

EXECUTIVE SUMMARY

• 6075 N Orange Blossom Trl Mount Dora, FL 32757



OFFERING SUMMARY

Sale Price: \$699,000

Price / Acre: \$160,690

Lot Size: 4.35 Acres

Zoning: A-1

APN#: 04-20-27-0000-00-061

PROPERTY OVERVIEW

Offered at \$699,000, seize the opportunity to acquire approximately 4.35 acres of prime land at 6075 N Orange Blossom Trail in Mount Dora. With a survey available from the seller, this strategically located parcel presents endless potential for residential development, agricultural endeavors, or private estate creation.

LOCATION OVERVIEW

Discover an exceptional opportunity on the land at 6075 N Orange Blossom Trail, Mount Dora, offering approximately 4.35 acres of prime real estate. Currently zoned for Agriculture and with a future land use designation of RS 1/1, this parcel presents diverse possibilities for development. Whether you envision a residential community, a private estate, or an agricultural venture, this property's strategic location and ample space provide the foundation for realizing your vision. With easy access to urban amenities while maintaining a tranquil ambiance, seize the potential of this coveted parcel for your next project in Mount Dora.

VITOR DE SOUSA, CCIM

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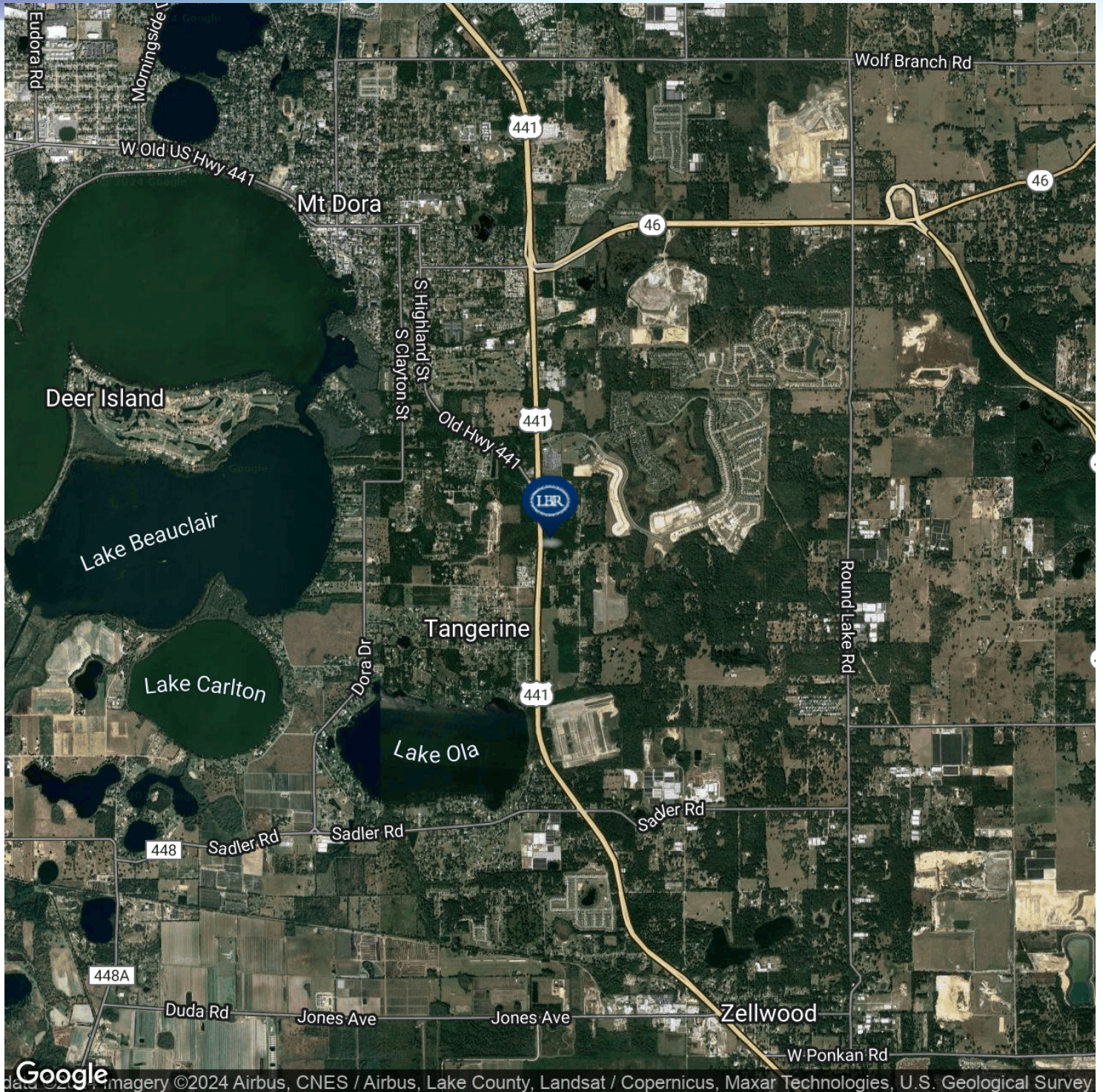
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

• 6075 N Orange Blossom Trl Mount Dora, FL 32757



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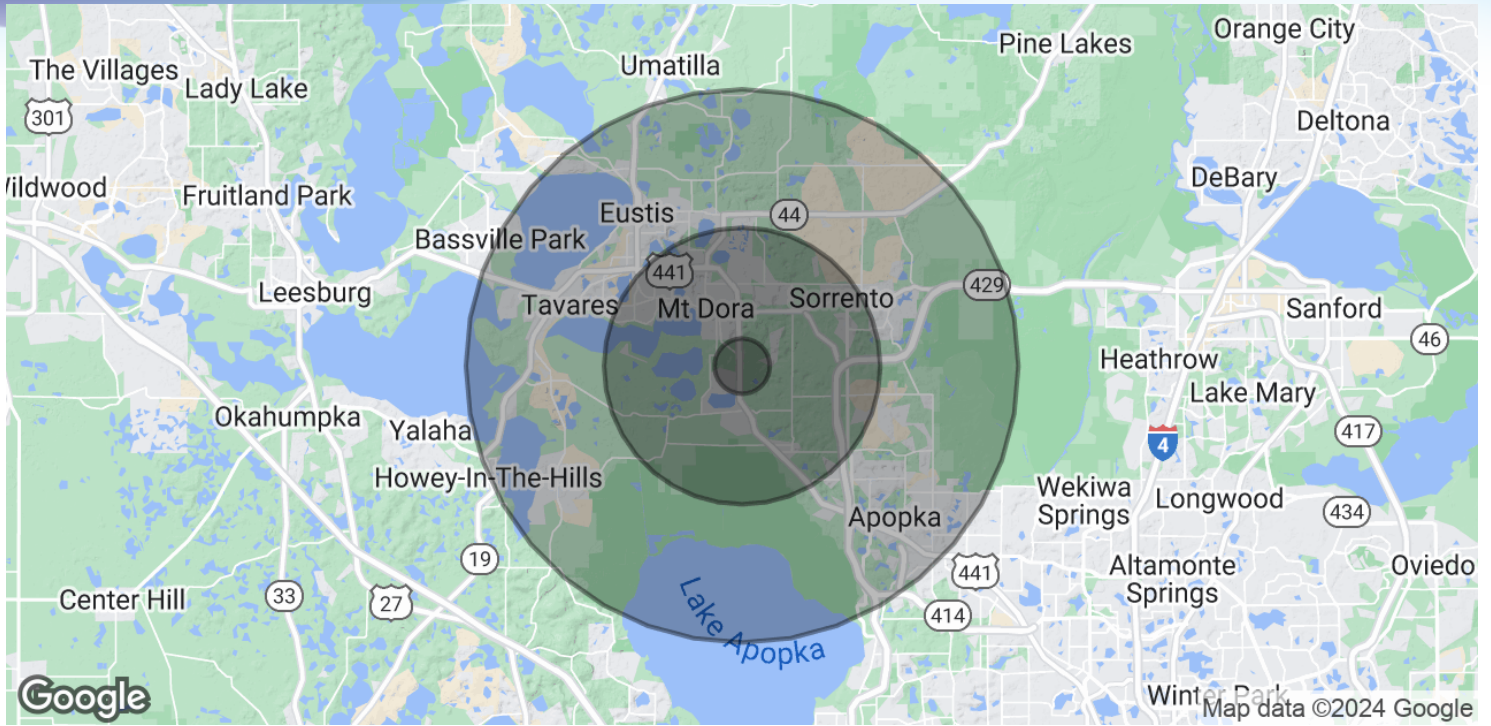
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,526	41,018	153,457
Average Age	44.1	46.9	44.1
Average Age (Male)	44.5	47.4	42.8
Average Age (Female)	46.7	47.3	45.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	587	18,362	64,433
# of Persons per HH	2.6	2.2	2.4
Average HH Income	\$102,533	\$72,515	\$70,206
Average House Value	\$362,409	\$236,980	\$220,609

* Demographic data derived from 2020 ACS - US Census

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