

Industrial Land Available

Jones Avenue | Mount Dora, FL

±47.59 ac (*Potential/usable ±15.86 ac*)

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Roadway Travel Distance	
US-441 (Orange Blossom Trl.)	1.7 miles
SR 429 (Western Beltway)	5.6 miles
SR 414	9.4 miles

Property Information

Address	Jones Avenue Mount Dora, FL 32757
Folio number(s)	21-20-27-2784-00-380 21-20-27-2784-00-370 21-20-27-2784-00-290 21-20-27-0000-00-074 21-20-27-0000-00-123
Land	±47.59 ac ±15.86 ac (Potential/usable)
Zoning	IND-4
Municipality	Un-incorporated Orange County
Electric	Duke Energy
Water	City of Apopka

Property Highlights

The Property offers *±47.59 acres of industrial-zoned land located Northwest of Orlando in Mount Dora. **The Property features ±7.34 acres of developable uplands with mitigation plan for potential ±15.86 acres of developable uplands.** Zoning allows for outdoor storage, warehousing, manufacturing, and many more uses. Located just west of multiple completed and under development distribution/manufacturing centers. Minutes away from Orange Blossom Trail (US-441), SR 429 (Western Beltway), and SR 414, providing quick access to all major Central Florida markets.

Booming Metropolitan Area

The Orlando metro area is one of the fastest growing in the United States. Residents from all over the country continue to migrate to the Sunshine State for better weather, lower cost of living and lower taxes. The explosive growth of Central Florida has exponentially increased the demand for industrial property for development and outdoor storage. Observers anticipate that Orlando's explosive growth will continue in the coming years.

ASKING PRICE: \$7,930,000
***(\$500,000/usable acre)**


Mitigation plan

Potential/usable ± 15.86 ac

Jones Avenue
Mount Dora, FL 32757



Legend

 Project Boundary (± 47.59 ac)

Development Plan


 Developable Upland (± 12.35 ac)


 Potentially Developable Wetland Fill (± 3.51 ac)

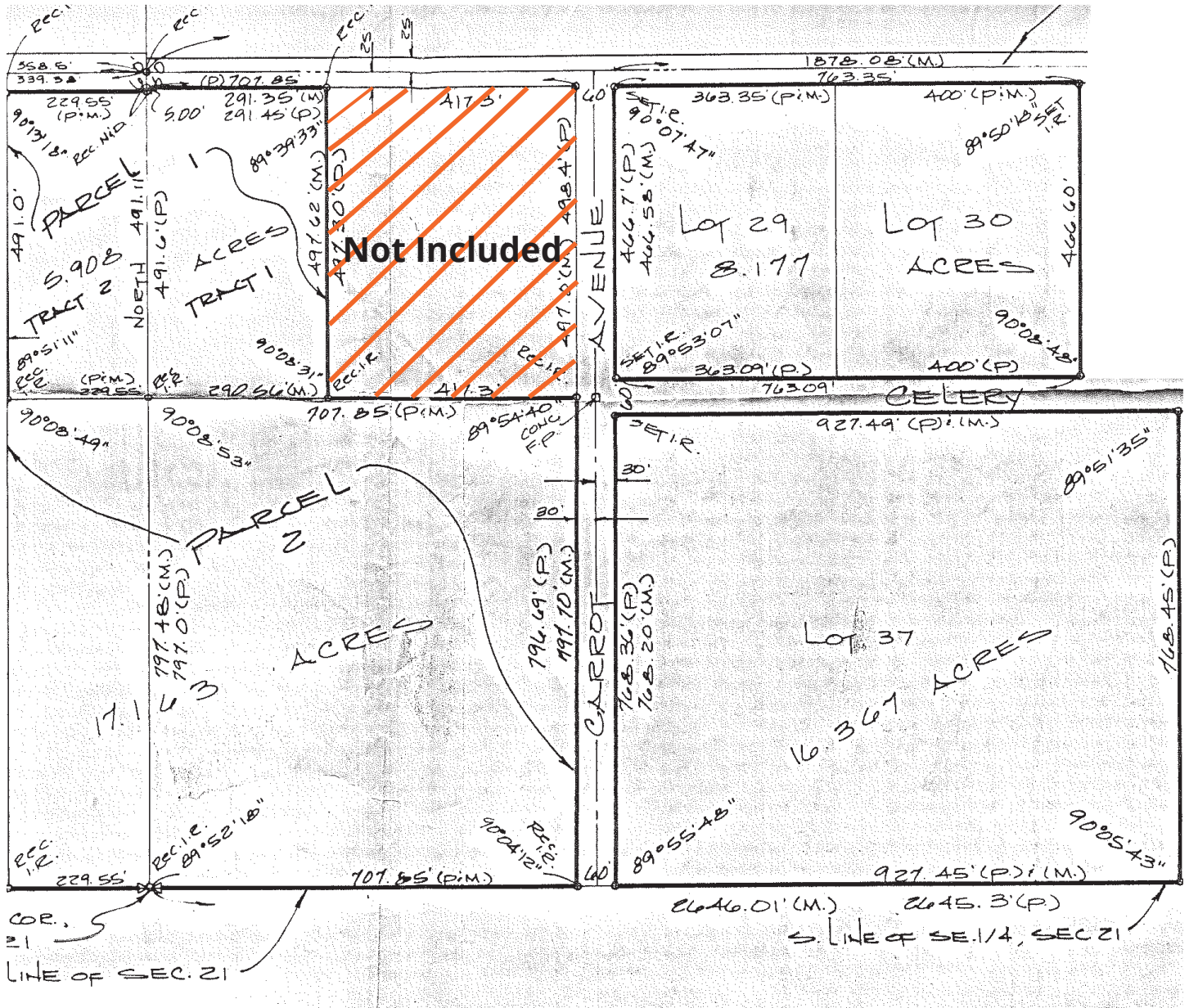
 Potential Mitigation (± 31.73 ac)

Potential Mitigation Plan

 Upland Preservation (± 4.76 ac)

 Wetlands Preservation (Forested) (± 20.94 ac)

 Wetlands Preservation (Shrub) (± 6.03 ac)



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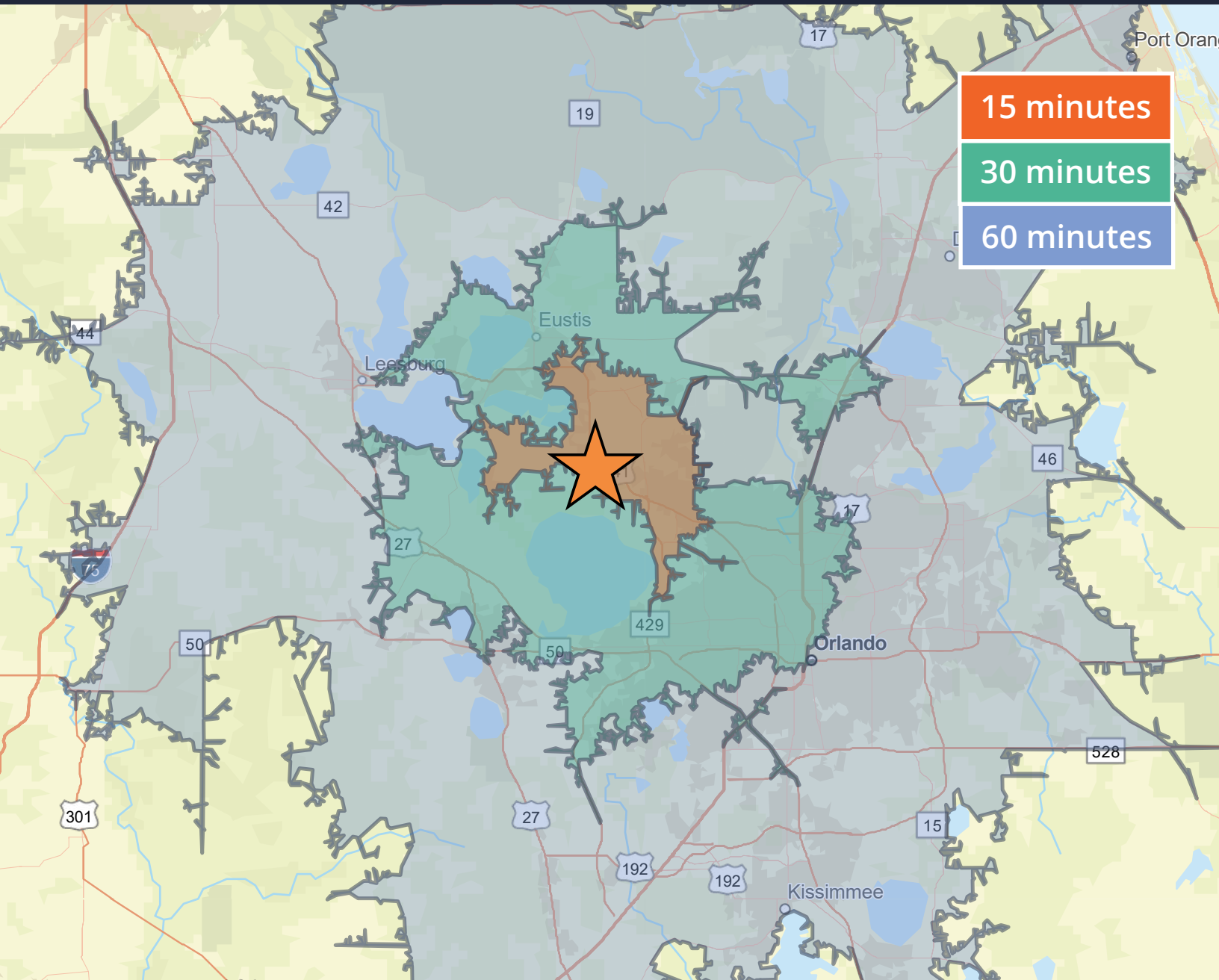
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Drive Time Map

15-30-60 minutes

Jones Avenue
Mount Dora, FL 32757



15 minutes

30 minutes

60 minutes

Drive Time Demographics (30 Minutes)


851,252
Population


326,291
Households


\$114,780
Average HH income


2.58
Average HH size


465,457
Employees

If you would like more
information on this offering
please get in touch.

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Broker Team

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