8.77 ACRE, MIXED-USE DEVELOPMENT SITE, MOUNT DORA, FL

MU-1: 6 -35 RESIDENTIAL UNITS PER ACRE – RETAIL / OFFICE FAR: 3.0

Two Combined Parcels

610 S. Highland Street #:27-19-27-0050-374-00001
Robie Avenue #:27-29-27-0050-385-00001

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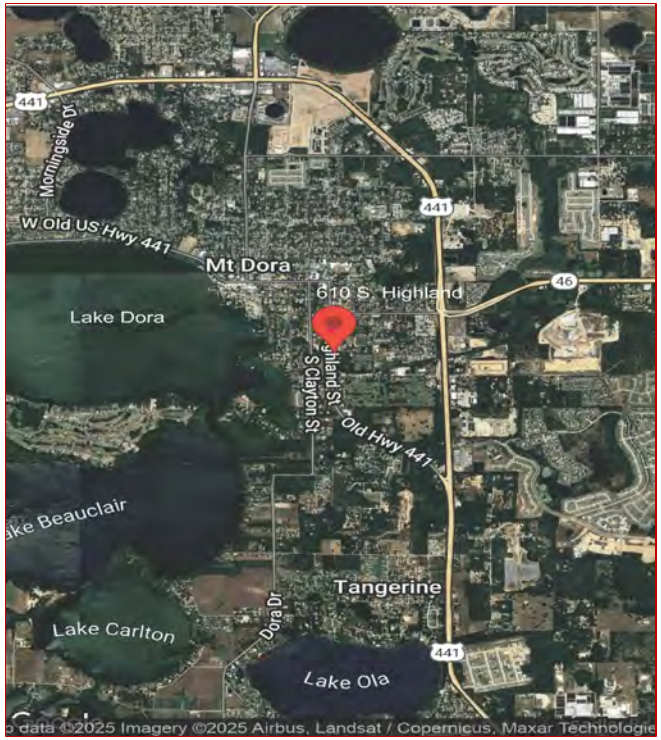
HIGHLAND STREET DEVELOPMENT DISTRICT

610 S. Highland Street, Mount Dora, Fl 32757

The Mount Dora development site is ideal for a mixed-use **commercial/residential project including multifamily, townhome, BTR, resort project, age 55+ community, senior independent living, senior care, street retail and office** in the Highland Street Development District in historic Downtown Mount Dora, Florida. The site is on Old US Hwy 441, 2/3 miles south of 5th Avenue. Old US Hwy 441 is a primary through-fare through Mount Dora connecting Tavares to the west and US 441 and Apopka – Orlando to the south.



The multi-generational property is ideally located adjacent to the Highland Street overpass over the abandoned historic railway that will be converted to a Rails-to-Trails project in the coming years. The two combined parcels consist of 8.77 acres at the corner of Highland Street and Camp Ave and extend to the rail-way overpass along Robie Avenue. The property has 580 ft of frontage on Highland Street / Old US Hwy 441. The average daily vehicle traffic at the site is 6,100 AADT. The 8.77 site is reported to be uplands and is mostly level with a slight grade to the south.

The intent of the Highland Street Development District is to promote the redevelopment and reconditioning of the older commercial and residential properties along Highland Street into a walkable street front with modern retail, office and residential properties providing a variety of goods and services and recreational activities. The subject parcels are poised to allow a multi-story retail/office and residential development as a southern anchor to the district.

MU-1 zoning provides a density of 6-35 units per acre and/or a maximum commercial /retail intensity of 3.00. The Future Land Use guidelines suggest a combination of 50% residential and 50% retail/office with up to three floors of residences above street level retail-office. The parcels provide one of the few remaining opportunities to develop a large-scale, multi-family apartment / retail-office complex within the City of Mount Dora.

The city of Mount Dora and nearby Northwest Orange County, Lake County, Tavares and Eustis areas are highly desirable residential living locations. The immediate area is seeing rapidly increasing development and growth due to countryside and lake front settings and its ideal and easily accessible location between Orlando and The Villages to the west. The just completed extension of the 453/429 Tollway from Orlando to SR 46 provides modern and rapid access to the Orlando metro area less than ½ hour to the southeast. Northeast Lake County is now realizing the residential and commercial development pace of the greater Orlando suburban areas of the past ten years. The combined property price is $3,250,000.

Mixed Use - Residential, Multi-Family, Office, Street Retail

Potential Connection Plaza for Planned Rails-to-Trails

8.77 ACRES - HIGHLY VISIBLE ON OLD US 441

610 S. Highland Street, Mount Dora, FL 32757

580' Frontage on S. Highland Street - 515' on Camp Avenue - 6,100 AADT (Vehicles per Day)

OUTSTANDING LOCATION: PROPERTY FEATURES

610 S. HIGHLAND STREET, MOUNT DORA, FL 32757

Two Combined Properties 8.77 AC (+/-)		
1) Highland Street	PIN: 27-19-27-0050-374-00001	7.17AC (+/-)
2) Robie Avenue	PIN: 27-19-27-0050-385-00001	1.60 AC (+/-)

PROPERTY FEATURES

8.77 (+/-) Acres
Frontage of 580' on S. Highland Street.
Mostly level site, slight grade to the South.
No reported wetlands - 100% Usable.
Survey available.
Phase 1 available.

Zoning/FLU – Mixed Use 1 -High Density

6 -35 RESIDENTIAL UNITS PER ACRE
RETAIL / OFFICE FAR: 3.00
Up-to 300+ Residences

Within the Highland Street Development District.

The property is a potential anchor commercial and residential project within district. There are few competing project opportunities of this scope within City Limits.

On historic arterial throughfare (Old US Hwy 441) connecting Downtown Mount Dora to US 441 and Apopka, Orlando and Central Florida to the South.

THREE GENERATIONS OF FAMILY OWNERSHIP, HIGHLY VISIBLE MOUNT DORA PROPERTY

DEVELOPMENT PARAMETERS – MU-1

610 S. Highland Street, Mount Dora, FL 32757

City of Mount Dora – Comprehensive Development Plan - Future Land Use

MU-1 Mixed Use Traditional Downtown Districts:

The intent of the MU-1 district is to develop with a minimum of two land uses within a single building or within a single project in separate buildings. These districts encourage a mix of medium/high density residential development with on-site commercial, office, and civic uses.

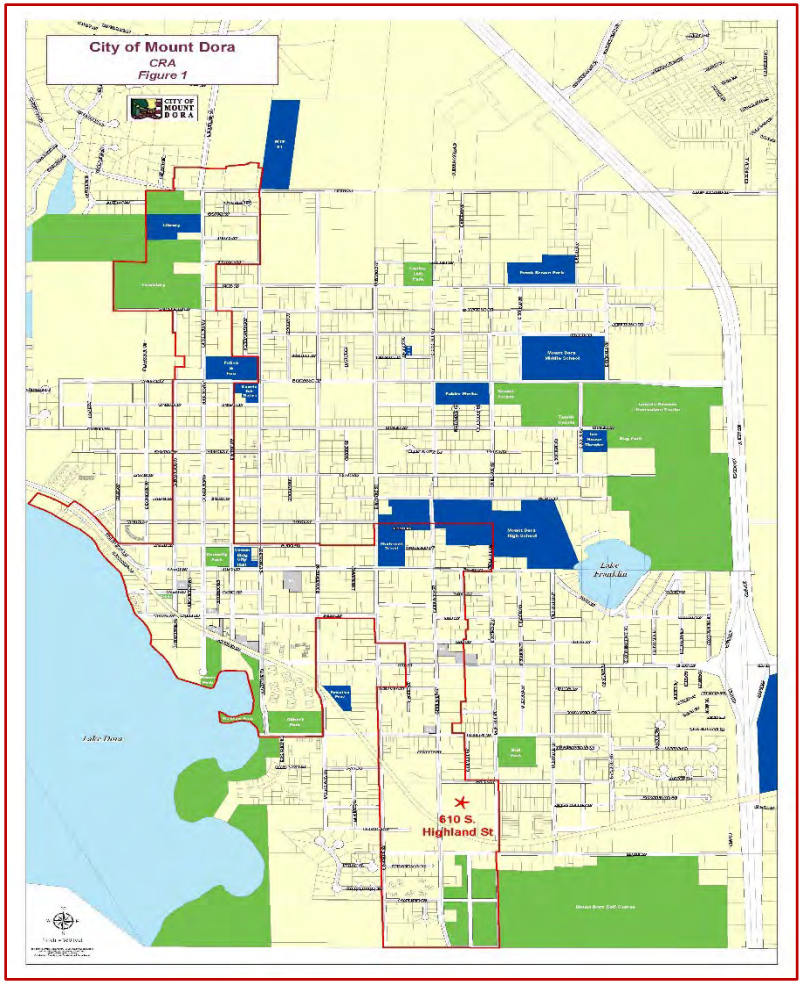
Maximum residential density shall not exceed 35 DU/AC.

The maximum floor-area ratio of any mixed-use development, excluding detached, single-family dwellings, each on their own lot, shall not exceed 3.00, including any allowable combination of residential, commercial, office-professional, civic and retail/service uses.

The height for a vertical mixed-use building shall not exceed five stories in height, or 60 feet, whichever is greater. Multiple story buildings are allowed, so long as redevelopment or new development provided proper setbacks from established residential neighborhood.

Street-level housing. No more than 50 percent of a single street frontage at ground level may be occupied by residential uses. Every dwelling unit with a front façade facing the street in a pedestrian retail or storefront area, if provided, shall to the maximum extent possible have its primary entrance face the street. Every building containing four or more dwelling units shall have at least one building entry or doorway facing any adjacent street that has on-street parking.

MOUNT DORA COMMERCIAL DISTRICTS



CURRENT DEVELOPMENT AND USE OR BUY AND HOLD INVESTMENT OPPORTUNITY

DEVELOPMENT PARAMETERS - MU-1 - PERMITTED USES

610 S. Highland Street, Mount Dora, Fl 32757

The purpose of the mu-1 district is as follows:

- Encourage, protect and enhance the pedestrian environment.
- Encourage additional street level activity.
- Reduce automobile trips.
- Create a "sense of place" through architecture and site features.
- Allow for a mix of land uses which strengthens opportunities for economic vitality and supports diversity of housing opportunities.
- Establish a distinct storefront character associated with the district.

RETAIL/SERVICE USES:

Antique shops.
Art galleries.
Banks, finance, and insurance.
Bakeries.
Bed and breakfast establishments.
Bars and cocktail lounges associated with restaurant uses.
Business service establishments, specialty shops, tailor shops, shoe repair, jewelry stores, variety stores, and luggage stores.
Childcare centers.
Convenience stores.
Drug stores.
Florists.
Grocery/Specialty markets.
Hardware stores, paint stores, office supplies.
Health spas.
Liquor stores selling liquor for consumption off premises.
Motels and hotels.
Restaurants, including outside seating areas. Table Service Only
Personal service establishments.
Photographic studios and fine arts studios.
Pet/Animal Clinics (no overnight boarding).
Theaters, indoor.
Similar retail sales activities to those listed above.

OFFICE AND CIVIC USES:

Conference centers and retreat centers.
Doctors and dentist offices.
Museums.
Offices, professional.
Public and semi-public uses.
Real estate office/establishments.

RESIDENTIAL USES:

Detached, single-family dwellings, (garage apartments allowed).
Multi-family: Attached, townhouses, condominiums, apartments.
Dwellings, occupying the second or higher stories.

OTHER USES:

Parks, open spaces, and conservation areas.
Parking garages.

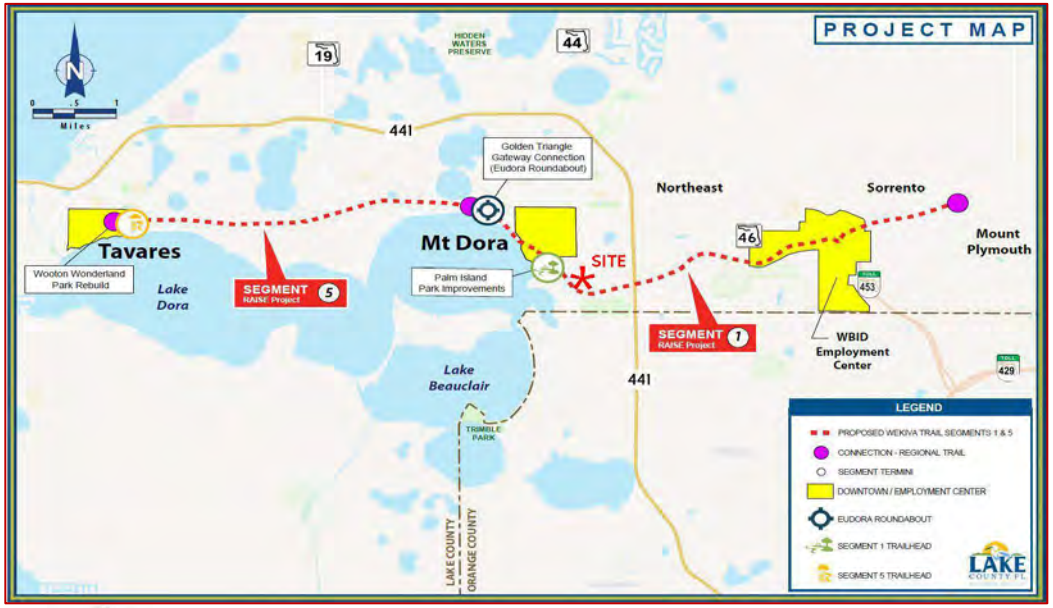
FUTURE RAILS-TO-TRAILS CONNECTION POINT

610 S. Highland Street, Mount Dora, FL 32757

Lake County and the Cities of Mount Dora and Tavares have been working together since 2005 to convert the former CXS rail line into the Wekiva Trail Extension of Central Florida's regional recreational trail network. Negotiations regarding the trail are making progress and when completed, will result in approximately twelve miles of pedestrian and biking trails connecting Seminole County to the east and Tavares to the west directly through Mount Dora and past the property site.

The property is located in the Innovation Trail Study Area connecting Tremain St in Mount Dora to the Wolf Branch Innovation District.

The development of the trail will provide many opportunities to connect adjacent and nearby residences and businesses to the trail. The trailway will run under the Highland Street overpass at the property site. This will create an outstanding opportunity to develop a mixed-use retail and residential site plan with a built-in trailhead connection providing retail and community services to trail users and recreational access for residents of the to-be-developed community at the property.

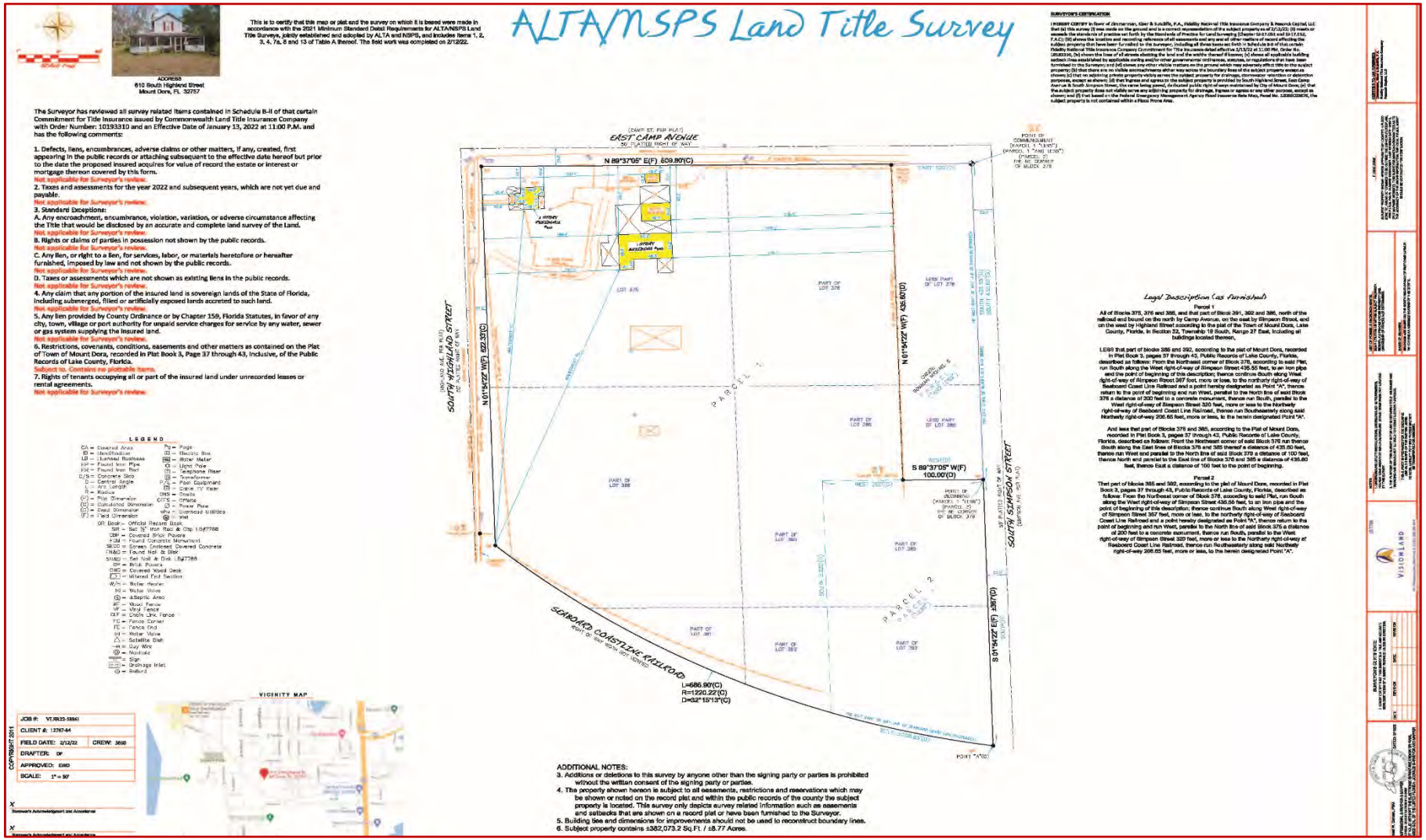


Abandoned Railway at Site

Downtown Mount Dora

PROPERTY SURVEY

610 S. HIGHLAND STREET, MOUNT DORA, FL 32757



NUMEROUS RESIDENTIAL OPTIONS: MF – TH – BTR - WORK FORCE HOUSING, SENIOR HOUSING

HISTORIC MOUNT DORA, FLORIDA

610 S. Highland Street, Mount Dora, Fl 32757

The Historic City of Mount Dora, Florida is known for its downtown stores, restaurants, antique and art shops and annual festivals. Mount Dora was established in 1880 and named for its high elevation on a plateau over the eastern shore of Lake Dora. Residents and visitors enjoy scenic sunset views over Lake Dora, one of seven freshwater lakes comprising 50,000+ acres of recreational surface area across northern Lake County. The railway (which fronts the subject property) was constructed in 1987 and brought businesses and commerce, permanent and seasonal residents.

Mount Dora offers museums, parks, art centers, and city services through an established business and residential community. Historic properties include the Blandford and Donnelly Houses, the Lakeside Inn, the railway station and the nationally designated downtown historic district.

Mount Dora, known across Florida and nationally as the Festival City, hosts over 30 events throughout the year, enriching the lives of residents, bringing tens of thousands of visitors to the city, and benefiting local nonprofits, small businesses, and vendors. Community favorites include Light Up Mount Dora, where the entire City is decked out in holiday decorations and Freedom on the Waterfront, which showcases an incredible fireworks show on Lake Dora. Mount Dora also hosts several large festivals, such as the Arts Festival sponsored by Mount Dora Center for the Arts, and the Craft Fair sponsored by Visit Mount Dora.

Lake County's population growth is anticipated to surpass 431,500 by 2030 and more than 780,500 by 2050. Today, the population of Lake County is approximately 400,142 while the population for the City of Mount Dora is 16,340. (Source: City of Mount Dora, University of Florida -Florida Estimates of Population 2020.)

DEMOGRAPHICS

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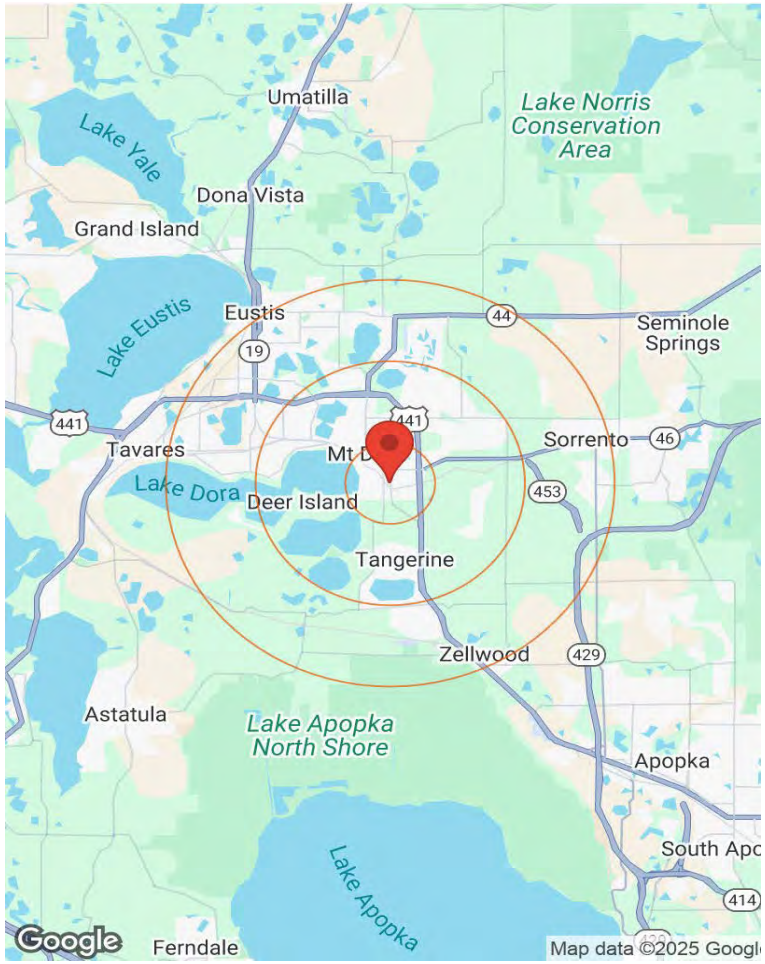

EMERGING GROWTH IN ALL DIRECTIONS

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,022	14,080	32,894
	Female	2,243	14,864	34,459
	Total Population	4,265	28,943	67,353
Age	Ages 0-14	617	4,519	10,796
	Ages 15-24	370	2,684	6,489
	Ages 25-54	1,493	9,890	23,255
	Ages 55-64	619	4,114	9,454
	Ages 65+	1,166	7,738	17,359
Income	Median	$66,066	$73,924	$72,524
	<$15,000	132	1,238	2,769
	$15,000-$24,999	166	577	1,893
	$25,000-$34,999	109	629	1,676
	$35,000-$49,999	402	1,425	3,097
	$50,000-$74,999	312	2,429	5,164
	$75,000-$99,999	311	1,533	3,462
	$100,000-$149,999	267	2,455	5,380
	$150,000-$199,999	140	1,178	2,480
	>$200,000	168	901	2,177
Housing	Total Units	2,215	13,293	30,142
	Occupied	2,008	12,364	28,099
	Owner Occupied	1,268	8,172	18,944
	Renter Occupied	740	4,192	9,155
	Vacant	207	928	2,043

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MIXED-USE DEVELOPMENT OPPORTUNITY

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