

# For Sale | Eustis Lakeside Development Opportunity

NORTHSHORE DRIVE, EUSTIS, FL 32726



Sale Price

**\$2,500,000**

## OFFERING SUMMARY

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

## 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.

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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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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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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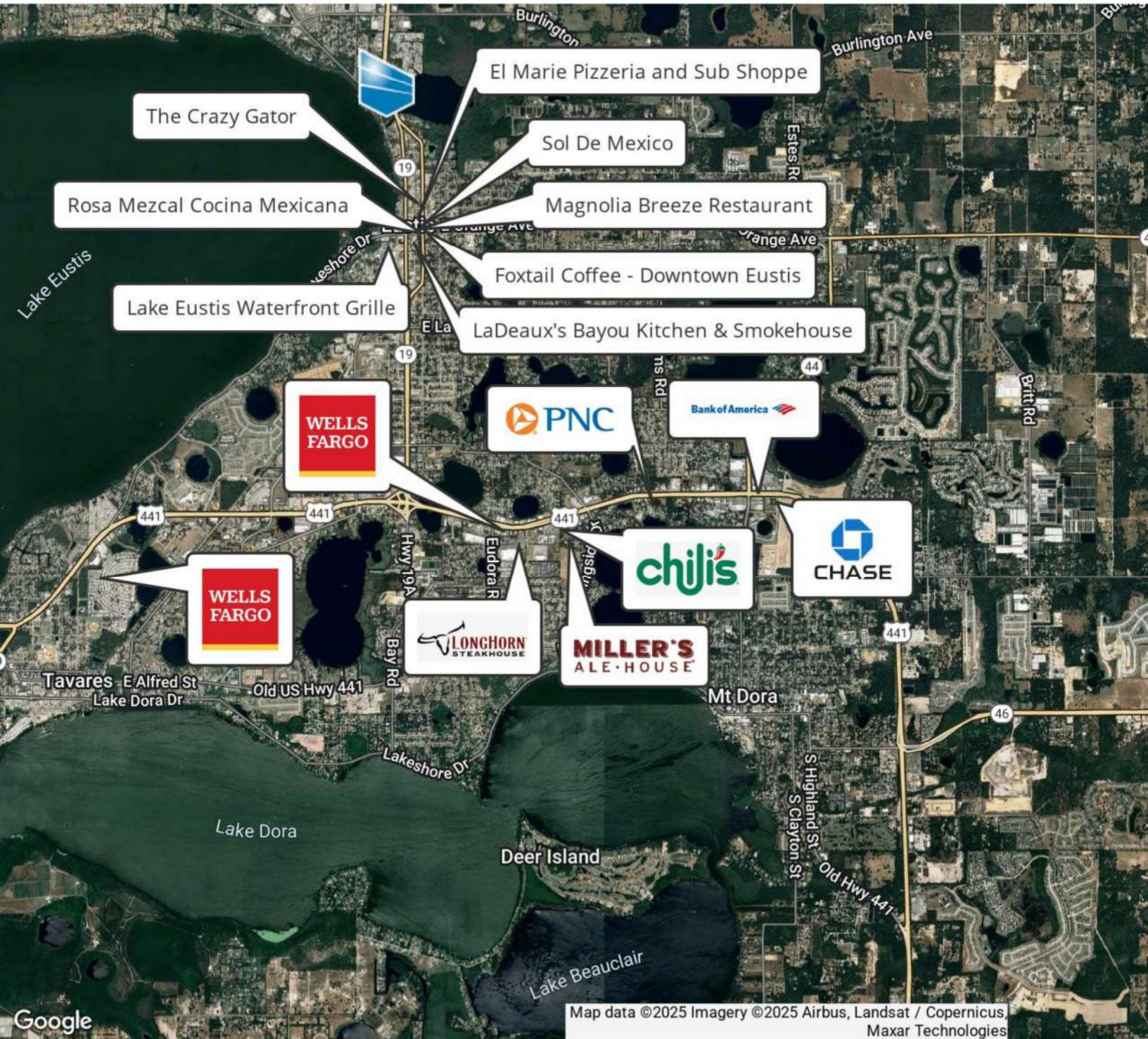
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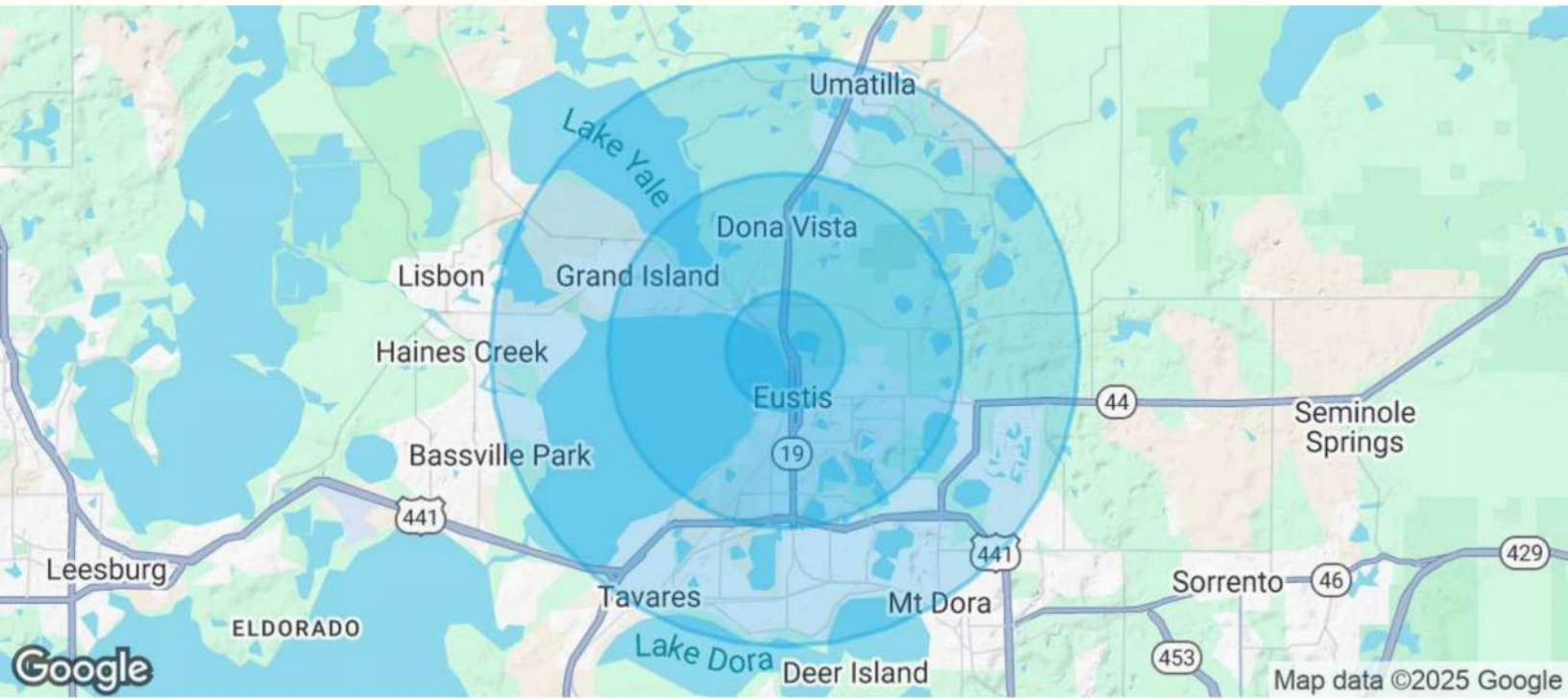
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,681	28,895	69,344
Average Age	45	45	47
Average Age (Male)	43	43	46
Average Age (Female)	47	46	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,652	11,973	29,765
# of Persons per HH	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

## MAXIMUM DENSITY:

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

## 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

## 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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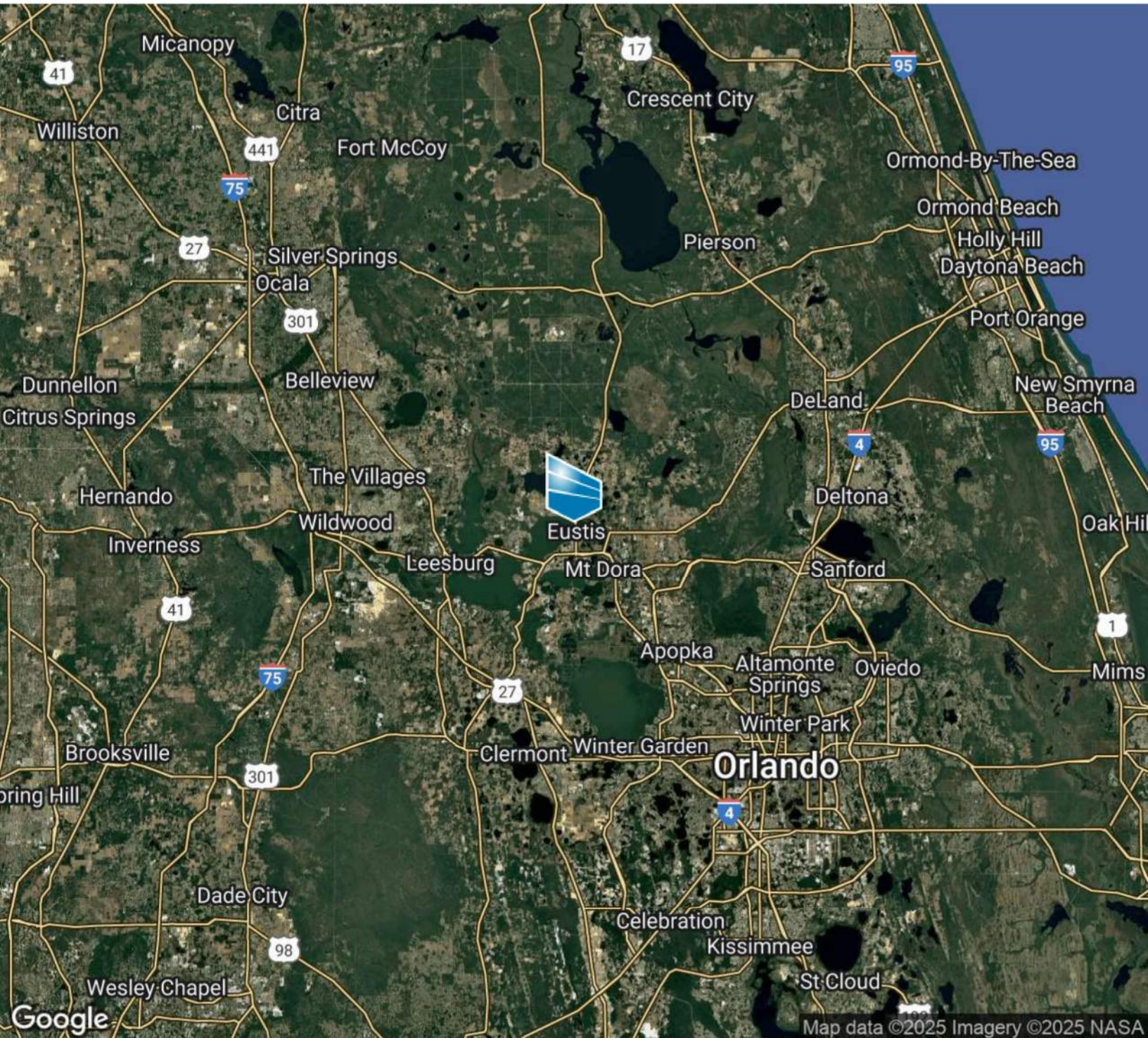
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