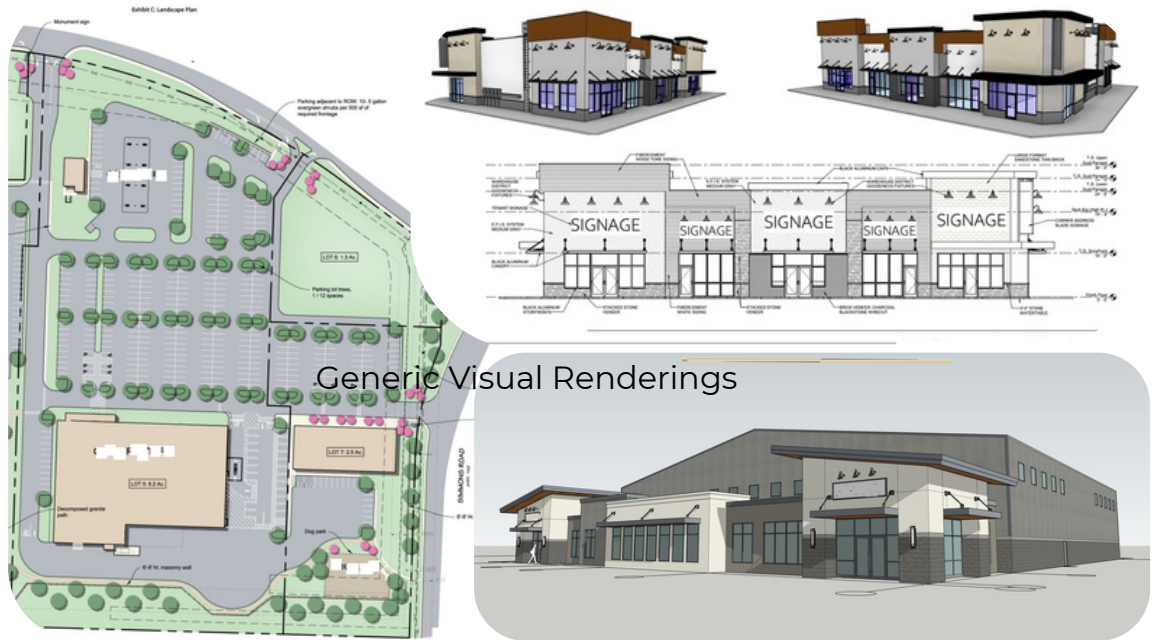


**9.21
ACRES**
OFFERED AT
\$1.85M



OVERVIEW

A prime rural thoroughfare location, perched for the emergence of Specialty retail and Grocer services. Three parcels in total creating 9.21 acres zoned general commercial with 653' of frontage along US HWY 17 (S. Center St.) with an adjacent corner side street being W 2nd Ave. The property is slightly elevated above street grade and has little to no undulation. No wetlands or flood planes to contend with, this site is believed to be ready for development.

SITE & LOCATION DETAILS

GOVERNING MUNICIPALITY: TOWN OF PIERSON, FL
UTILITY PROVIDERS: TOWN OF PIERSON AND DUKE ENERGY
CURRENT ZONING: GENERAL COMMERCIAL
DIMENSIONS: 653' X 663' +/-
FLOOD ZONES: X

PARCELS INCLUDED: 4834-05-00-0590, 4834-05-00-0581, AND
4834-05-00-0580



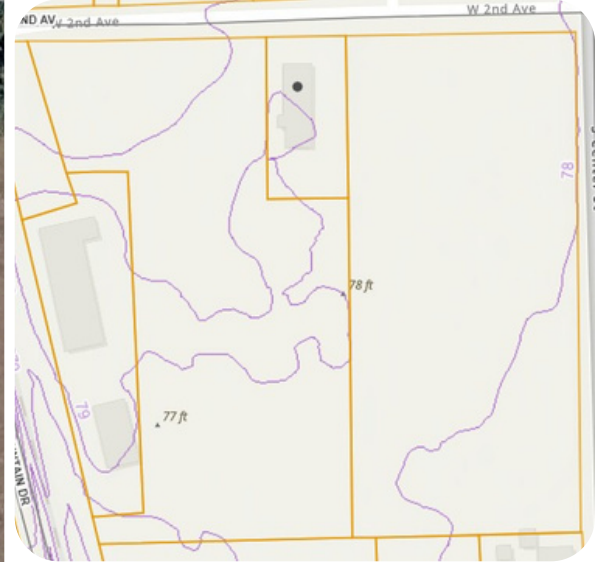
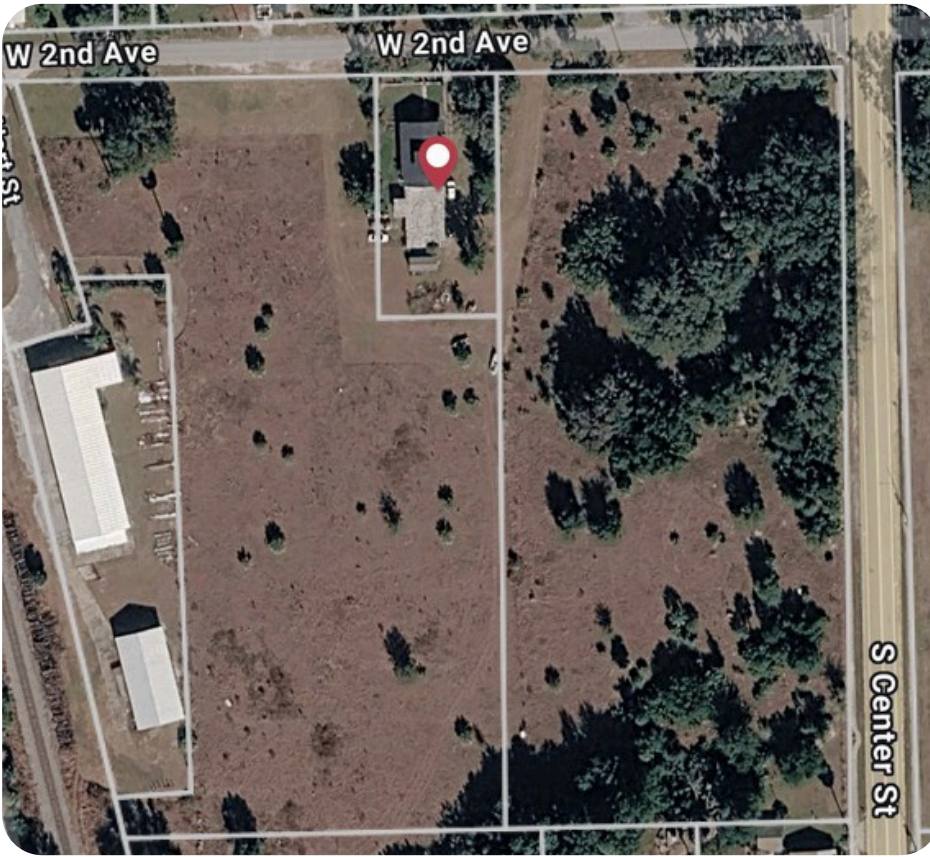
**General Commercial
Ideal Retail / Grocer
Site**

JOSHUA J. COCKAYNE

📞 407-790-8080

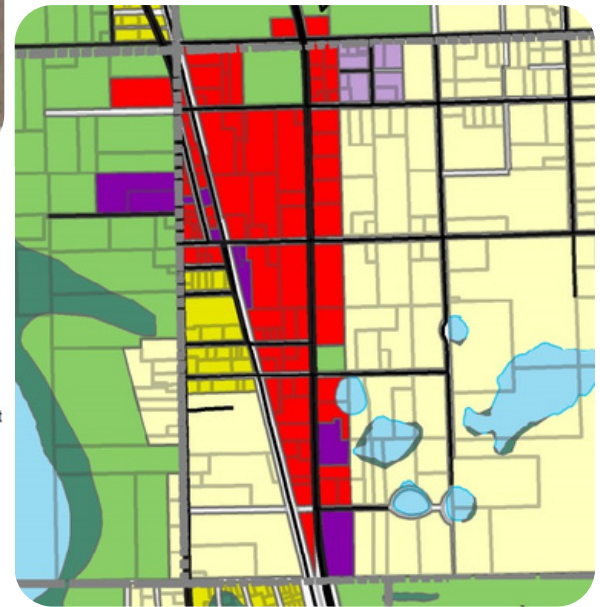
✉ cockaynerealestate@gmail.com

📍 22426 FL-44
Eustis, FL 32736



Pierson Zoning

- A1 - Agricultural
- C - Conservation
- R1 - Low Density Single Family Residential
- R2 - Low-Medium Density Single Family Residential
- R3 - Medium Density Single Family Residential
- RE - Low Density Single Family Estate
- MH1 - Medium Density Mobile Home
- MH2 - Medium Density Mixed Residential Development
- Planned Development - Residential
- B1 - General Commercial Development
- B1A - General Retail Commercial (Low Intensity)
- B2 - Heavy Commercial and Industrial Development
- Water



The topo shows the high elevation to be along the East side along HWY 17 at 78' and the low onsite to the West being at 77' of elevation. The almost completely level and flat nature of these parcels provide for fantastic visibility of this GC Retail / Grocer Site from the low traffic speed thoroughfare adjacent.