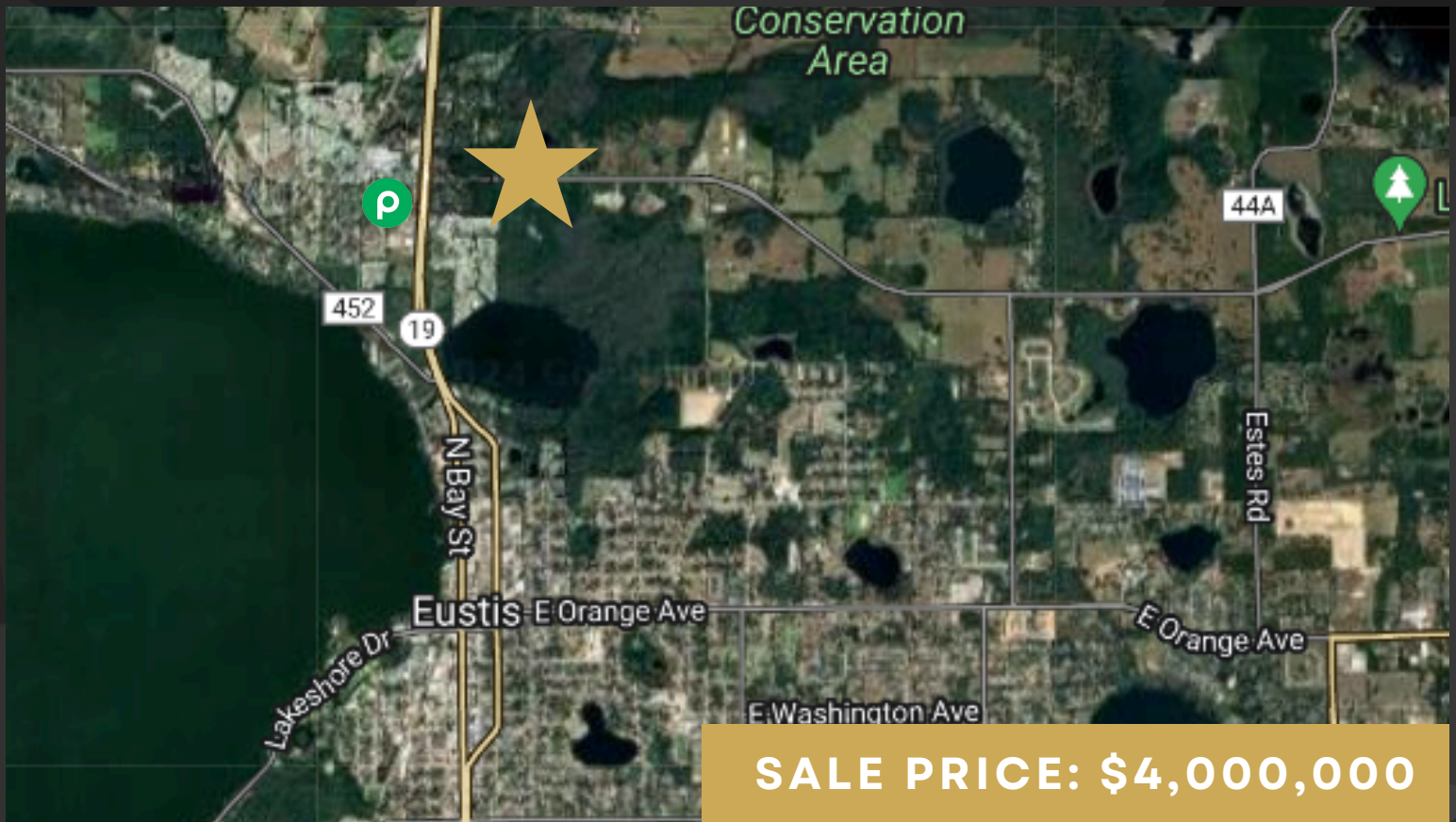


ALTAMONTE REALTY INC

SR 44 EUSTIS RETAIL FRONTAGE W/ MF



PROPERTY FEATURES

This property is 38.6 AC of Land located near the exit of the newly approved Pine Meadows. This parcel is 1 of 3 available for purchase. Currently County land zoned residential. Eustis seeking to annex and rezone MCR.

Parcel 1: 5.6 AC with frontage
Parcel 2: 9.2 AC with frontage
Parcel 3: 38.6 AC no frontage

Land Size: ±38.6
County residential or Annexed for MCR.

MCR includes: Commercial + 12 DU/AC
Townhomes OR MF

City MCR Flyer provided for Dev;
includes uses

Blake Hattaway

407.636.3102 ~ Blake@AltamonteRealtyInc.com

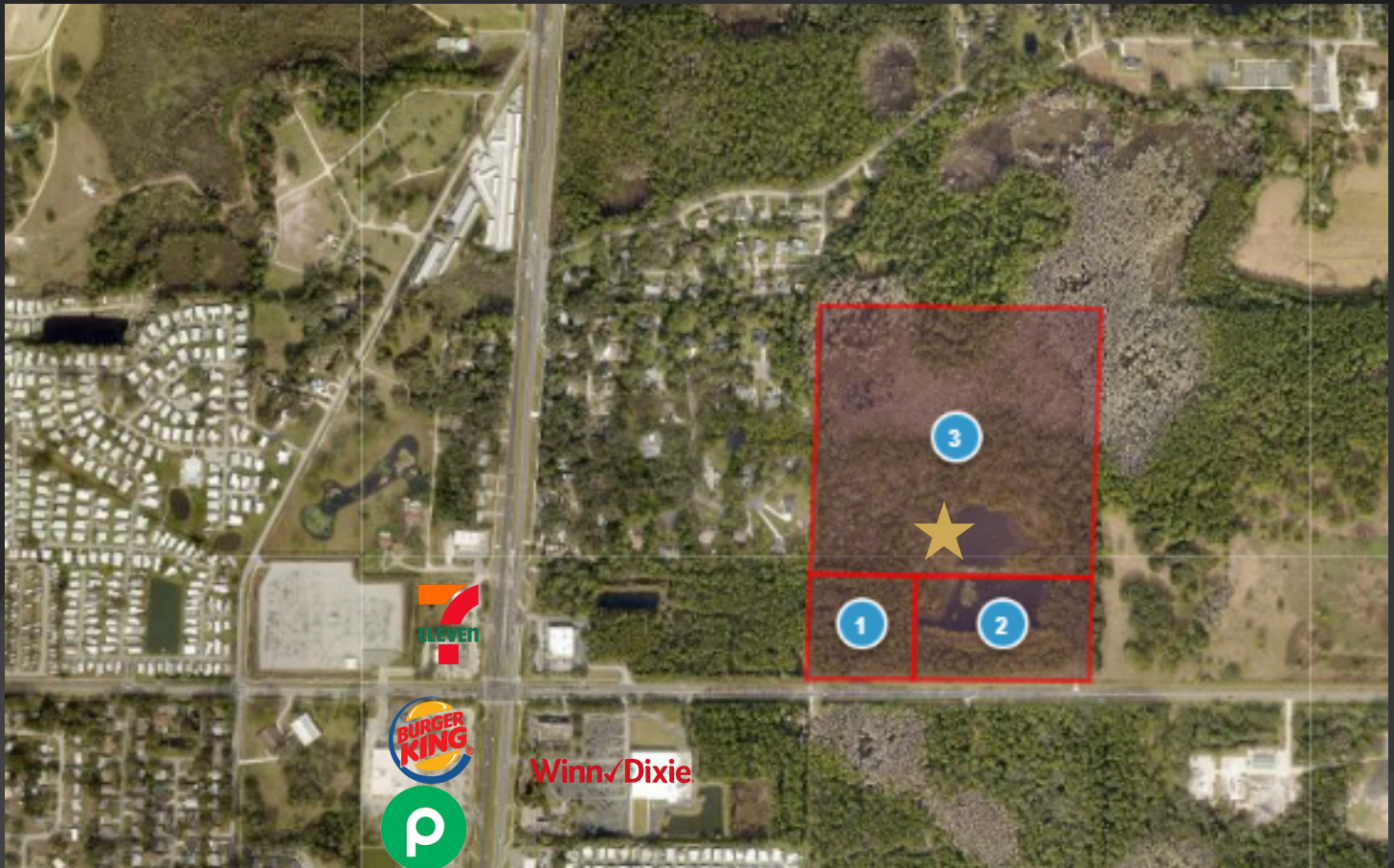
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377 Maitland Ave Suite 1001 Altamonte Springs, Fl. 32701

Altamonte Realty INC. has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice. Licensed Real Estate Broker.

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SR 44 EUSTIS RETAIL FRONTAGE W/ MF



PROPERTY FEATURES

SALE PRICE: \$4,000,000

- Property on SR 44 at exit of 550 home Pine Meadows recently approved neighborhood.
- Near major retailers: Publix/ Winn Dixie
- 4 Miles south of Umatilla City Center (9 min)

AltKey	Parcel Description
Parcel 1: 1213835	5.6 AC with frontage
Parcel 2: 1094712	9.2 AC with frontage
Parcel 3: 1097070	38.6 AC no frontage

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PROPERTY FEATURES

SALE PRICE: \$4,000,000

-100 Year flood plain adjusted using LOMR for nearby Publix, Winn-Dixie, 7-11, and new Pine Meadows Neighborhood north of property.

-City of Eustis heavily targeting this parcel for development and has aided FP correction on adjacent parcels.

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