

Sadler Road Assemblage

Sadler Rd. Mt Dora, FL 32757

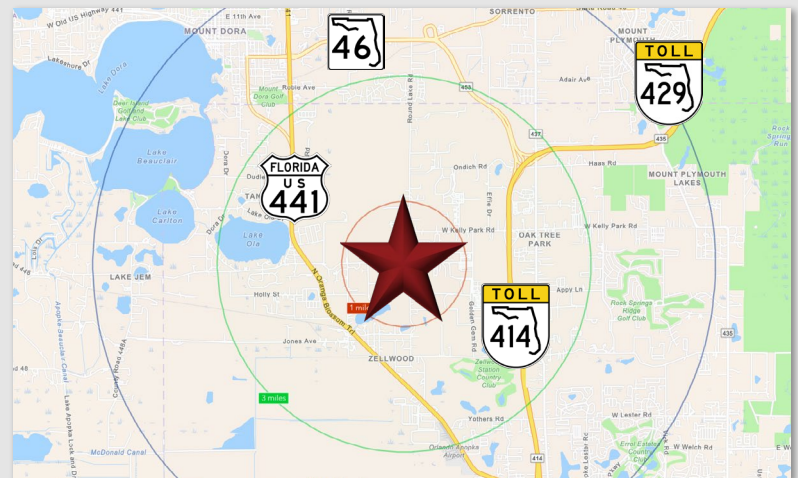
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Sale Price: \$3,100,000

LOCATION HIGHLIGHTS

Positioned in the path of growth near Mount Dora within the Orlando MSA, this site offers a rare opportunity for development. Across from land owned by Orange County Public Schools, creating a compelling future dynamic for population growth and supporting commercial uses. While no development timeline has been confirmed, the presence of institutional land ownership enhances long-term positioning.



LISTING HIGHLIGHTS

- **±17.68 acres** of flat, usable land
- Zoned A-1 Agricultural with a Rural 1/5 FLU designation in Orange County
- **Frontage and access at Sadler Road** and Cedar Street easement
- Ideal for greenhouse / controlled environment agriculture (CEA) / nursery operations
- **Long-term commercial redevelopment potential**

2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	1,467	18,127	55,984
Median HH Income	\$125,983	\$109,377	\$109,495
Average HH Income	\$164,437	\$142,507	\$137,443

CONTACT FOR MORE INFORMATION

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