

HOT EUSTIS – MOUNT DORA MARKET

Mixed Use Zoned In-fill Site

SELLER FINANCING



HUGE PRICE REDUCTION

QUICK SALE PRICE \$695,000

Commercial & Residential

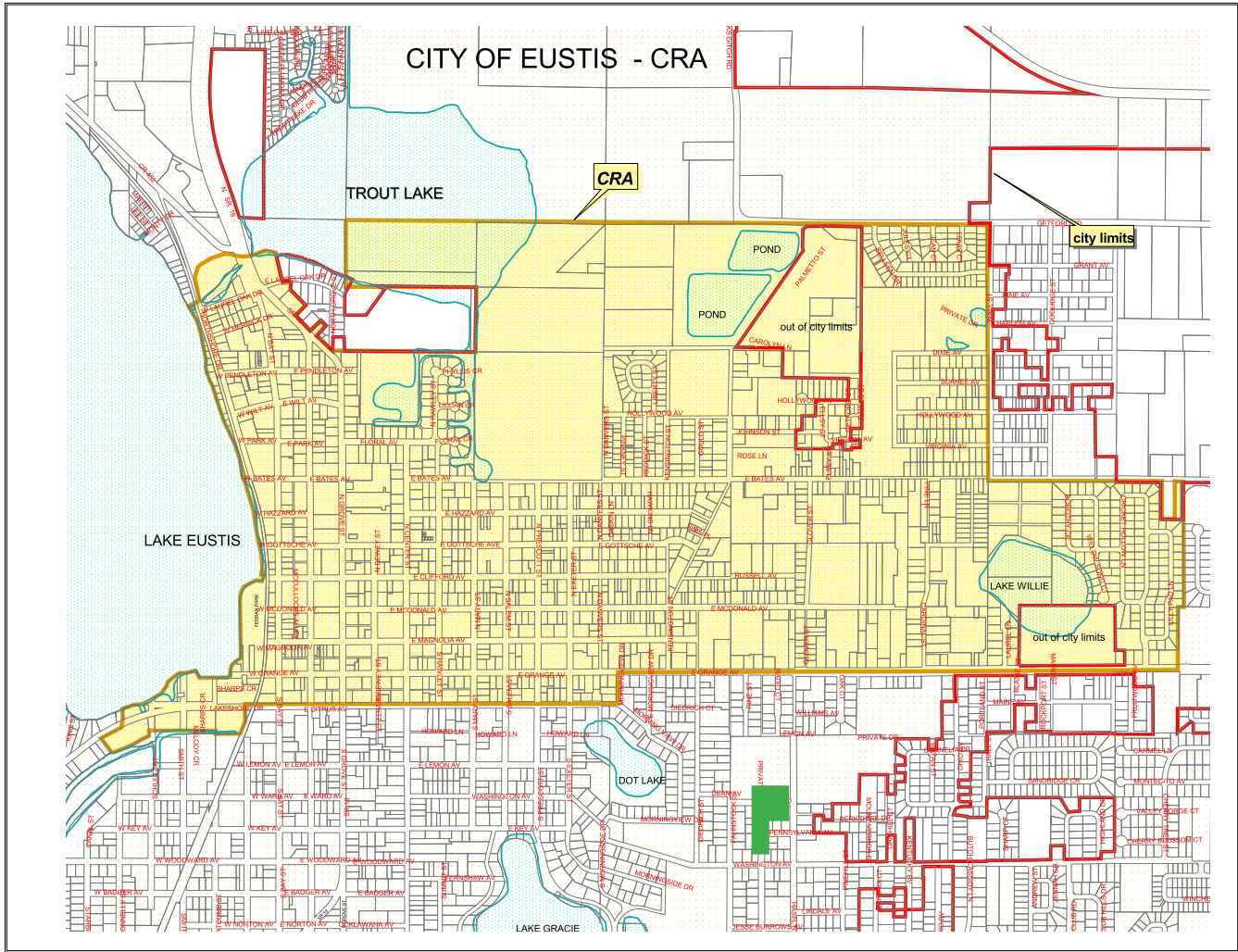
Lake County - Near Orlando, FL



- 3.3 Acres - All high and Dry - Clear and level property
- Residential - Townhome - Multi Family - Mixed Use - Commercial - Office - Retail
- Desirable MCR zoning allows Commercial, Residential, Mixed Use and More
- Residential Density 12 DU/Acre - Commercial Density 0.35 FAR
- All High and Dry - Mostly Cleared and Leveled Property
- Curb Cut and Cross Walk on E Orange Ave
- Utilities to Site
- Adjacent to Apartments, Office and Retail (Family Dollar)
- 150' of Frontage on E Orange Ave - The Main Road into Historic Downtown Eustis 10,500 AADT
- 330' of Frontage on E McDonald Ave with Additional Access Point from Magnolia Ave
- In Opportunity Zone with Major Tax Incentives Available - [Opportunity Zone Info](#)
- In Downtown Eustis Community Redevelopment Area - Eligible for up to \$60,000 in Incentives from City - [Eustis Business Incentives](#)
- Major Growth Area - Multiple New Development Projects Nearby
- Nearby Shopping, Dining and Entertainment
- 4,500' to Lake Eustis Waterfront Area including Lake Front Parks, Community Rec Center, Dock, Boat Ramp, Marina and Lakefront Dining Options
- **SELLER FINANCING:**
 - Price:** \$695,000
 - Downpayment:** 25%
 - Interest rate:** 6% (interest only)
 - Term:** 24 months

Fishing and Water Sports

- Lake Harris Chain of Lakes with 8 Connected Lakes, 7 Rivers and Canals including some of Florida's Largest Lakes. Award winning Bass
- 40 Minutes to Downtown Orlando, FL
- Less than an Hour to Disney World and numerous other World Famous Resorts and



Downtown Eustis Community Redevelopment Area Map

Eligibility

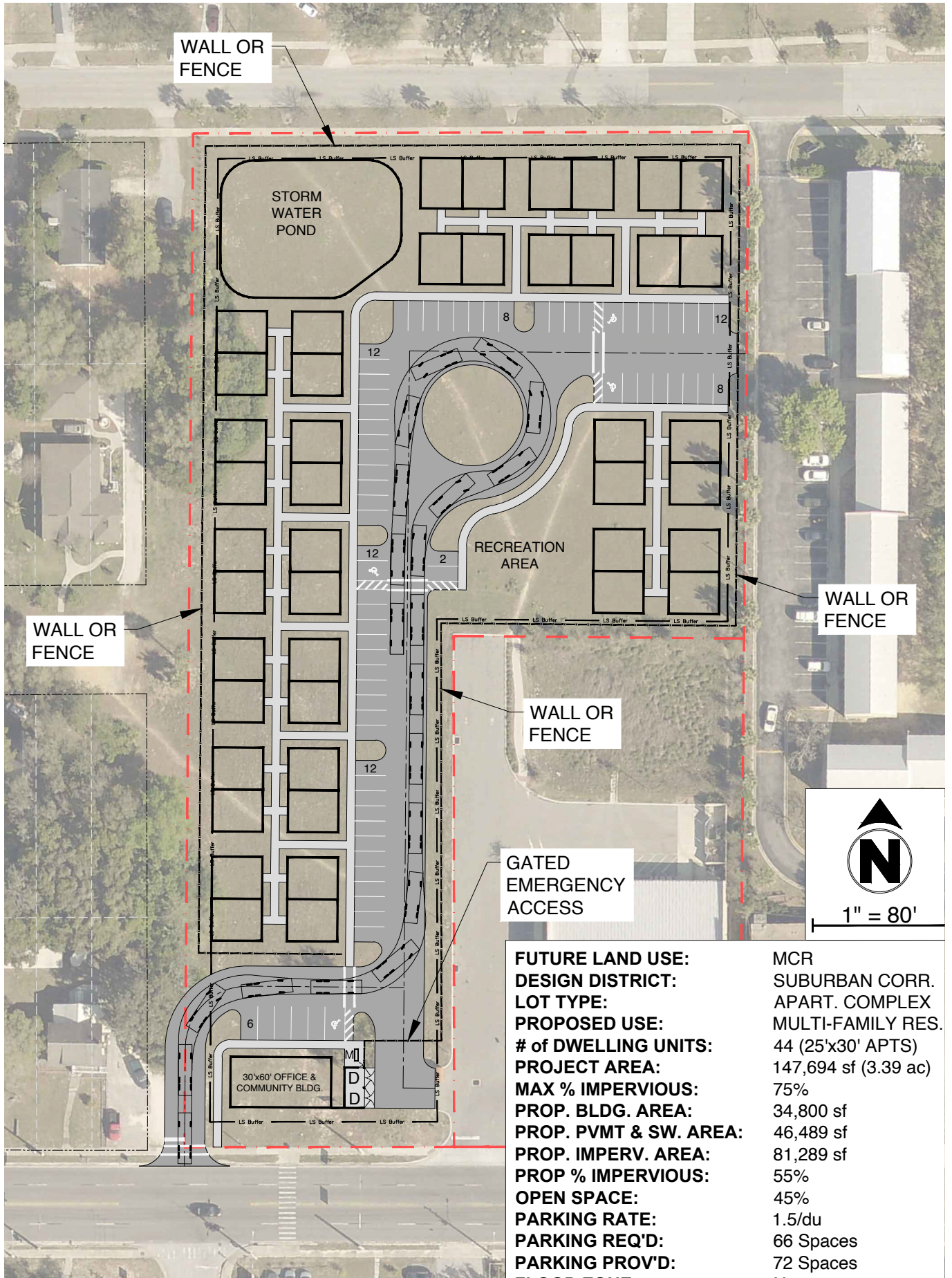
New construction projects for multi-family, mixed use, and/or non-residential developments with a construction value of \$500,000 or more are eligible for the incentive vouchers.

Program

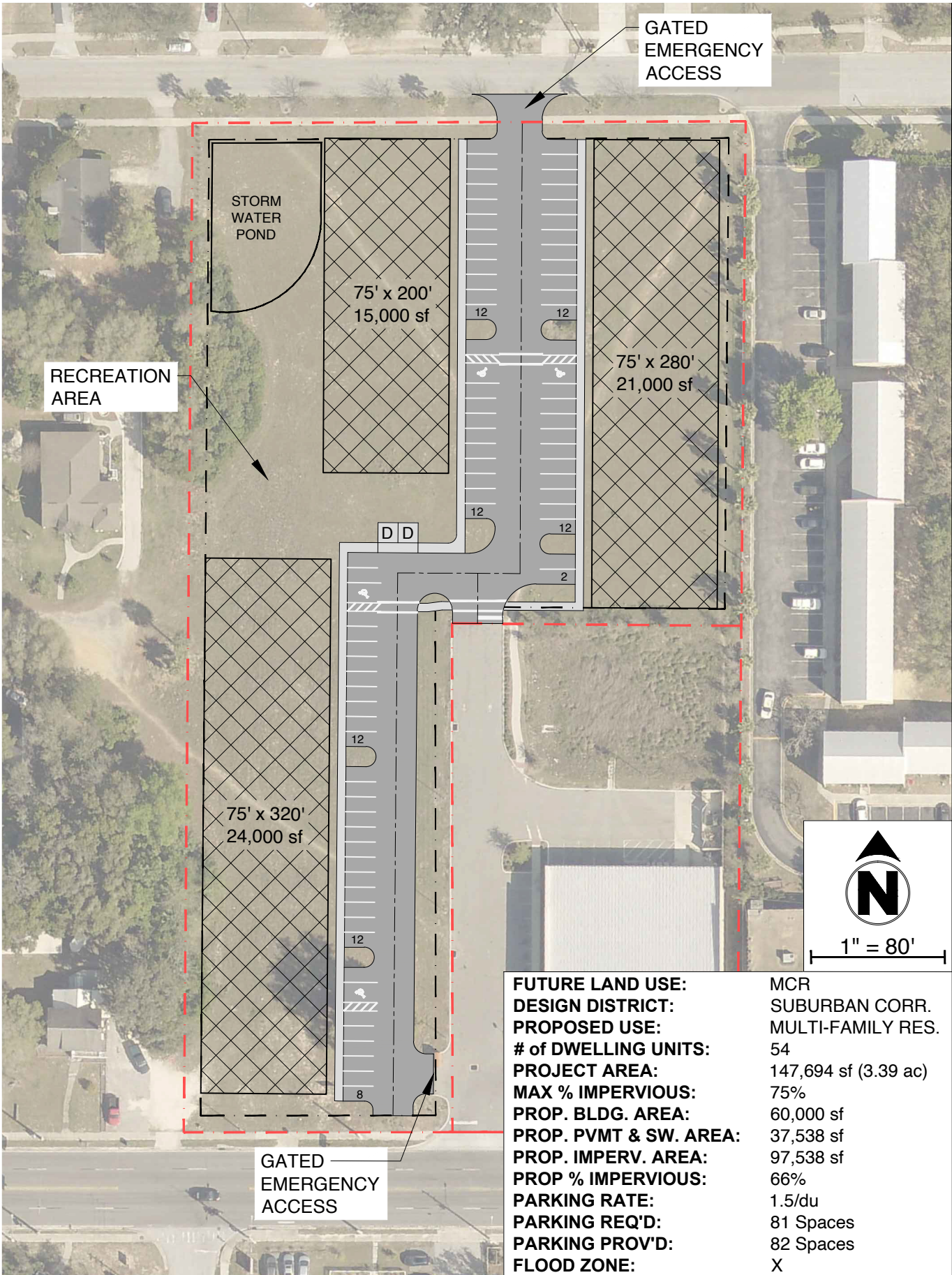
The City has established a fund for vouchers that can be used for impact fees, building permit, and

other City fees associated with new construction of eligible projects. The voucher amount is 2% of the construction cost, up to a maximum of \$30,000. An eligible project within designated Community Redevelopment Area (CRA) can receive an additional 2% of the construction cost, up to a maximum of \$30,000 for a maximum amount of \$60,000.

Townhome or Rental Concept - 44 Units



FUTURE LAND USE:	MCR
DESIGN DISTRICT:	SUBURBAN CORR. APART. COMPLEX
LOT TYPE:	APART. COMPLEX
PROPOSED USE:	MULTI-FAMILY RES.
# of DWELLING UNITS:	44 (25'x30' APTS)
PROJECT AREA:	147,694 sf (3.39 ac)
MAX % IMPERVIOUS:	75%
PROP. BLDG. AREA:	34,800 sf
PROP. PVMT & SW. AREA:	46,489 sf
PROP. IMPERV. AREA:	81,289 sf
PROP % IMPERVIOUS:	55%
OPEN SPACE:	45%
PARKING RATE:	1.5/du
PARKING REQ'D:	66 Spaces
PARKING PROV'D:	72 Spaces



FUTURE LAND USE:	MCR
DESIGN DISTRICT:	SUBURBAN CORR.
PROPOSED USE:	MULTI-FAMILY RES.
# of DWELLING UNITS:	54
PROJECT AREA:	147,694 sf (3.39 ac)
MAX % IMPERVIOUS:	75%
PROP. BLDG. AREA:	60,000 sf
PROP. PVMT & SW. AREA:	37,538 sf
PROP. IMPERV. AREA:	97,538 sf
PROP % IMPERVIOUS:	66%
PARKING RATE:	1.5/du
PARKING REQ'D:	81 Spaces
PARKING PROV'D:	82 Spaces
FLOOD ZONE:	X

Townhome, Condo or Rental Concept - 54 Units

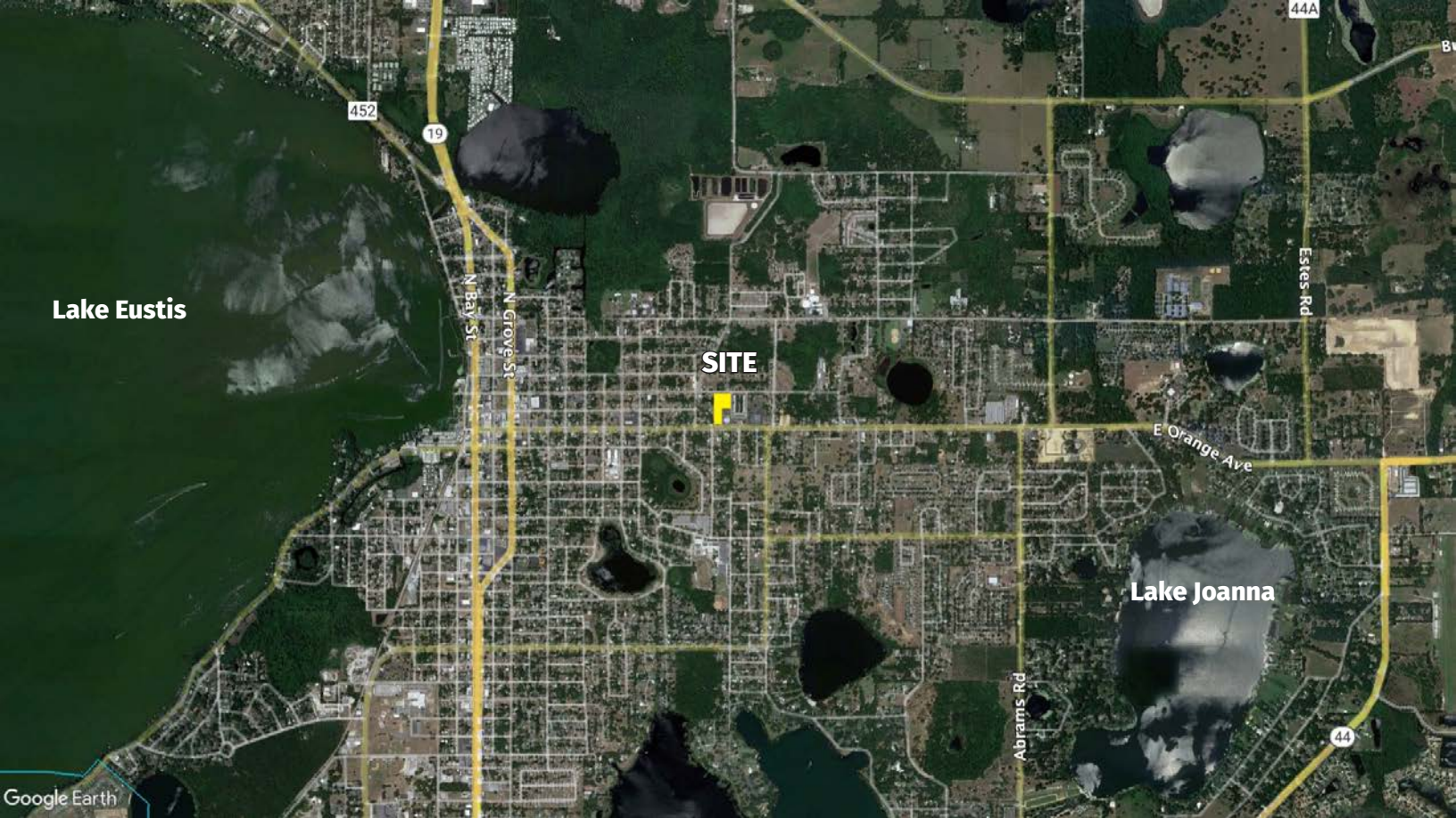


Downtown Lake Eustis Lifestyle

Eustis, Florida is a thriving small town on the eastern shore of Lake Eustis in Central Florida.







Hot Eustis - Mount Dora Market Mixed Use Zoned In-fill Site

1309 E Orange Ave, Eustis, FL 32726

HUGE PRICE REDUCTION

QUICK SALE PRICE \$695,000

**SELLER FINANCING
NOW AVAILABLE**

John Kurtz, CCIM
Commercial and Development Properties

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Globally Marketed

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