

# Eustis/Grand Island Industrial-Trucking 9.84 Acre Site

14439 County Road 44, Grand Island, Florida 32735

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## PROPERTY OVERVIEW



### Sale Price

\$1,900,000

### Offering Summary

Lot Size:	9.84 Acres
State:	Florida
City:	Grand Island
County:	Lake
Property Type:	Auto Repair - Warehouse
Traffic Count:	13,900 ± Cars/Day

### Property Overview

9.84 acres consisting of 4 parcels that can be split up. 5 buildings and 1,092 FT of direct road frontage. HM, LM, and A zoning, catering to heavy industrial, light industrial, and agricultural uses. This strategically located site presents a lucrative proposition for truck terminal, hub, and transit investors and many other zoning uses. Located in the Orlando MSA, North Lake County, Eustis/Grand Island, and directly on the North side of CR 44 in an area of industrial and residential development.

This area is within close proximity to major transportation arteries, making it an ideal location for an industrial, trucking terminal, hub, or transit facility. With its convenient access to major highways, including the Florida Turnpike and I-75, as well as being just a short drive from Orlando, this area offers many opportunities for businesses looking to establish a presence in a thriving economic hub. Nearby, investors will find popular points of interest such as the Orlando International Airport, major distribution centers between Apopka to the east and Groveland to the West, and the expanding industrial and logistics infrastructure of the region. Water and Sewer in front of the Site on CR 44. Currently on Well and Septic. FDOT Traffic Count of 13,900 ± cars per day.



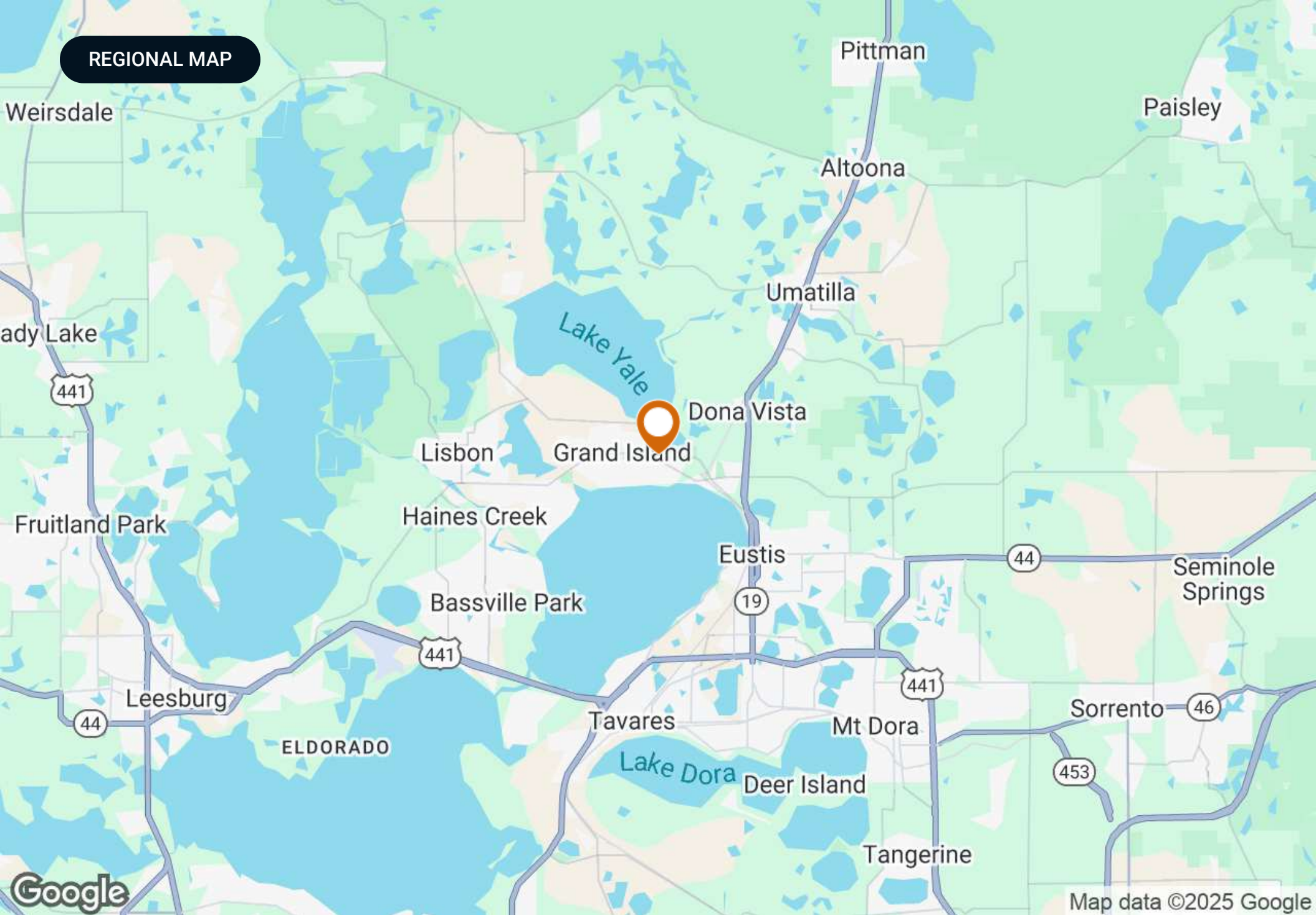


## Specifications & Features

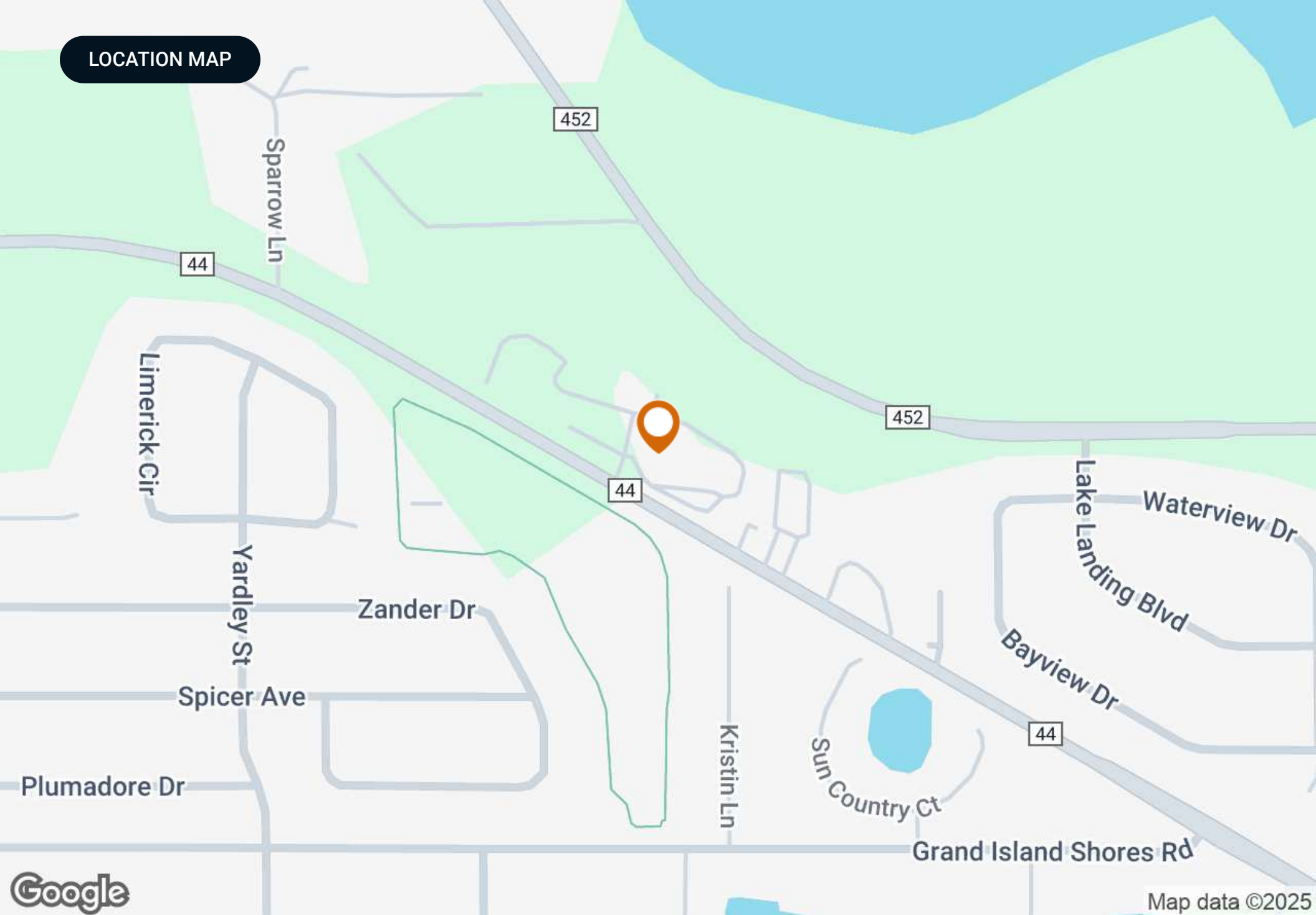
Land Types:	Commercial
Taxes & Tax Year:	\$18,372 (2024)
Zoning / FLU:	HM, A, & LM - Heavy Industrial, Light Industrial, Agricultural
Water Source & Utilities:	City of Eustis - Water and Sewer
Road Frontage:	1092 FT
Nearest Point of Interest:	City of Eustis
Fencing:	Partially Fenced
Current Use:	Trucking Service Center
	Building #1 (Auto Repair Shop) - 10920 SF / Year 1979 / Loading Dock 1020 SF / 2.5 Bath
	Building #2 (Office) - 315 SF / Year 1956 / 1/2 Bath
Structures & Year Built:	Building #3 (Service Shop) - 3600 SF / Year 1968
	Building #4 (Office) - 1968 SF / Year 1974 / 1/2 Bath
	Building #5 (Open Storage) - 1500 SF / Year 1974



REGIONAL MAP

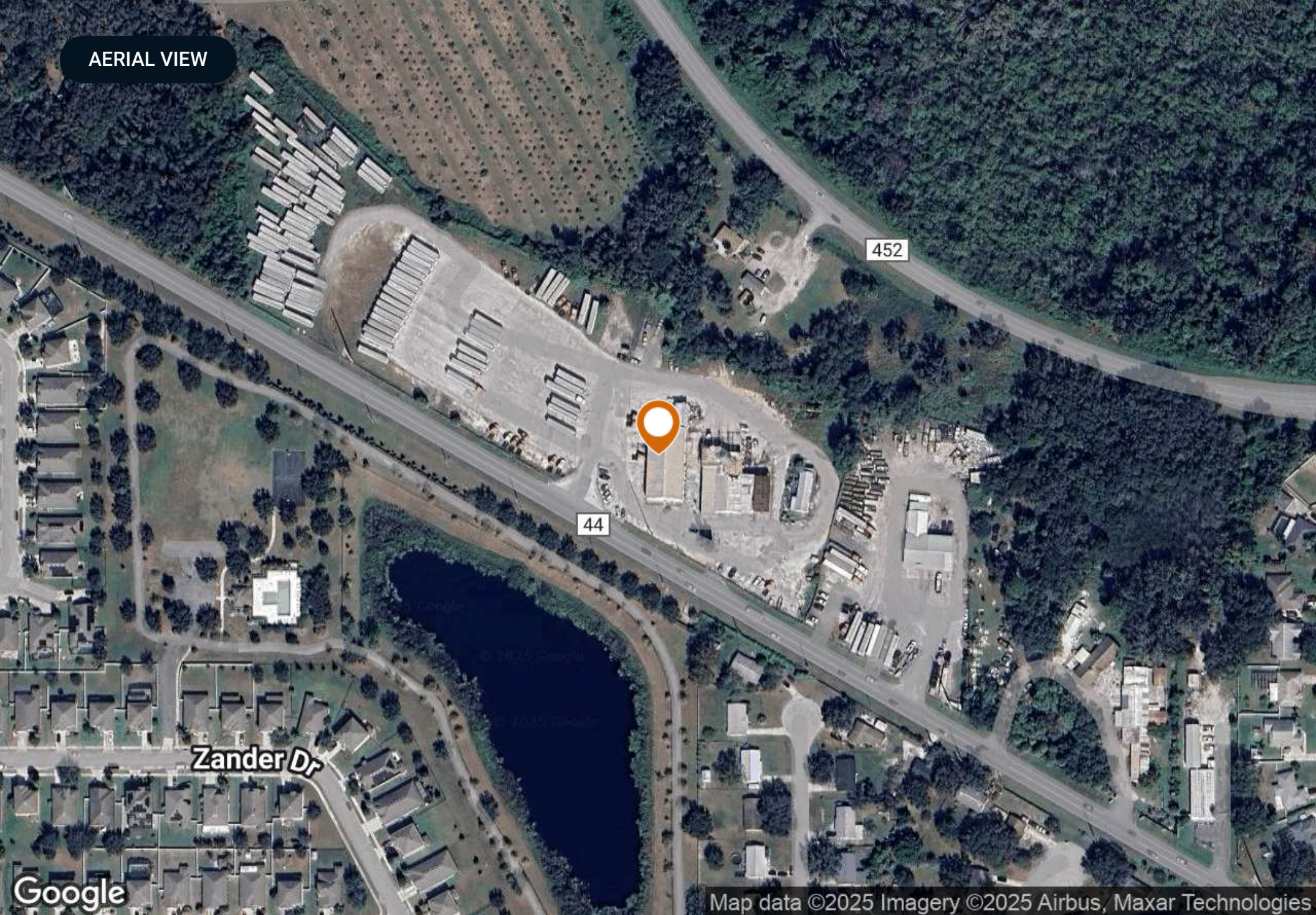


LOCATION MAP





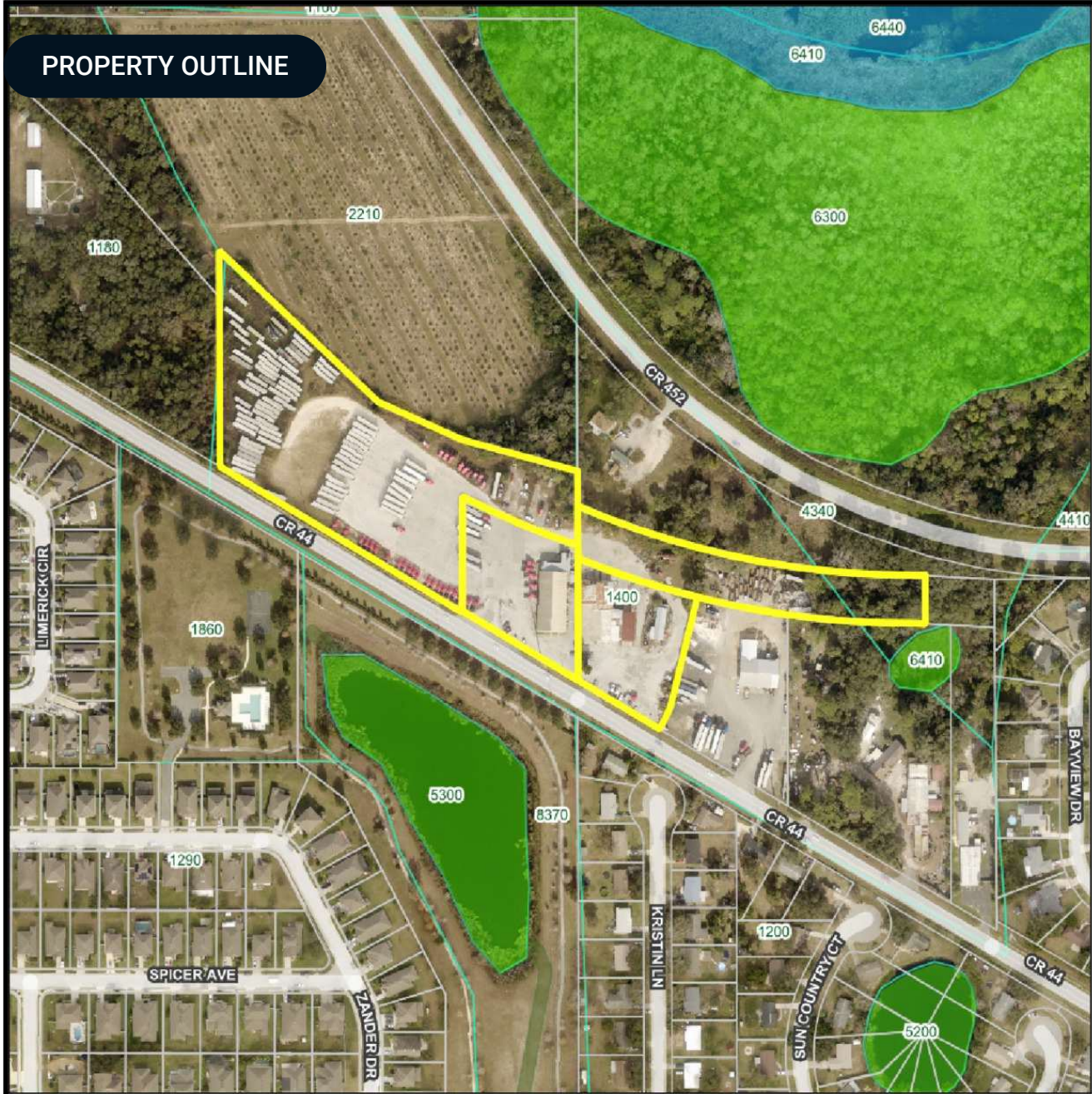
AERIAL VIEW



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies





- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine
- Landcover Outlines

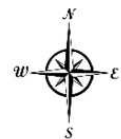
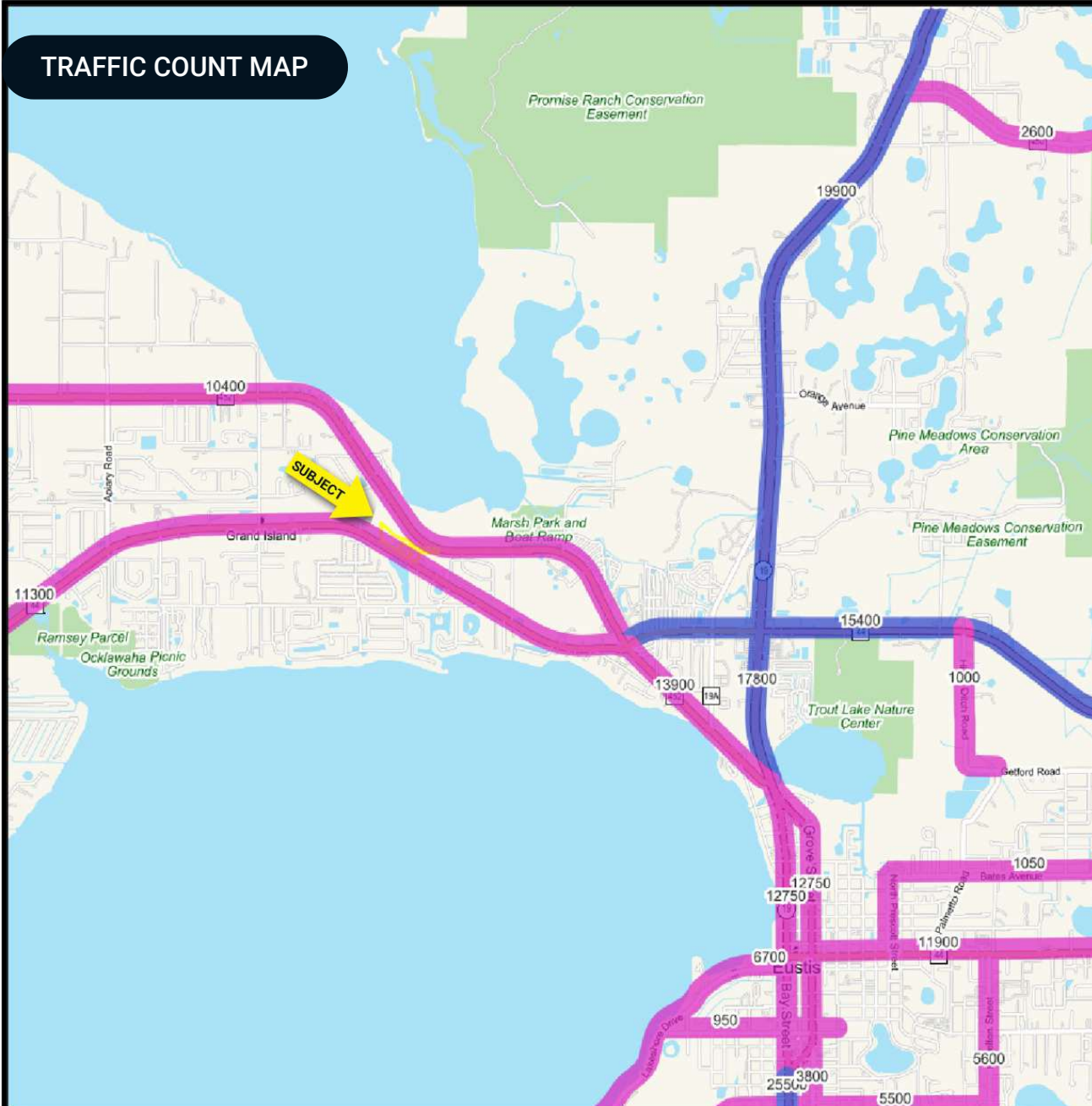




# TRAFFIC COUNT MAP



## FDOT Traffic Count

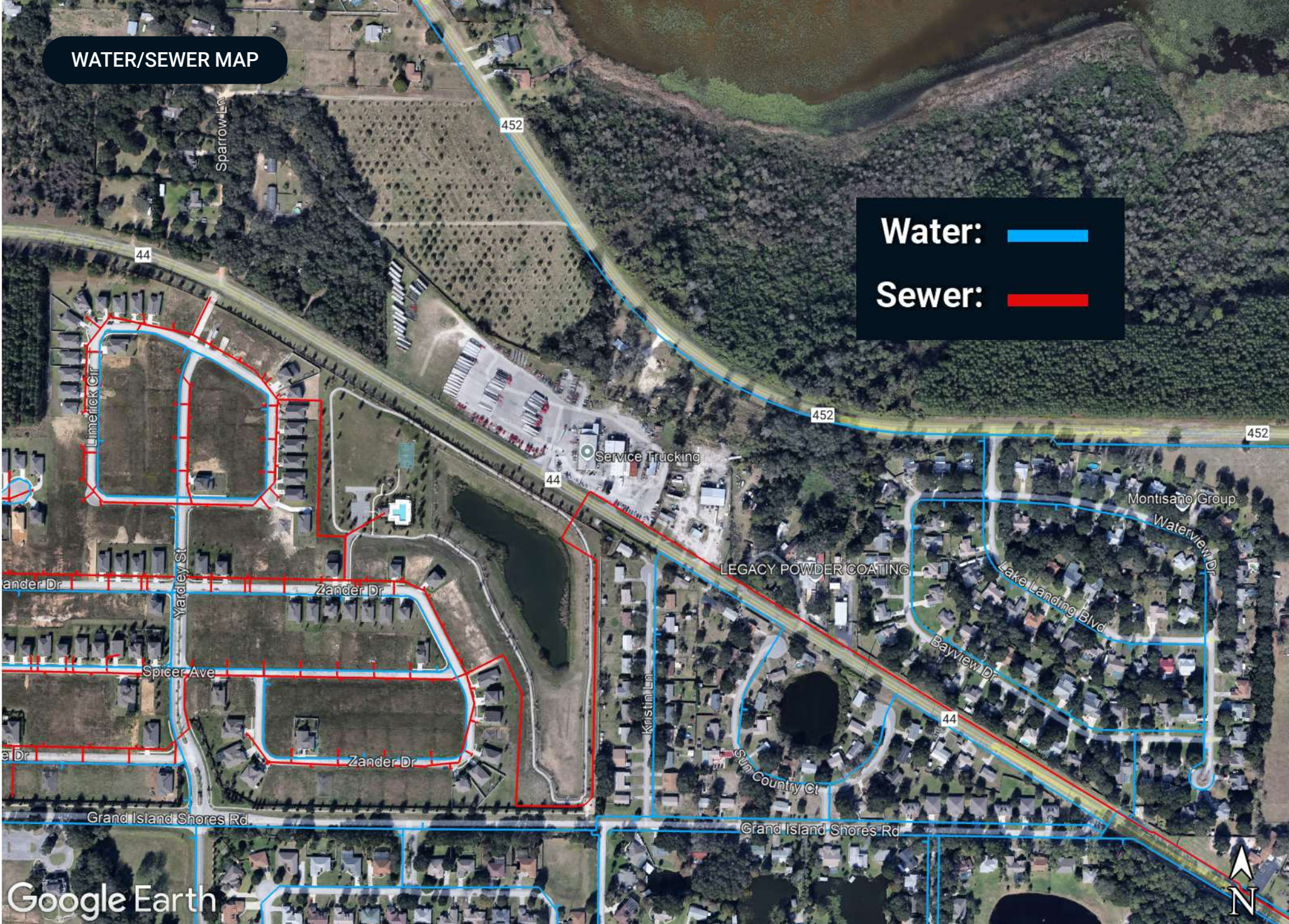
- < 15000
- 15001 - 36000
- 36001 - 70000
- 70001 - 130000
- > 130001





# WATER/SEWER MAP

Water:   
Sewer: 



Google Earth



## National Flood Hazard Layer FIRMette



81°43'23"W 28°53'7"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/11/2025 at 11:03 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## LAND LOTS

AK	Size/Acre	Zoning
1743311	5.27	HM
1213487	1.45	A
1213495	1.40	LM
2572973	1.76	A
Total Land	9.84 Acres	





## DEMOGRAPHICS MAP & REPORT

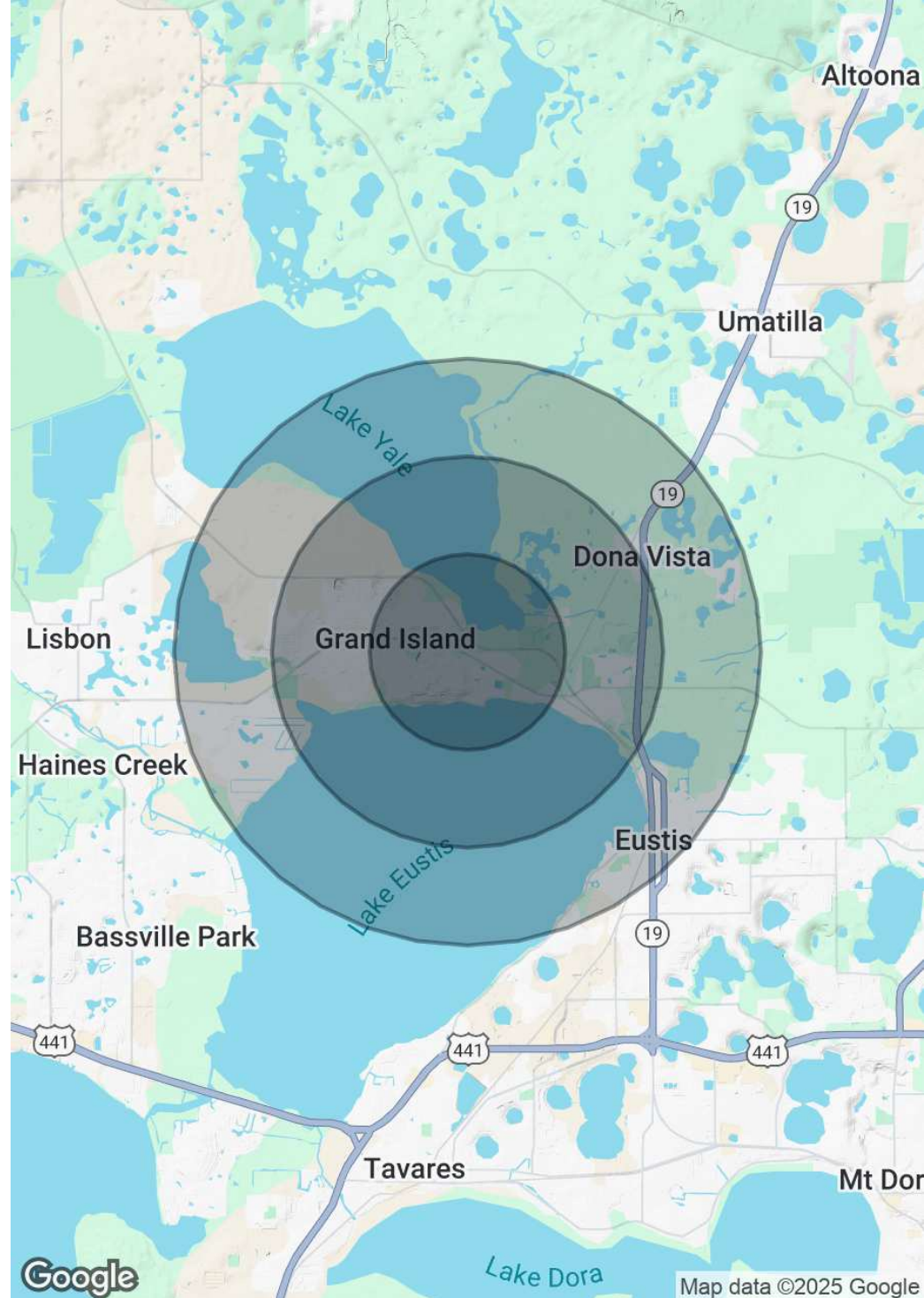
### Population

	1 Mile	2 Miles	3 Miles
Total Population	3,893	9,327	16,129
Average Age	46	47	47
Average Age (Male)	45	46	46
Average Age (Female)	46	48	48

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,577	3,968	6,849
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$82,966	\$81,867	\$78,513
Average House Value	\$388,228	\$346,862	\$314,600

Demographics data derived from AlphaMap





## ADDITIONAL PHOTOS





ADDITIONAL PHOTOS







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