

# Fruitland Park Land Development

Shadow Hill Dr, Fruitland Park, FL 34731



**Sale Price: \$1,600,000**

## LOCATION DETAILS

Situated on US Hwy 441 with a high average traffic count of 29,000 VPD. Across from the new 7-Eleven and the future Enclave at Lake Geneva residential development, which will feature over 390 dwelling units. Less than a 15-minute drive from The Villages, recognized as America's top master-planned community for retirees. Surrounded by a variety of professional services and single-family residential homes, with the Fruitland Park City Hall and Recreation/Community Center in close proximity.

## LISTING DETAILS

- **±5.42 Acres** total
- Frontage: **±396 ft on US-441/US-27;** ±396 ft on Shadow Hill Drive
- C-2 Zoning with the City of Fruitland Park
- Commercial FLU



2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	2,368	84,007	183,248
Average HH Income	\$119,888	\$115,941	\$103,980
Median HH Income	\$100,430	\$89,013	\$79,082

CONTACT FOR MORE INFORMATION

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## C-2 PERMITTED USES

- Adult/Vocational Education
- Appliance/Electronic Repair Shops
- Athletic/Sports Facility
- Auction Houses
- Banks
- Bars, Lounges and Night Clubs
- Boat Sales and Services
- Business Services
- Commercial/Industrial Equipment and Supplies
- Convenience Stores with or without Fuel Operations
- Day Care Centers
- Equipment Rental
- Financial Services
- Furniture and Appliance Stores
- Game/Recreational Facilities
- Health/Exercise Clubs
- Hotels/Motels
- Kennels
- Maintenance Contractors
- Medical Office/Clinic
- Mini-warehouses
- Motor Vehicle Service Centers
- Motor Vehicle Service Stations
- Offices
- Office Complex
- Office Supplies
- Pawn Shops
- Personal Services
- Restaurants
- Retail Home Building Materials
- Retail Sales and Services
- Shopping Center
- Theaters
- Transportation Service
- Wholesales and Distributors
- Veterinary Clinic
- Licensed Community residential homes, group homes and foster care facilities with more than six residents
- One single family dwelling unit for owners/caretakers residence
- Motor Vehicle Repair Facility
- Xerographic and Offset Printing
- Commercial parking

***Uses permitted as a special exception use upon approval of the city commission:***

- Gun & Archery Range
- Trucking Terminal
- Farmers/Flea Markets
- RV Parks
- Mobile Home Sales
- Motor Vehicle/Boat Storage Facilities
- Motor Vehicle Dealer Sales
- Motor Vehicle Sales

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