volusia, Seminole & Orange Counties, and on the west by Sumter County.

Major roadways and traffic routes traversing Lake County consist of:

The Florida Turnpike, which runs northwest to southeast through the State of Florida. The turnpike begins near Wildwood, Florida, where the roadway splits off 1-75 and extends in a southeasterly direction. Along its route, the turnpike passes through Clermont, Orlando, Kissimmee, and other Central Florida cities before continuing to the metropolitan areas of Palm Beach, Ft. Lauderdale, Miami, and southern Florida.

The Florida Turnpike also intersects 1-4, a major east/west route that runs from the St. Petersburg/Tampa area on the west coast, through Central Florida to Daytona Beach and the east coast of the state.

The nearest international airport is Orlando International, located about 35 miles east of the Lake County City of Clermont. The nearest port with docking facilities is Port Canaveral, located in Brevard County, Florida approximately 73-miles east of Lake County.

As a result of the road and railway services, as well as nearby air and seaports, northeastern Lake County has good access to various central Florida cities such as: Sanford, Orlando, Apopka, and Winter Garden; as well as the rest of the state. Lake County's continued growth up to the current recession in the population and business sectors appears to be a direct result of its location.

DEMOGRAPHICS:

Population Summary	1 mile	3 miles	5 miles
2018 Total Population:	574	3,858	28,471
2023 Total Population:	637	4,301	31,911
2018-2023 Annual Rate:	10.98%	11.48%	12.08%

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