

# FOR SALE - 1049 E MYERS BLVD MASCOTTE FLORIDA 34753



## OFFERING SUMMARY

Sale Price: \$800,000

Lot Size: .84 ACRES

Building Size: 2,800 SF

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN

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## PROPERTY DESCRIPTION

Discover a strategic industrial/commercial opportunity at 1049 E Myers Blvd in the City of Mascotte, Florida (Lake County) — a high-visibility parcel of approximately 0.83 acres with a 2,800 sq ft improvement, ideally suited for manufacturing, distribution, flex-use or automotive service operations. Positioned directly on State Road 50 (E Myers Blvd), the asset enjoys exceptional highway frontage and drive-by exposure, with convenient ingress/egress for trucks and commercial vehicles. This major east-west corridor links to the broader Orlando/Kissimmee/Sanford logistics market, and provides excellent connectivity for regional distribution. The surrounding area is experiencing strong demographic and economic growth: by projection, the population of Mascotte is expected to rise significantly in the coming years and Lake County continues to register among the fastest-growing in the region. South Lake and the SR 50 corridor — including Mascotte — are identified as major growth zones for both residential and non-residential development. As such, the area is attracting logistics, manufacturing and distribution use, thanks in part to the strategic transportation network. Lake County markets promote the region's connectivity via interstate and major highway access, as well as close proximity to international airports and seaports. The property offers immediate frontage on a heavily trafficked state highway for enhanced visibility; access to the expanding Orlando-Metro industrial/logistics market via Lake County's growth belt; and a well-sized industrial parcel in a low-density environment with flexibility for many uses; the building provides immediate usable space with potential for expansion or redevelopment. This is a turnkey commercial/industrial asset with location, visibility and growth upside — an ideal acquisition for a business, owner-user or long-term investor looking to capitalize on Central Florida's ongoing expansion. Call today to schedule a private showing.

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## LOCATION LOGISTIC AND DEVELOPMENT HIGHLIGHTS

### Functional Attributes

- Ideal for industrial uses including manufacturing, distribution, flex space or automotive service operations.
- Provides immediate usable space with potential for expansion or redevelopment.
- Offers Grade-level doors (where applicable) and convenient ingress/egress for trucks and commercial vehicles.
- Positioned along a major state highway with excellent drive-by visibility and front exposure.

### Site Accessibility

- Direct frontage on State Road 50 (E. Myers Blvd), a key east-west corridor linking to Orlando/Kissimmee and beyond.
- Easy access for trucks and logistics operations, enhancing business circulation and customer visibility.

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## LOCATION LOGISTIC AND DEVELOPMENT HIGHLIGHTS

### Logistics & Development Highlights – Strategic Advantages

#### Strategic Location

- Located on State Road 50 (E. Myers Blvd), a major east-west arterial facilitating regional connectivity and access to the broader Orlando–Metro logistics region.
- Positioned within a high-growth South Lake County corridor, where commercial, residential, and non-residential development is expanding.

#### Growth & Market Dynamics

- The surrounding area, including Mascotte and the SR 50 corridor, is experiencing strong demographic and economic growth with population projections rising.
- Lake County is noted for being among the faster-growing markets in Central Florida, which supports industrial demand.

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## LOCATION LOGISTIC AND DEVELOPMENT HIGHLIGHTS

### Transportation & Distribution

- Excellent accessibility for logistics due to State Road 50's connection to key transportation routes (including interstates serving Central Florida).
- Proximity to airports, seaports, and other freight corridors enhances regional distribution capabilities.

### Commercial & Industrial Demand

- The SR 50 corridor is attracting logistics, manufacturing, and distribution businesses due to its strategic transportation access and growth.
- The property's flexible industrial designation makes it attractive to owner-users, investors, or small distribution operations looking to capitalize on Central Florida's expansion.

### Visibility & Frontage

- Heavy traffic counts and direct state highway exposure significantly improve business branding and customer reach for onsite operations.

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# PHOTOS



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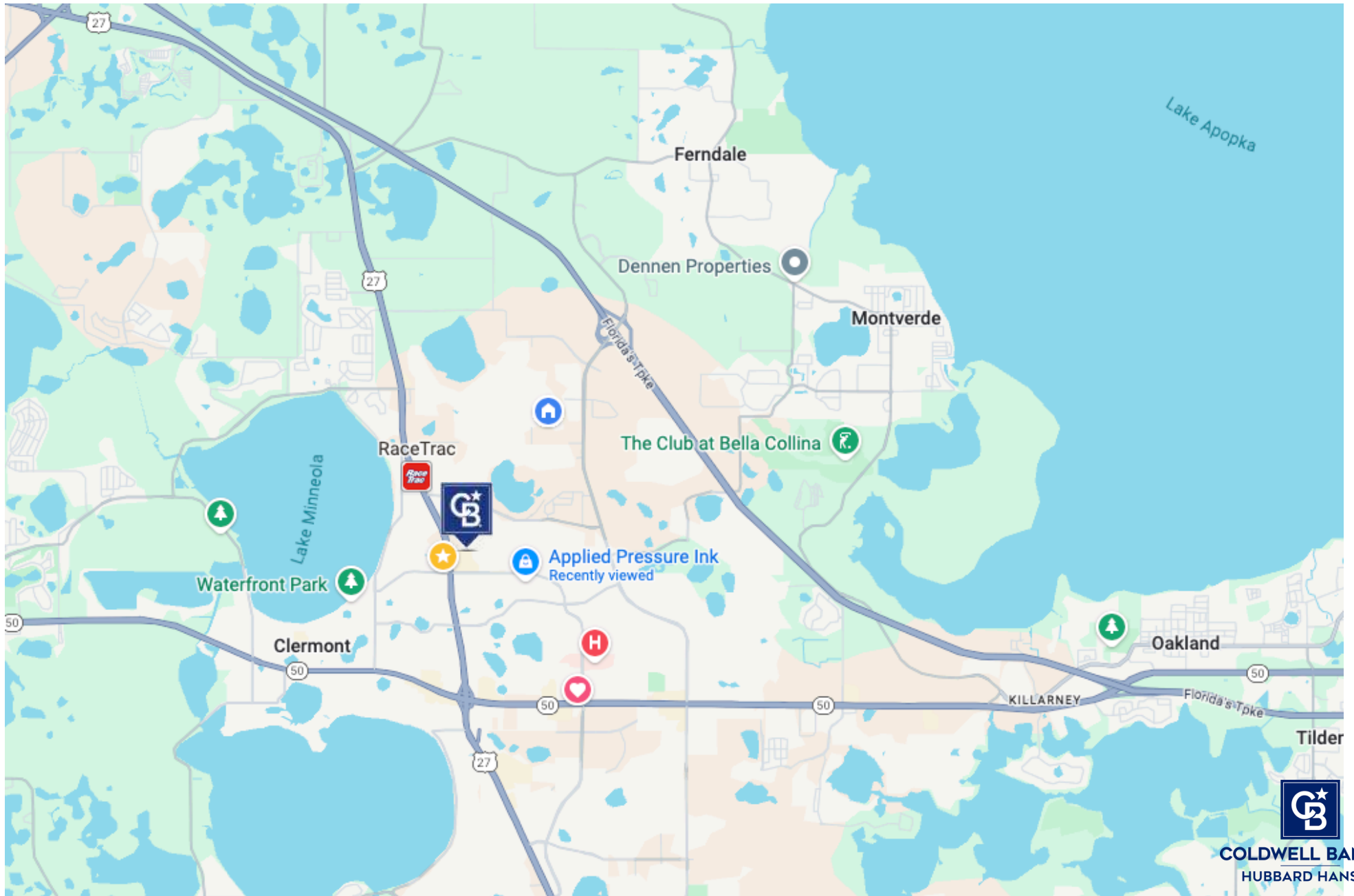


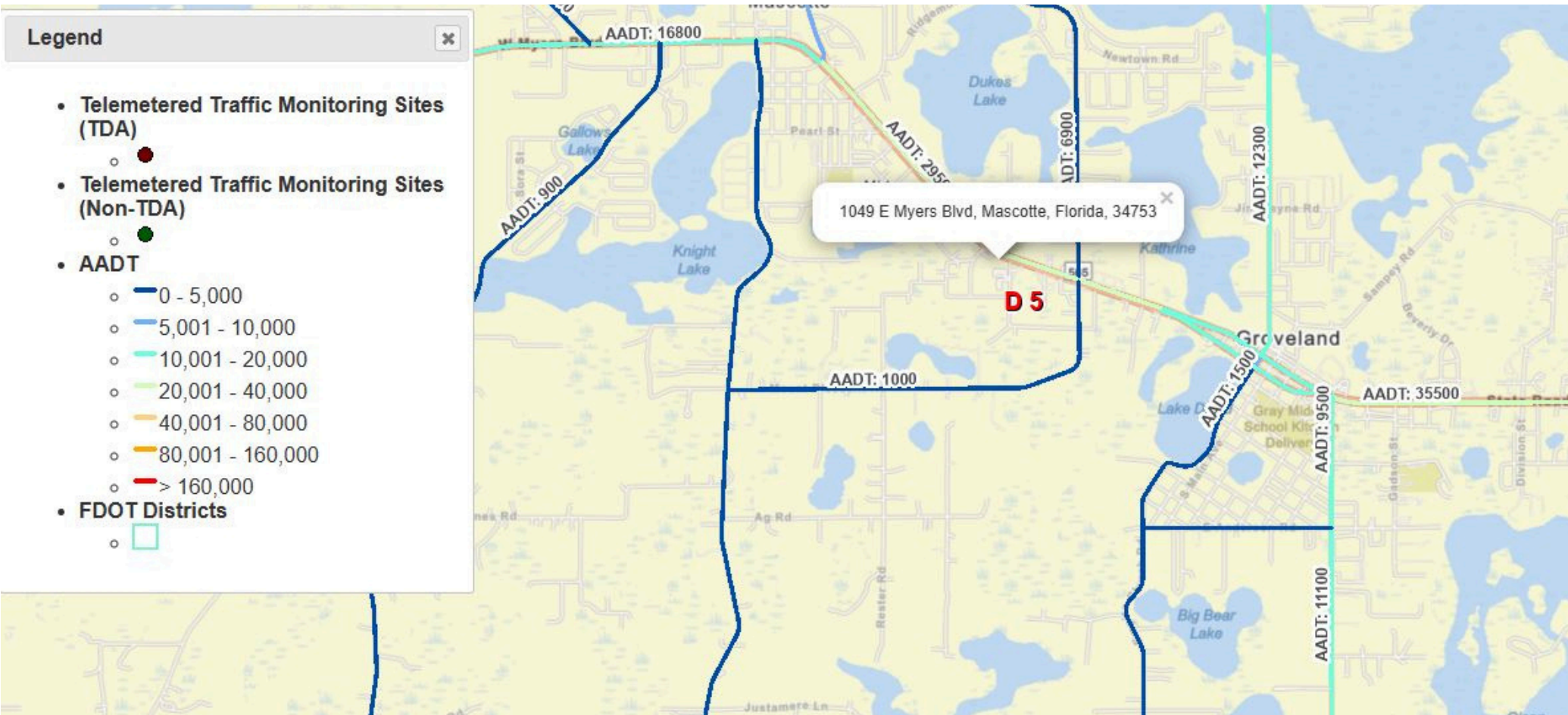
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# LOCATION



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