US Highway 441 Development Tract

Orange Blossom Trail, Mount Dora, Florida 32757

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PROPERTY SUMMARY

Offering Summary

Sale Price:	**$4,400,000**
Acreage:	41.49 Acres
Price / Acre:	$106,050
Road Frontage:	485 ± FT (U.S. Hwy 441)
Traffic Count:	28,500 ± Cars/Day (U.S. Hwy 441)
Uplands/Wetlands:	100% Uplands
State:	Florida
City:	Mount Dora
County:	Orange
Property Type:	Development Land

Property Overview

Positioned right in between Tangerine, FL and the sought-after area of Mount Dora, this 41.49 ± acre property offers a prime investment opportunity for investors. Boasting a strategic location across 5 parcels, the property provides convenient access to the area's thriving commercial and residential hubs. With its desirable address on Highway 441, it enjoys high visibility and accessibility, making it an ideal choice for a range of development projects. The property's expansive size and flexible zoning opportunities further enhance its appeal, presenting a lucrative prospect for land investors to capitalize on the potential for growth and value appreciation in this thriving market. Don't miss the chance to make your mark in the flourishing Mount Dora area with this exceptional investment opportunity.

Property Highlights

- Strategic location off U.S Highway 441 (Orange Blossom Trail)
- High visibility and accessibility
- Near US Highway 27 and the Florida Turnpike
- Expansive size for versatile development
- Ideal for a range of development projects

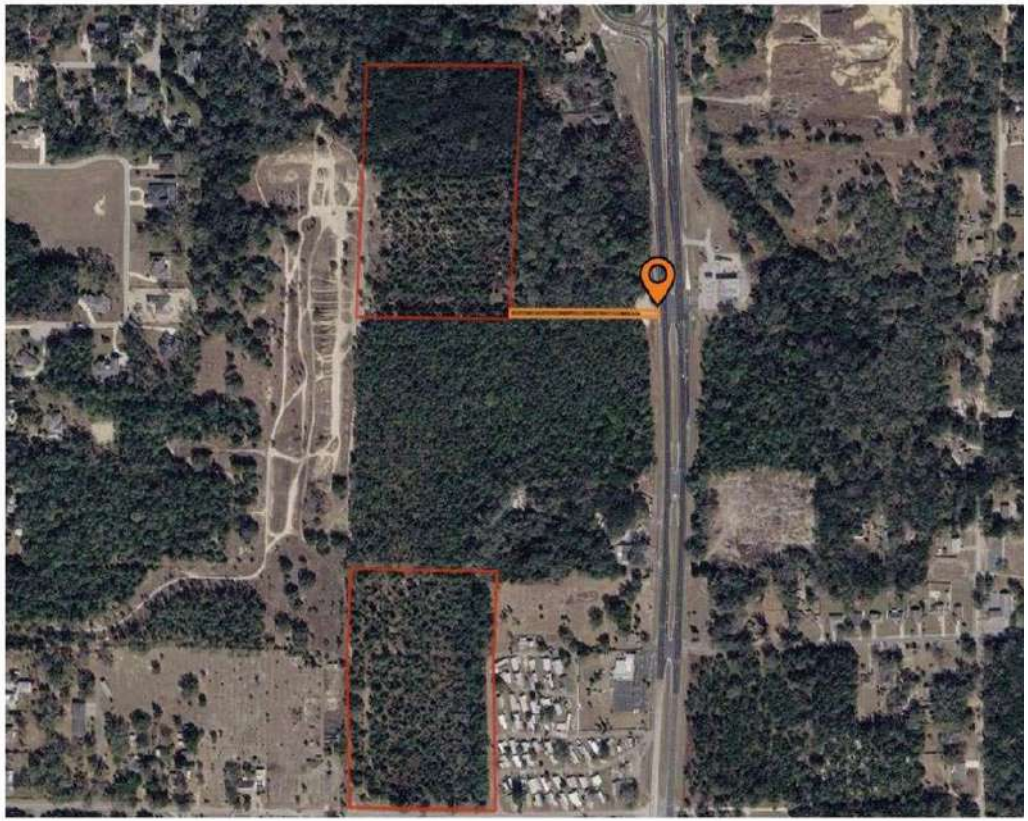
Location Description

Located in the rolling hills of eastern Lake County, this property offers convenient access to several of Central Florida's primary transportation corridors. Just minutes from US Highway 27, the site provides direct connectivity to the Florida Turnpike, making Orlando, Clermont, Leesburg, and The Villages all easily accessible. State Road 19 is also nearby, providing convenient north-south access through Lake County and connections to Tavares, Groveland, and surrounding communities.

The property is well positioned between the growing communities of Clermont, Leesburg, and Howey-in-the-Hills, while remaining within a comfortable drive of Downtown Orlando, Walt Disney World, and the region's expanding employment centers. Nearby recreational destinations, including the Harris Chain of Lakes and numerous golf courses, further enhance the area's long-term appeal for residents, investors, and developers.

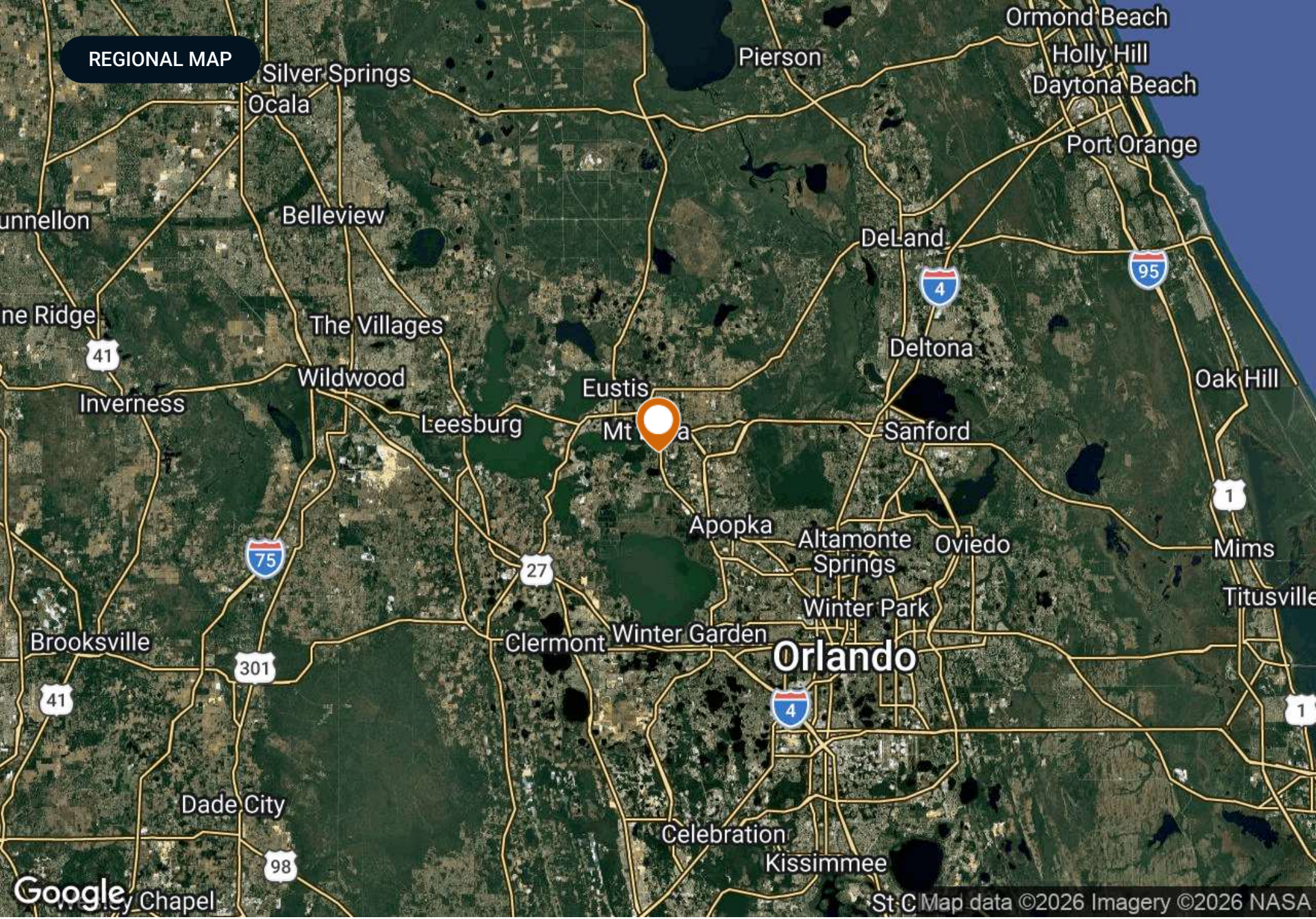
LOCATION

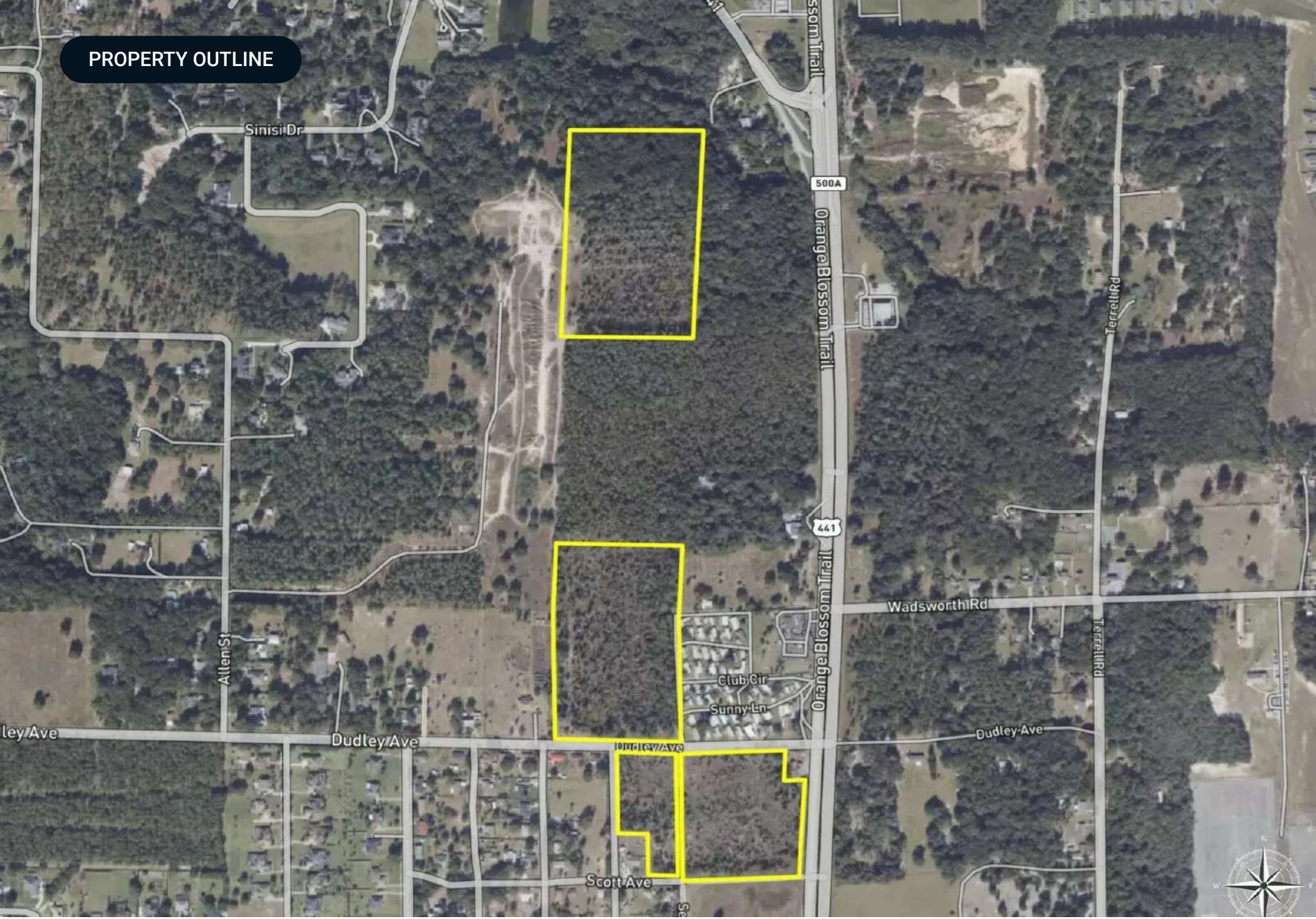
Location & Driving Directions



The easement road highlighted in the photo provides access from Hwy 441 all the way to the two northern parcels included in the sale

Parcel:	272009000000003 272008855910040 272008000000018 272005000000036 272005000000058
GPS:	28.7690946, -81.6269638
Driving Directions:	• The properties lie on both sides of the intersection of Hwy 441 (Orange Blossom Trail) and Dudley Avenue • Two parcels just south of Dudley, and one directly across the road from them • The two most northern parcels, as shown in the aerial map, are accessible by an easement road just past where Old Hwy 441 and Orange Blossom Trail meet.
Showing Instructions:	Contact agent


REGIONAL MAP
Ormond Beach
Holly Hill
Daytona Beach
Pierson
Silver Springs
Ocala
Port Orange
Belleview
DeLand
95
4
The Villages
Deltona
41
Wildwood
Oak Hill
Eustis
Inverness
Leesburg
Sanford
1
Apopka
Altamonte Springs
Oviedo
Mims
75
27
Winter Park
Titusville
Brooksville
Clermont
Winter Garden
Orlando
301
41
4
1
Dade City
Celebration
Kissimmee
98
Google
Map data ©2026 Imagery ©2026 NASA


PROPERTY OUTLINE
Sinisi Dr
500A
Orange Blossom Trail
Terrell Rd
441
Wadsworth Rd
Allen St
Club Cir
Sunny Ln
Dudley Ave
Scott Ave

RETAILER MAP
E Lakeview Ave
Abrams Rd
Britt Rd
ROSS DRESS FOR LESS
TARGET
Save a lot
Chick-fil-A
ALDI
AdventHealth Waterman
HOBBY LOBBY
FIRST WATCH THE DAYTIME CAFE
EINSTEIN BROS BAGELS
Walmart
DOLLAR GENERAL
Lakeside Inn
The Highland St Cafe
CODY'S on 4th
DOLLAR GENERAL
KRISPY KRUNCHY CHICKEN
Publix
Jersey Mike's SUBS
Publix
Wolf Branch Rd
Sorrento
Mt Dora
Old US Hwy 441
Lakeshore Dr
Lake Dora
Deer Island
Lake Beauclair
Lake Carlton
Lake Ola
Tangerine
Dora Dr
Round Lake Rd
Adair Ave
W Kelly Park Rd
Sadler Rd
Old Hwy 441
S Highland St
Google
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

Lake County

FLORIDA

Founded	1887	**Density**	385.2 (2019)
County Seat	Tavares	**Population**	416,179 (2023)
Area	953 sq mi	**Website**	lakecountyfl.gov

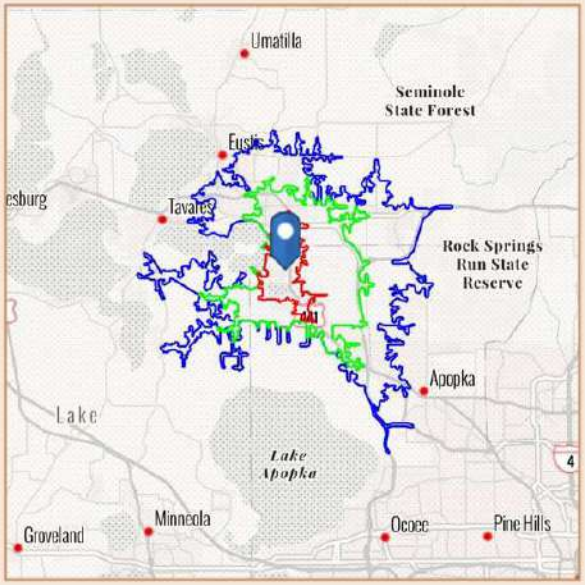
Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

BENCHMARK DEMOGRAPHICS

Dudley Ave, Mount Dora, Florida, 32757

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

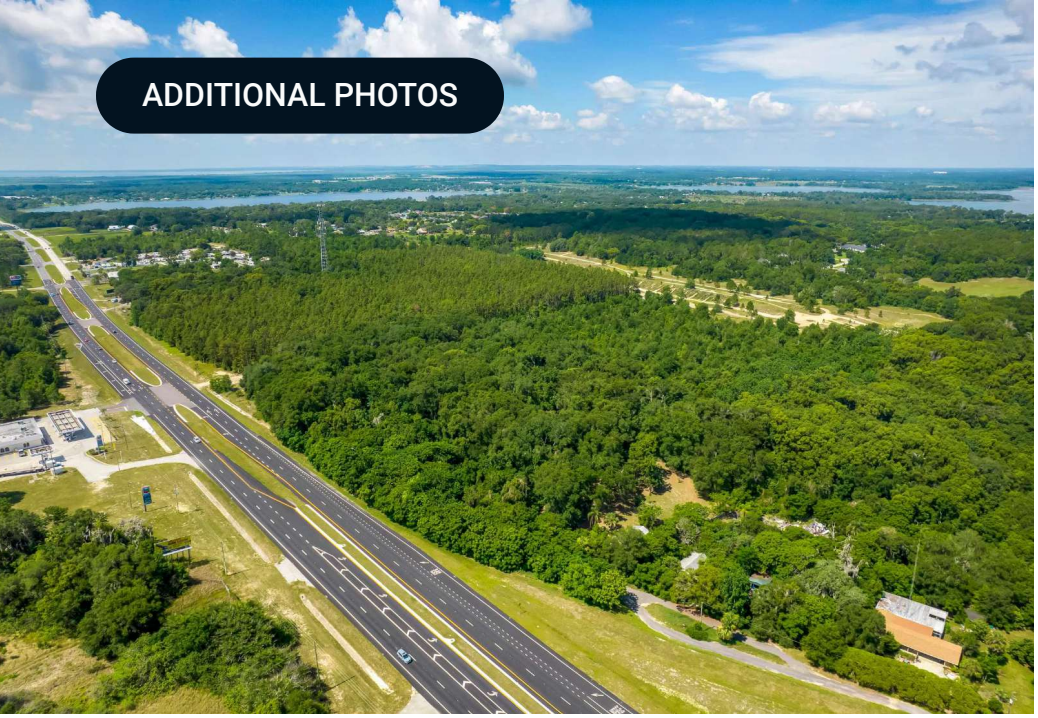
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

esri

	DRIVE TIME			GEOGRAPHY			
				Counties	CBSAs	States	
AGE SEGMENTS	5 mins	10 mins	15 mins	Orange County	Orlando-Kissimmee-Sanford, FL	Florida	USA
0 - 4	4.43%	4.76%	4.67%	5.24%	5.07%	4.68%	5.39%
5 - 9	4.39%	5.17%	5.09%	5.44%	5.34%	4.97%	5.68%
10 - 14	4.97%	5.69%	5.58%	5.89%	5.83%	5.32%	5.93%
15 - 19	5.66%	5.50%	5.77%	7.22%	6.64%	5.81%	6.43%
20 - 34	14.20%	14.96%	15.52%	23.78%	21.77%	18.48%	20.35%
35 - 54	23.32%	24.27%	24.06%	27.11%	26.33%	24.37%	25.21%
55 - 74	30.02%	27.03%	26.59%	19.58%	21.47%	25.43%	22.77%
75+	13.07%	12.65%	12.75%	5.81%	7.56%	10.91%	8.23%
HOUSEHOLD INCOME							
<$15,000	2.9%	6.3%	6.9%	6.9%	6.5%	7.7%	8.0%
$15,000-$24,999	7.3%	4.6%	5.3%	5.6%	5.2%	5.6%	5.5%
$25,000-$34,999	4.3%	4.9%	4.9%	5.2%	5.6%	6.1%	5.8%
$35,000-$49,999	9.2%	8.6%	9.1%	8.5%	8.8%	9.9%	9.3%
$50,000-$74,999	14.7%	16.1%	15.9%	16.5%	16.8%	16.0%	15.1%
$75,000-$99,999	20.1%	12.0%	12.0%	13.5%	13.9%	12.8%	12.4%
$100,000-$149,999	15.3%	21.4%	20.8%	19.0%	19.7%	18.8%	18.0%
$150,000-$199,999	10.6%	11.3%	11.8%	10.5%	10.2%	9.6%	10.4%
$200,000+	15.6%	14.7%	13.1%	14.4%	13.2%	13.5%	15.4%
KEY FACTS							
Population	5,060	27,920	83,210	1,576,911	3,011,157	23,597,813	343,528,394
Daytime Population	4,242	26,174	73,604	1,762,265	3,068,396	23,413,280	341,846,552
Employees	2,555	13,082	39,084	821,961	1,517,606	11,049,242	168,700,572
Households	2,161	11,250	33,309	575,886	1,125,867	9,529,651	134,397,562
Average HH Size	2.33	2.47	2.48	2.67	2.63	2.43	2.49
Median Age	49.8	46.4	46.0	36.7	38.9	43.6	39.6
HOUSING FACTS							
Median Home Value	479,835	435,294	429,947	455,766	429,761	421,319	376,272
Owner Occupied %	77.2%	76.0%	76.5%	54.2%	61.2%	66.6%	64.0%
Renter Occupied %	22.8%	23.9%	23.4%	45.8%	38.8%	33.4%	36.0%
Total Housing Units	2,412	12,625	35,983	622,660	1,240,104	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	$87,184	$93,440	$89,692	$87,012	$85,959	$82,707	$85,893
Per Capita Income	$51,315	$48,690	$46,887	$45,132	$43,970	$47,873	$48,241
Median Net Worth	$451,753	$420,776	$396,263	$205,245	$262,162	$292,996	$276,821

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY

Dusty Calderon

Senior Advisor
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Direct: **877-518-5263 x376** | Cell: **407-908-9525**

Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Grandaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks–racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle–while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over $1 billion in sales, and the owner was once revered as the “Rock Star of Real Estate” back in the late 90's.

During his real estate career, Dusty has been involved in over half of $1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for $35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county’s comprehensive plan. The $150 million sale of Green Island Ranch, in turn, helped to maximize the landowner’s investments.

Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property–another legacy tract that sold for $110 million–a 302-acre development parcel for $15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a $15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land–with thousands of additional acres in his conservation pipeline.

ADVISOR BIOGRAPHY

David Saley

Associate Advisor

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Professional Background

David Saley is an Associate Advisor at Saunders Real Estate.

David is a proud 5th generation Floridian whose roots are tied to the Sunshine State. His lifelong journey has led him to various parts of the state including South, Central, and North Florida. Supported by his family, each of whom are licensed real estate agents, David has grown up with a natural affinity for the real estate business throughout the state.

Throughout his career, David has garnered a unique set of career experiences and accolades. After earning his real estate license in 2016, he went on to work for a prominent real estate brokerage in Lakeland, Florida. During this time, David honed his skills in property management which has helped shaped his approach to the industry.

As he aimed to continually expand his knowledge and expertise, David would eventually graduate from Florida State University in 2020 with his Bachelor's Degree in Sociology and Minor in International Affairs

Throughout both his educational and professional journey, David would also gain fluency in Spanish, which has proven invaluable in serving his clientele. His ability to communicate effectively has allowed David to form connections with clients from a variety of different backgrounds.

David specializes in:
• Farms and Cropland
• Ranches and Pastureland
• Hunting and Recreational Land

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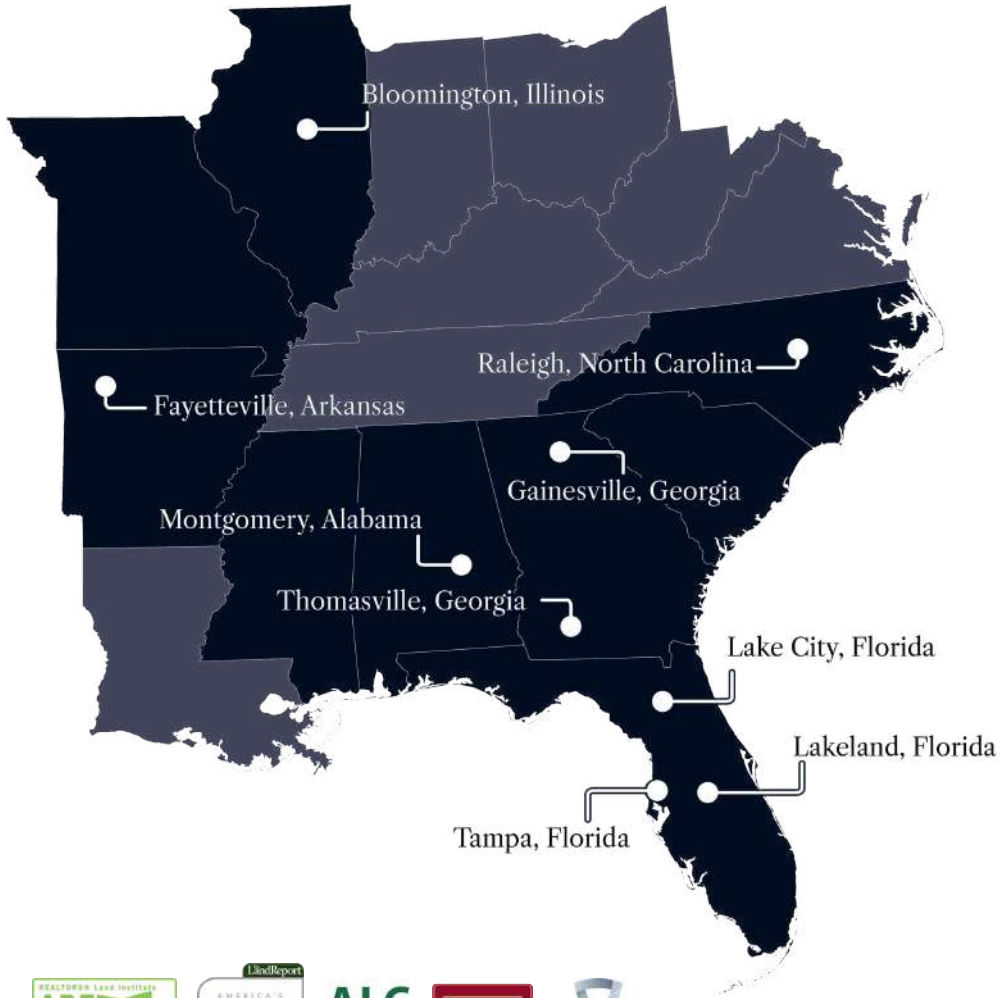

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