

For Sale | Eustis Lakeside Development Opportunity

NORTHSHORE DRIVE, EUSTIS, FL 32726



Sale Price

\$2,500,000

PROPERTY OVERVIEW

Prime opportunity offered on North Shore Drive, Eustis, FL. Zoned for Mixed Commercial Residential use, this versatile parcel presents an ideal canvas for a range of developments. Its coveted location in the Eustis area ensures proximity to a growing market with diverse potential for investment.

OFFERING SUMMARY

Lot Size:	6.23 Acres
Price / Acre:	\$401,284
Zoning:	Mixed Commercial Residential

Whether envisioning a mixed-use development or a unique residential project, this property offers investors flexibility and strategic positioning. Don't miss the chance to capitalize on this exceptional investment prospect in the flourishing Eustis area.



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LOCATION DESCRIPTION

Discover the charm of Eustis, FL, a thriving community with a rich history and a promising future. Nestled in the heart of Lake County, the area boasts a picturesque setting with stunning lake views, making it an inviting location for businesses and residences. Just minutes from the property, the downtown district offers unique dining experiences, boutique shops, and vibrant arts scene. Nearby, the Eustis Business Center provides a hub for local entrepreneurs and professionals. With convenient access to major highways and a growing economy, this area presents an exciting opportunity for investors seeking a dynamic and supportive business environment.

SITE DESCRIPTION

The property is two combined parcels totaling 6.23 acres that are within the Eustis city limits. The very versatile Mixed Commercial Residential land use is intended to regulate the character & scale of commercial & residential uses so as to minimize their impacts on adjacent roadways & to promote their compatibility with adjacent or nearby land uses & provide for mixed-use developments.

This category accommodates a mix of residential, commercial, office, institutional, & schools.

The property has a total three revenue generation billboards.



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LOCATION INFORMATION

Building Name	Eustis Lakeside Development Opportunity
Street Address	Northshore Drive
City, State, Zip	Eustis, FL 32726
County	Lake

PROPERTY HIGHLIGHTS

- Designated the highly desired Mixed Commercial Residential use
- Located in Eustis city limits
- Frontage on SR19/N Bay St., CR 452 & Northshore Drive
- Situated between Lake Eustis and Trout Lake with stunning views
- ±6% AE Flood Zone
- Walking Distance to Historic Downtown Eustis
- Three revenue generating billboards
- The City of Eustis has approved the concept plan for a single-family attached residential subdivision



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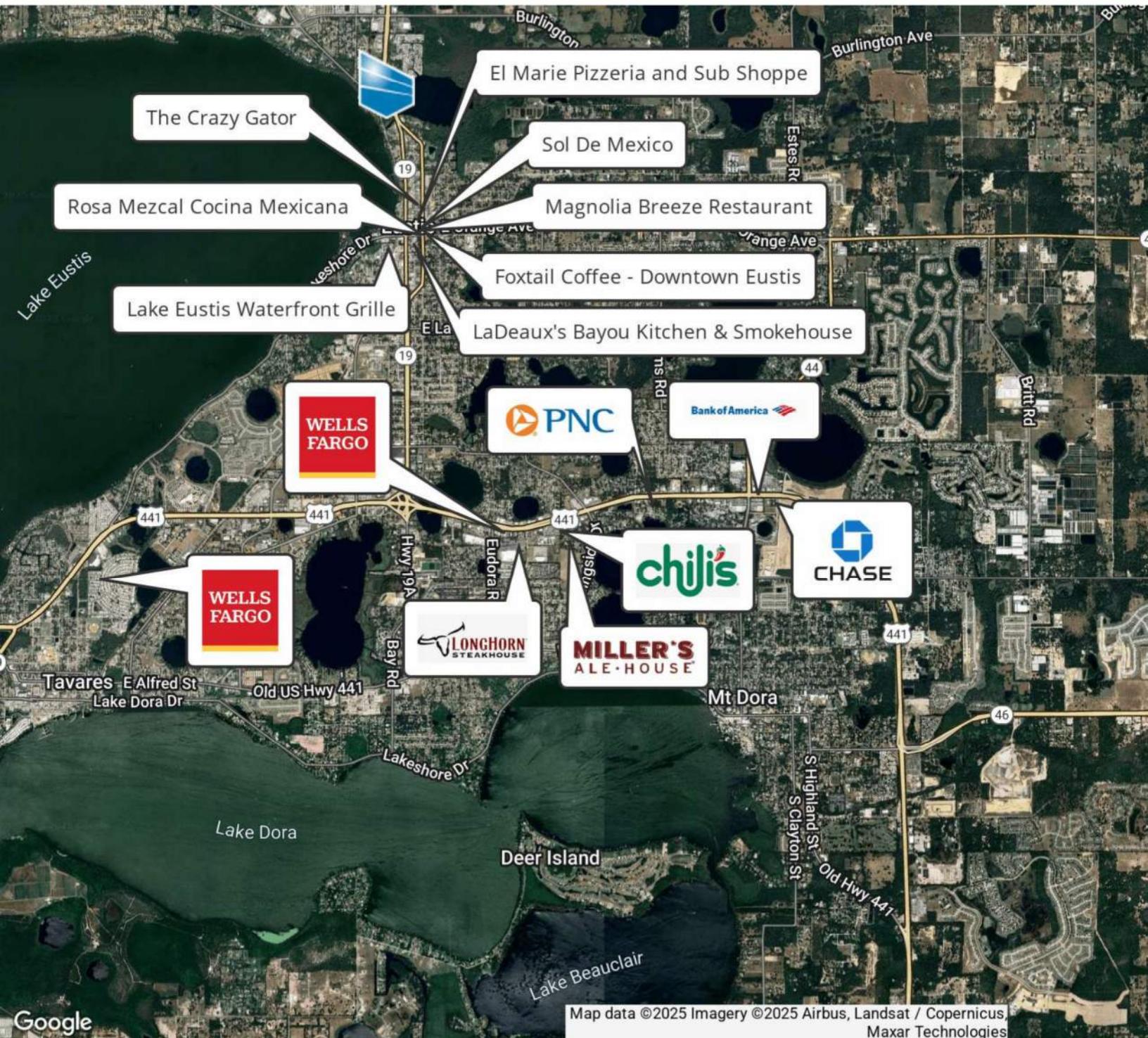


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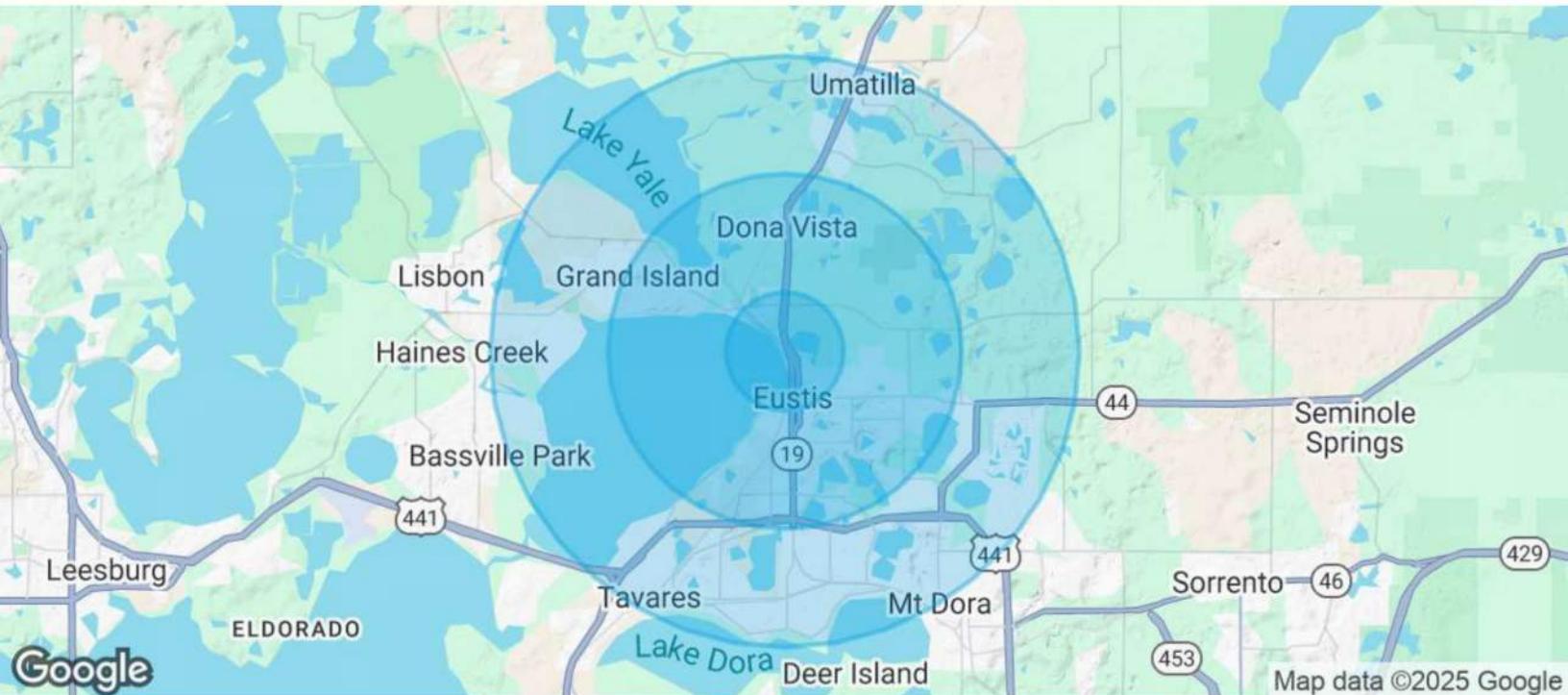


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,681	28,895	69,344
Average Age	45	45	47
Average Age (Male)	43	43	46
Average Age (Female)	47	46	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,652	11,973	29,765
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$65,319	\$80,950	\$82,904
Average House Value	\$221,269	\$285,580	\$298,987

Demographics data derived from AlphaMap



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PERMITTED USES (MCR)

Accessory Apartment
Bed & Breakfast
Boarding & Rooming Home
Car Wash, Automated
Child Daycare Centers; Nursery Schools
Churches & Accessory Use including Schools
College/University
Commercial Neighborhood
Commercial Parking
Community/Services Uses
Convenience Store with & without Gas Station
Drive Thru Sales or Service
Dry Cleaning/Laundry
Elementary, Middle & High School
Fast Lube/Oil Change
Food & Beverage Store including Alcohol
Government Buildings
Group Home; 6 or fewer residents
Group Home; 7 or more residents

PERMITTED USES (MCR) CONT.

Home Occupation
Hospital
Hotel
Live Work
Mobile Vendor
Multi-Family
Nursing Home
Package Store
Parks: tot lots, passive & picnic
Professional Services & General Office
Regional Park; Amphitheater
Restaurant w & w/o drive throughs
Retail Sales or Services
Single Family Detached
Single Family Attached (Duplex, ROW House, & Townhomes)
Sports Complex
Vocational Schools
Wireless Communication Antenna &/or Towers Camouflaged

MAXIMUM DENSITY:

Residential densities may not exceed 12 dwelling units per net buildable acre.

CONDITIONAL USES

Car Sales, Leasing & Related Services including general repairs
Car Wash, Full or Self Service
General Agricultural
Major Vehicle Service
Marina
Massage Establishment
Outdoor Kennel
Research Lab w/o Manufacturing
Tattoo Establishment
Vehicle Parts & Accessories (Sales)
Wireless Communication Antenna &/or Towers



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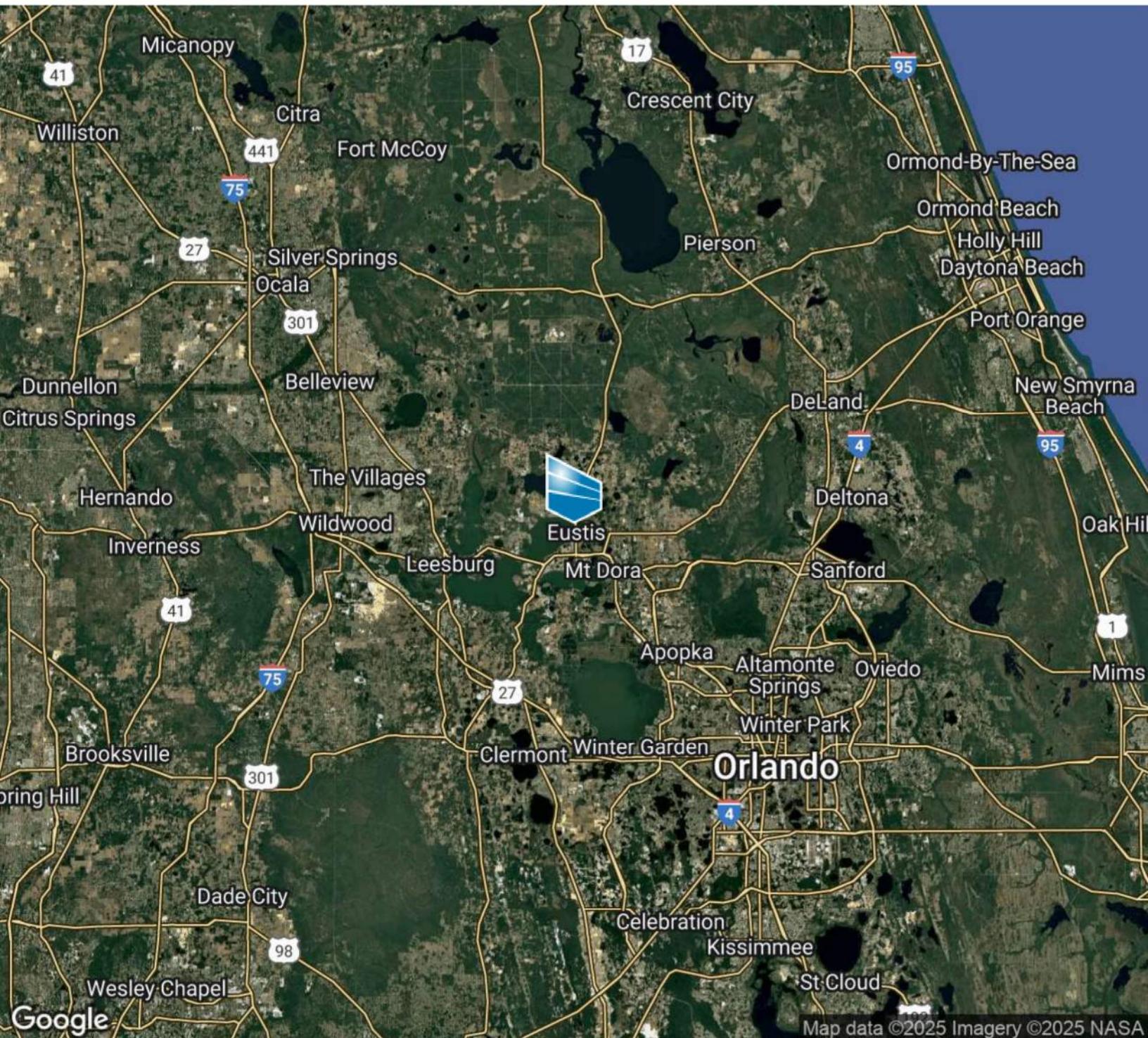
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