



## For Sale

- 10 Acres
- Zoned C-2—City of Fruitland Park
- Parcels 06-19-24-0001-000-05100 & 06-19-24-0004-000-04900
- Close to new commercial developments
- Mobile Home does NOT convey



**\$1,300,000**

**803 County Road 466A  
Fruitland Park, FL 34731**



**Danny Smith, ALC, CCIM**

Smith & Smith Realty, Inc.

11804 CR 201

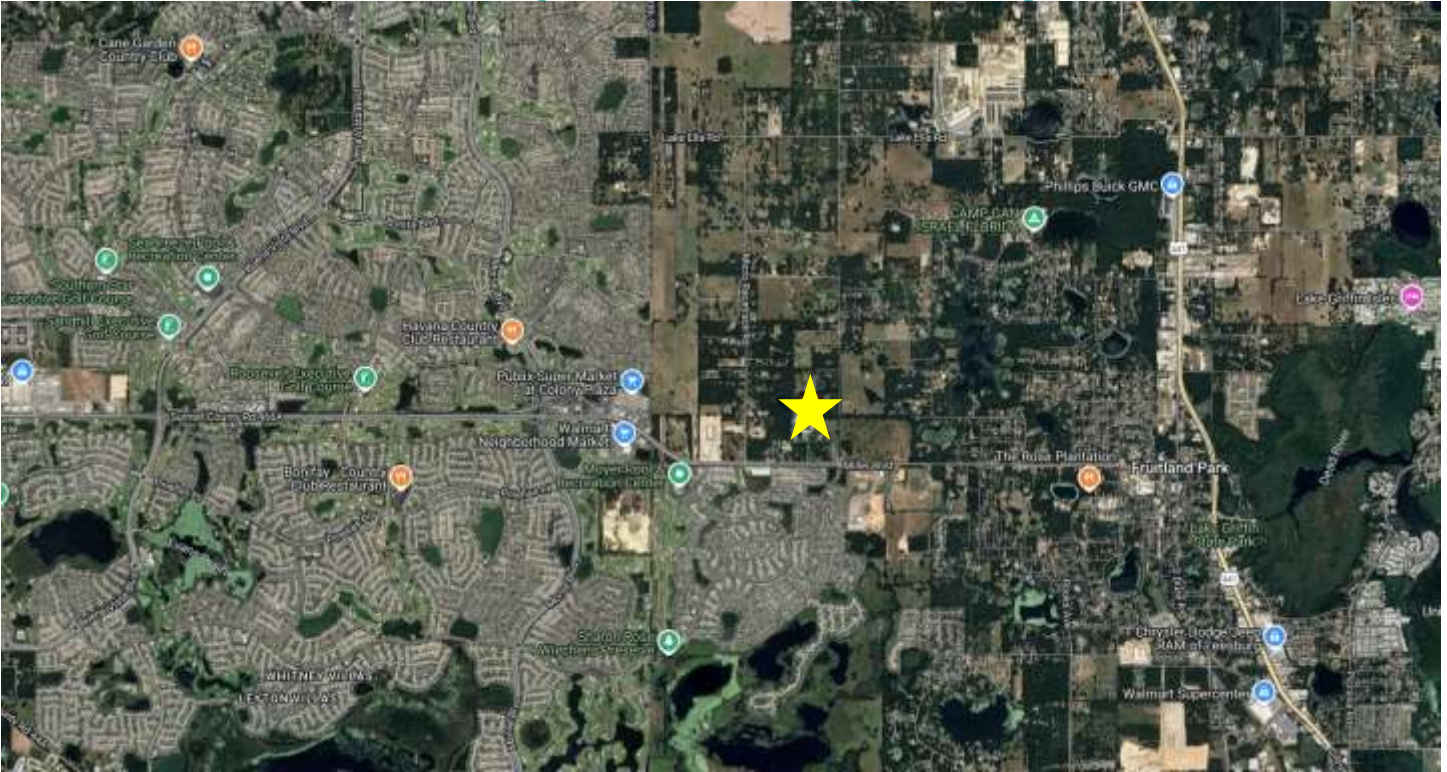
Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net



# Map of Property



## Nearby Highways

- CR466A/Miller Blvd
- Morse Blvd
- US HWY 441
- Buena Vista Blvd
- Micro Racetrack Road
- Lake Ella Road

## Additional Photos



# Property Description

10 +/- acres of C-2 zoned commercial land in the City of Fruitland Park. Currently used for residential purposes (mobile home does not convey), this property offers strong potential for commercial development in a high-growth area. The owner is open to selling the front 5 acres separately for \$650,000, providing flexibility based on your project needs. Additional land is also available directly in front of this parcel, creating an opportunity for an expanded development footprint.

The area is seeing rapid commercial expansion, including the newly developed soon-to-open (2025) Evolve Grove Park Apartments and an AdventHealth Freestanding ER, which is currently under construction just under a mile west. Nearby national retailers and amenities include The Villages, Walmart Neighborhood Market, Publix, 7-Eleven, and Colony Plaza. US Hwy 27/441 is just two miles east, with Downtown Leesburg only 10 minutes away and Orlando reachable in about an hour.

This is a well-located property in one of Central Florida's most active corridors—contact us today to learn more.

**Lake County Parcels:** 06-19-24-0004-000-04900, 06-19-24-0001-000-05100

## 10 Minute Demographic Profile



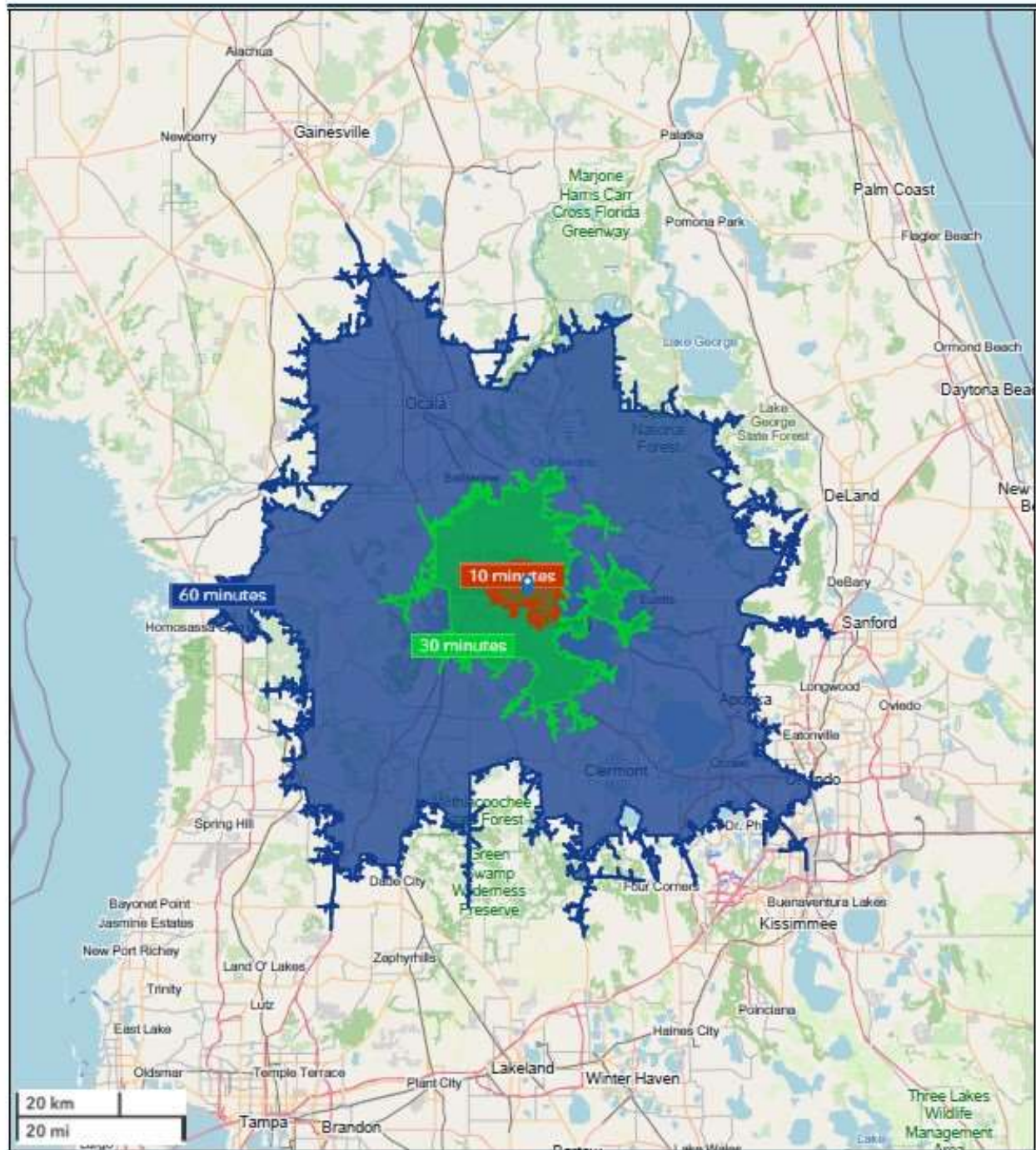


# Drive Time Map



## Drive Time Map

803 CR 466A, Fruitland Park, FL 34731



March 20, 2025

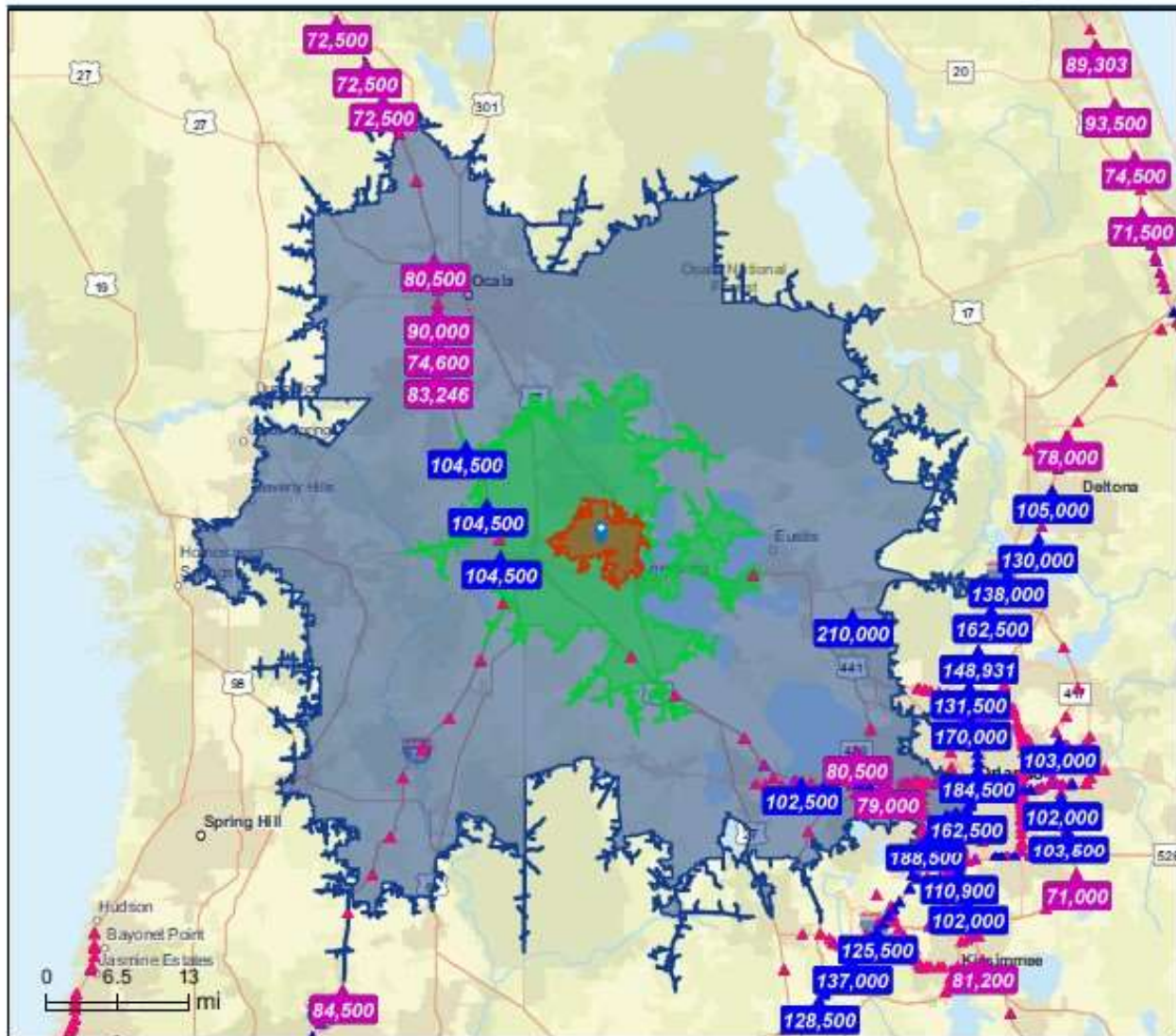
# Traffic Count Map



## Traffic Count Map

803 County Road 466A, Fruitland Park, Florida, 34731  
Drive time: 10, 30, 60 minute radii

Prepared by Esri  
Latitude: 28.86177  
Longitude: -81.93977



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 20, 2025



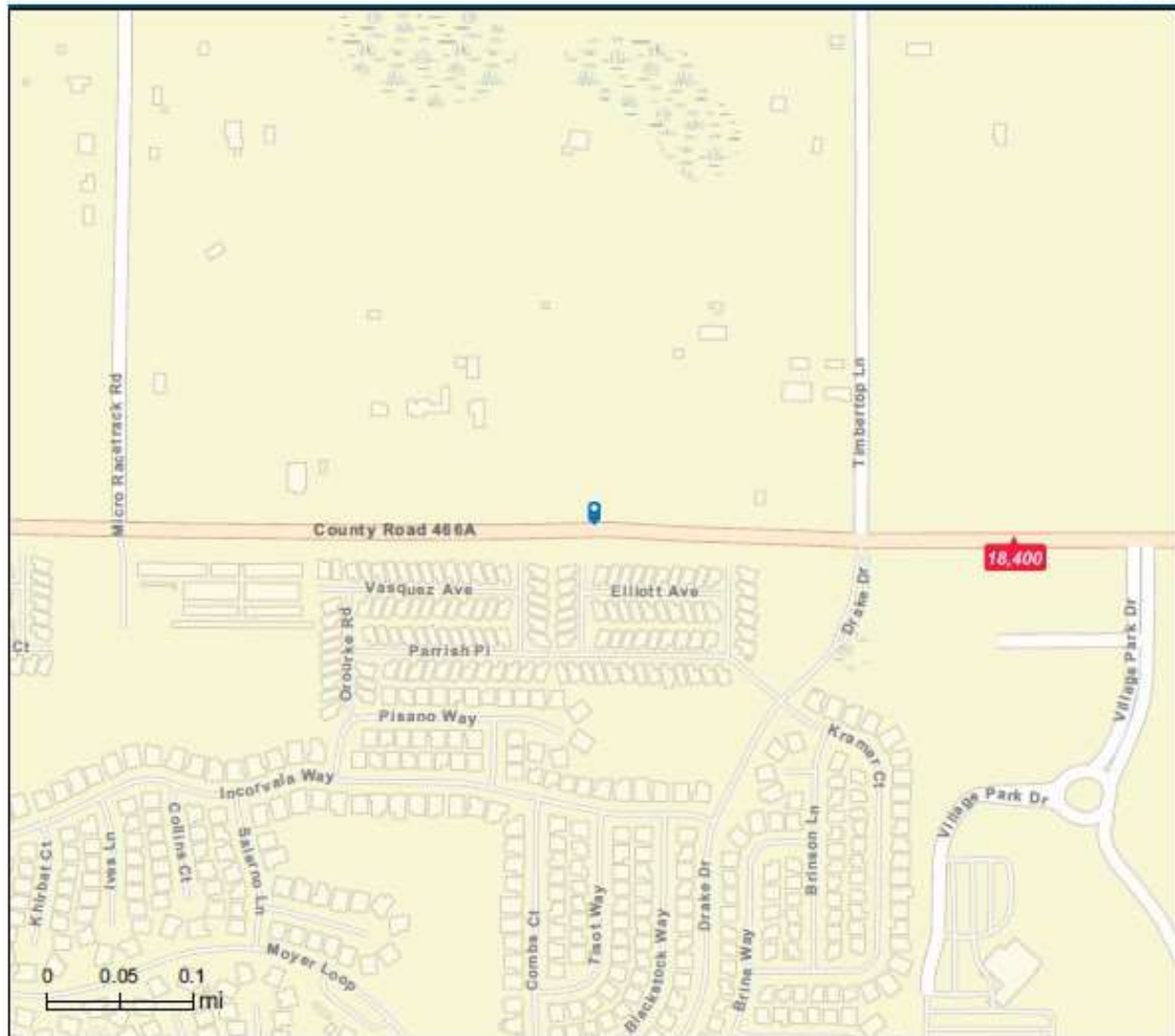
# Traffic Count Map—Close Up



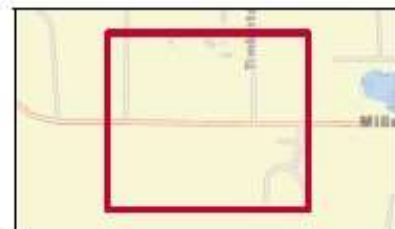
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