



LAND FOR SALE

**0.918 ACRES IN EUSTIS
Florida 32726**

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PROPERTY SUMMARY

0.918 ACRES IN EUSTIS | FLORIDA 32726



OFFERING SUMMARY

Price: \$375,000
Land Size 0.918 Acres
Price / SF:
Zoning: GC

PROPERTY OVERVIEW | PRIME 0.918 ACRES OF LAND FOR SALE IN EUSTIS, FLORIDA

Location:

This exceptional 0.918-acre parcel of land is strategically located in the thriving community of Eustis, Florida. Situated near the Addition Financial Credit Union-Eustis, this property offers convenient access from both US Highway 441 and Dora Avenue, two major thoroughfares that ensure excellent visibility and accessibility.

- Size: 0.918 acres
- Location: Near Addition Financial Credit Union-Eustis & the new Zaxby's being developed
- Access Points: US Highway 441 and Dora Avenue
- Zoning: General Commercial (GC)
- Utilities: Easily accessible, with public utilities available

Prime Opportunities:

This property presents a fantastic opportunity for investors and developers looking to capitalize on Eustis's growing economy. Its General Commercial (GC) zoning allows for a wide variety of uses, making it ideal for:

- Retail Development: With its proximity to busy roads and commercial centers, this land is perfect for retail establishments
- Office Space: The property's visibility and accessibility make it a prime spot for professional office buildings, medical facilities, or corporate headquarters. See City of Eustis Land Use on page 6
- Investment Potential: As Eustis continues to grow, land values are expected to appreciate, making this an attractive long-term investment.

Location Highlights:

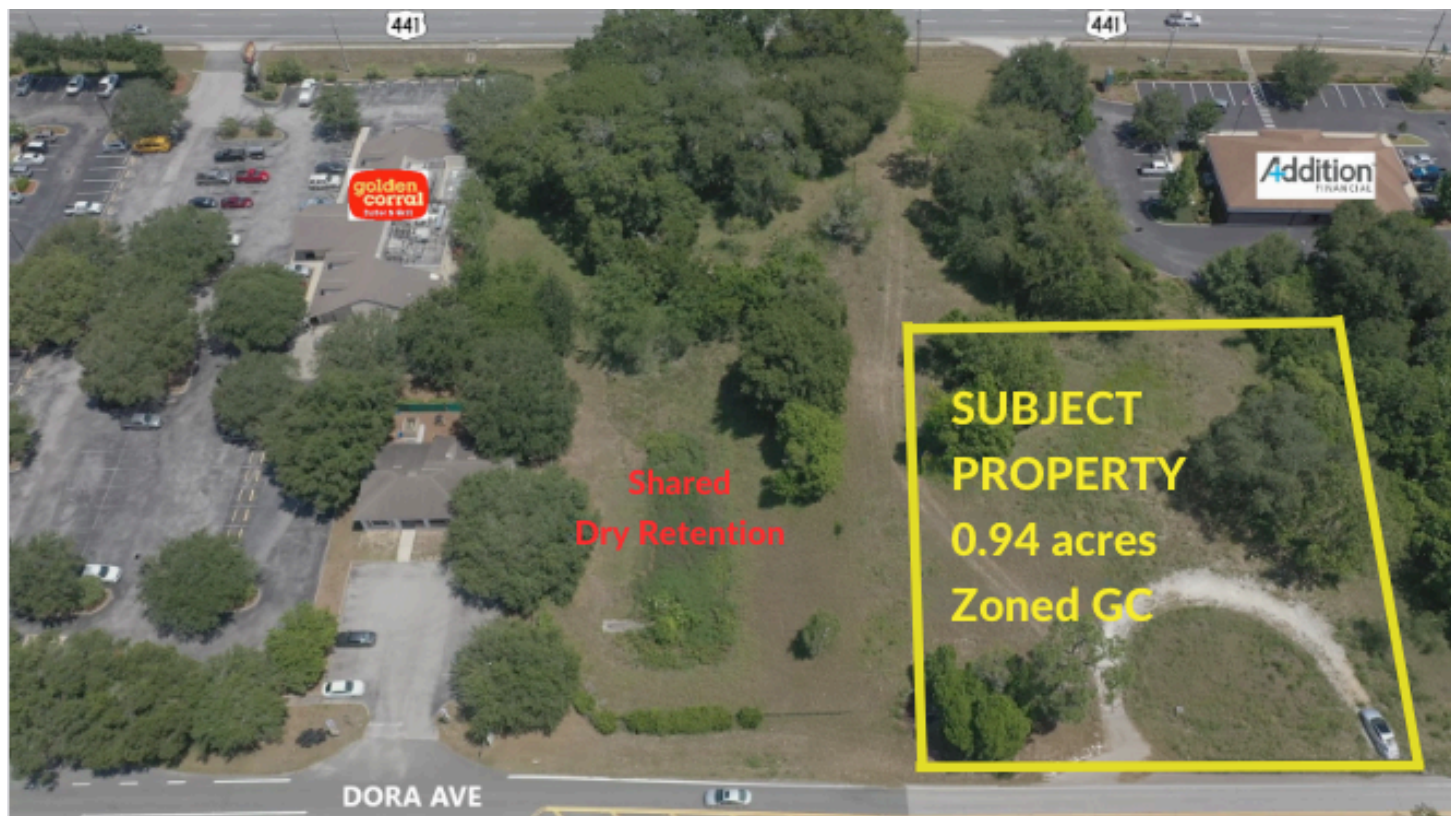
- Proximity to Major Highways: Quick access to US Highway 441 connects the property to nearby cities like Mount Dora, Tavares, and Leesburg, as well as the greater Orlando area.
- Nearby Amenities: The area is home to a variety of amenities, including shopping centers, restaurants, schools, and healthcare facilities, making it a desirable location for businesses and residents alike.
- Growing Community: Eustis is part of Lake County, one of the fastest-growing regions in Central Florida. The city is known for its charming downtown area, recreational opportunities on Lake Eustis, and a strong sense of community.

This 0.918-acre parcel in Eustis, Florida, offers a unique opportunity for savvy investors and developers to create a landmark project in a prime location. Zoned General Commercial (GC), the property is well-suited for a wide range of commercial developments, from retail to office space, and more. Don't miss out on securing a valuable piece of real estate in one of Central Florida's most desirable areas.



LOCATION MAPS

0.918 ACRES IN EUSTIS | FLORIDA 32726





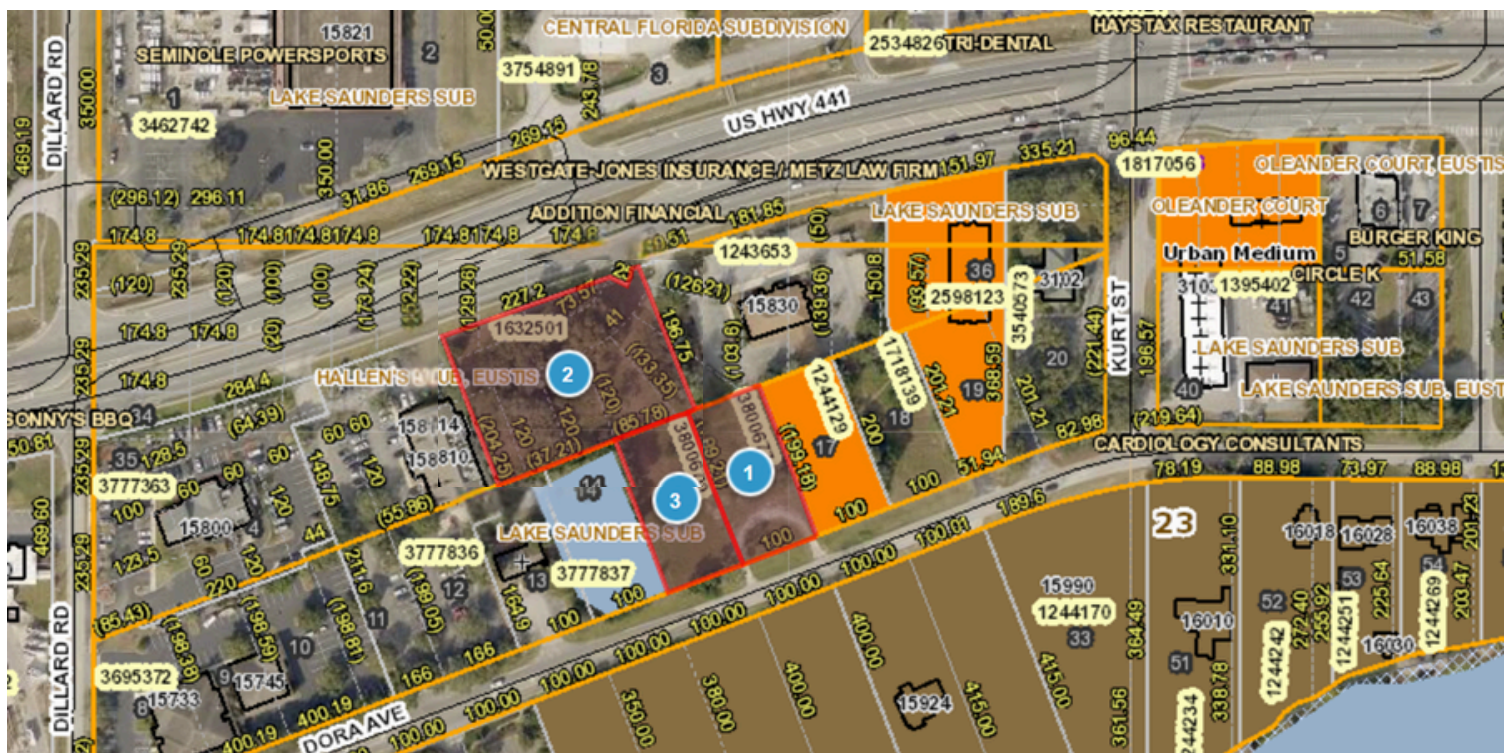
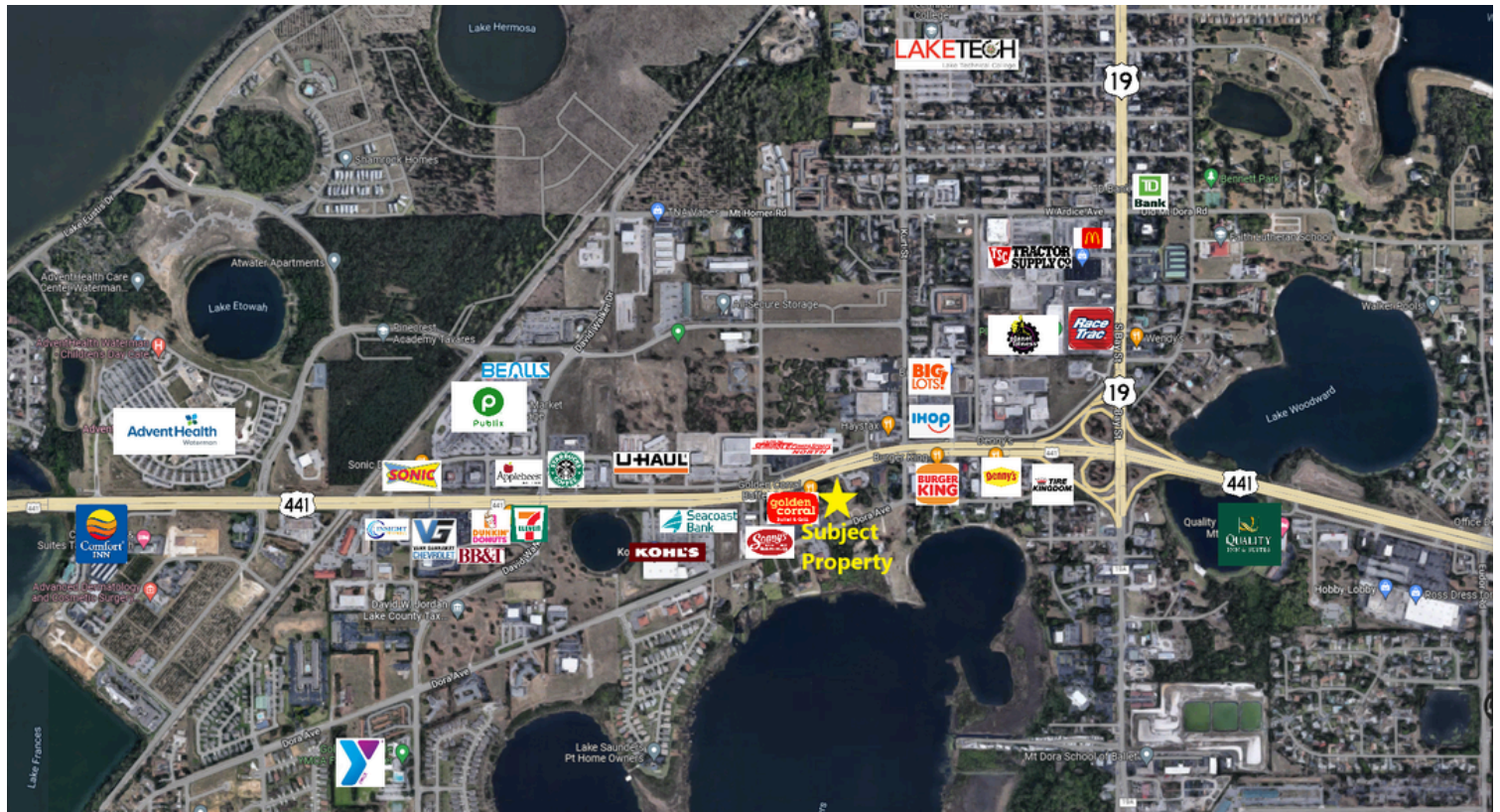
PROPERTY PHOTOS

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REGIONAL MAP

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**** ONLY PARCEL 1 ARE AVAILABLE FOR SALE ****

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GENERAL COMMERCIAL (GC)

Extracted from the City's Land Development Regulations (LDRs)

The purpose of the General Commercial (GC) land use designation is to provide areas for both motorists and local residents.



**City of
Eustis**

Permitted Uses:

- ☐ Bed & Breakfast
- ☐ Boarding & Rooming House
- ☐ Home Occupation
- ☐ Marina
- ☐ Parks: tot lots, passive & picnic
- ☐ Regional Park; Amphitheater; Nature; Ecology Facilities
- ☐ Sports Complex
- ☐ Shooting Range, Indoor
- ☐ Car Sales, Leasing & Related Services
- ☐ Car Wash, Automated
- ☐ Car Wash, Full or Self Service
- ☐ Convenience Store w/Gas Station
- ☐ Convenience Store w/o Gas Station
- ☐ Commercial Neighborhood
- ☐ Drive-Thru Sales or Service
- ☐ Dry Cleaning/Laundry
- ☐ Fast Lube/Oil Change
- ☐ Food & Beverage Store/including Alcohol
- ☐ Hotel
- ☐ Mobile Vendor
- ☐ Package Store
- ☐ Commercial Parking
- ☐ Pharmacy
- ☐ Restaurant, No Drive-Thru
- ☐ Restaurant w/Drive-Thru
- ☐ Retail Sales & Services
- ☐ Self-Service Storage
- ☐ Vehicle Parts & Accessories (Sales)
- ☐ Professional Services & General Office
- ☐ Research Lab w/o Manufacturing
- ☐ Community/Service Uses Except Wireless Communication Antennas & Towers

(see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface: Not more than **75%** of the total parcel.

Impervious surface is any surface that rain can't penetrate including driveways, sidewalks, pools and pool decks, structures, and gravel.

Maximum Height: 35'

Floor Area Ratio: Not to exceed **2.5 or 250%** of the total parcel.

Floor Area Ratio is the ratio of the floor area of a building to the area of the lot on which the building is situated.

Minimum Setbacks:

Street: 0'/5'/10'/25'/75'*

Common Lot: 0'/5'*

Rear: 0'/5'/10'/15'*

Setbacks are dependent on the particular lot type along with the particular Design District.

*Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

Frontage Buildout: 50%/90%/100%*

Frontage buildout is the length along a line parallel with the street.

*Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

Special Regulations:

Design Districts regulate a variety of uses & building types thru performance standards.

No metal building exteriors are allowed in the **GC District** (as defined in Sec. 115-6.1.2 of the LDRs).

No single-family detached structure is permitted in the **GC District**. (See Sec. 109-4 of the LDRs)

Trash containers, garbage receptacles, dumpsters must be screened. (See Sec. 115-4.10 of the LDRs)

Off-street parking must be addressed (See Sec. 115-4.4 Loading & Off-Street Parking Requirements in the LDRs)

Landscaping & buffering must be addressed (Sec. 115-9. General Landscaping Standards in the LDRs)

Site Lighting must be addressed for pedestrians & vehicles (Sec. 115-4.5. Site Lighting in the LDRs)

Sign Applications are permitted through the Building Dept. (Sec. 115-11. Signage Standards in the LDRs)

Please Note: The regulations are general in nature and have not been deemed all inclusive.

Sheet Update: Sept., 2022

Excerpted from the City's Comp. Plan:**General Commercial (GC):**

The GC designation is intended to provide an area consisting of primarily free-standing commercial land uses serving both motorists & local residents.

General Range of Uses: General Commercial may include a variety of free-standing retail & service uses & small strip centers including automotive-oriented uses such as service stations & auto sales as well as outdoor recreation, & schools. Public & utility services & facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations (LDRs).

Bicycle Space Requirements:

Eating & drinking establishments	0.5 space per vehicle parking space (vps)
Bowling alley	0.5 space per vps
Outdoor recreation	0.10 space per vps

Miscellaneous (For Developers):

Trash containers, garbage receptacles, dumpsters must be screened. (see Sec. 115-4.10 of the LDRs)

Off-street parking must be addressed (see Sec. 115-4.4 Parking Requirements in the LDRs)

Landscaping & buffering must be addressed (see Sec. 115-9. General Landscaping Standards in the LDRs)

Site lighting must be addressed for pedestrians & vehicles (Sec. 115-4.5. Site Lighting in the LDRs)

Sign applications are permitted through the Building Dept. (Sec. 115-11. Signage Standards in the LDRs)

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, & xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

From the Sec. 110-5 of the LDRs:

All accessory uses and structures shall obtain a building permit or other permit or license.

Commercial district accessory use/structure. Customary accessory uses/structures may include, but are not limited to the following: fences, utility/storage buildings, garages, canopies, gas pumps, satellite dishes/antennas.

Parking Space Requirements:

Automotive repair & cleaning;	2 spaces, plus 4
Automotive service station	spaces per service bay or repair stall
Bank	2.5 spaces per 1,000 sq. ft. of gross floor area (GFA)
Hotel	Guest room, 0.5 per lodging unit; restaurant, lounge 5 per 1k of GFA
Office, General	2.5 spaces per 1k sf of GFA
Restaurant, Fast Food	5 spaces per 1k sf of GFA
Retail	2.5 spaces per 1k sf of GFA

For More Information:

City of Eustis - Development Services Department
4 North Grove Street, Eustis, FL 32726
850-483-5460

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DISCLAIMER

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