

SALE - 26034 CR 448A MOUNT DORA FL 32757

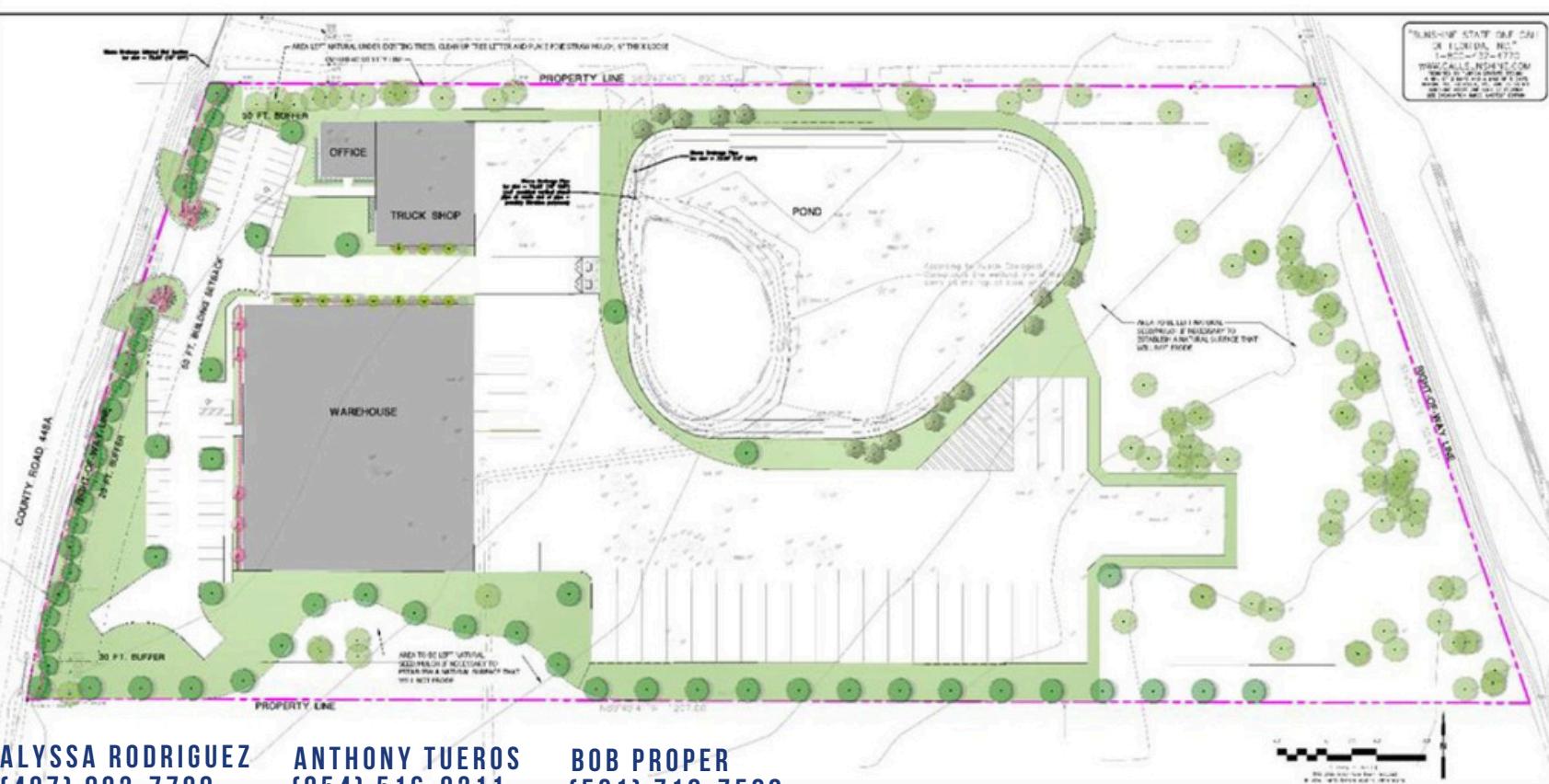
PLANT SCHEDULE		CONT.		SPECIFICATION		WATER USAGE		NATIVE	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	GAL	WATER	PER	PER	PER	PER
<b>CANOPY TREES</b>									
	45	QUERCUS TURBINATA SOUTHERN LIVE OAK		30 GAL/HBL	0.3 GALLON	8' WIDE X 14'H	1000.000000	Y	Y
	11	TAURUS DICRUM NATIVE CYPRESS		30 GAL/HBL	0.3 GALLON	12' WIDE X 4'H	1000.000000	Y	Y
<b>EXISTING TREES</b>									
	17	LEPTOSPERMUM CHITTING TREE							
<b>ORNAMENTAL / HEDGES</b>									
	11	LAGUNA PLUMA X 'ARBOREA' LAGUNA PLUMA, MIMULUS		30 GAL/HBL	0.3 GALLON	8' WIDE X 10'H	1000.000000	N	NO
	10	MACHAERIA SAMPSONII X 'TIE GRO' GARLAND SOUTHERN HAWTHORN		30 GAL/HBL	0.3 GALLON	8' WIDE X 10'H	1000.000000	Y	Y
<b>PALM TREES</b>									
	50	MARIGOLD MARIGOLD		0.5 GBL	0.1 GALLON	8' CT	1000.000000	N	NO

PLANT SCHEDULE		SPECIFICATION				WATER USAGE		NATIVE	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPECIFICATION	WATER USAGE	WATER	TYPE	NAME	SPAC.
<b>SHRUBS</b>									
+	718	LIGUSTRUM RIVULARE	3 GALL.	30" DR.	500 GALLONS	500	WATER	WILLOW	15%
+	78	PRUNUS AMERICANA	3 GALL.	30" DR.	500 GALLONS	500	WATER	WILLOW	15%
+	118	SYRINGA HABENARIA	3 GALL.	30" DR.	500 GALLONS	500	WATER	WILLOW	15%
+	81	ZIZANIOPSIS MONTANA	3 GALL.	12" X 12" X 3"	500 GALLONS	500	WATER	WILLOW	15%
<b>SYMBOL</b>		<b>SPECIFICATION</b>				<b>WATER USAGE</b>		<b>NATIVE</b>	
<b>SHRUBS / BIRDS</b>									
 17		HYDRANGEA CAPITATA	3 GALL.	10' X 4' HGT X	500 GALLONS	500	WATER	WILLOW	15%
<b>SOIL</b>									
 9000 M		ASPHENOPHILA TERRICOLA "SILVERBELL"	SOIL	50 LBS.	400	WATER	WILLOW	10%	

## OFFERING SUMMARY

**SALE PRICE:** \$2,500,000

LOT SIZE: 12.058 ACRES



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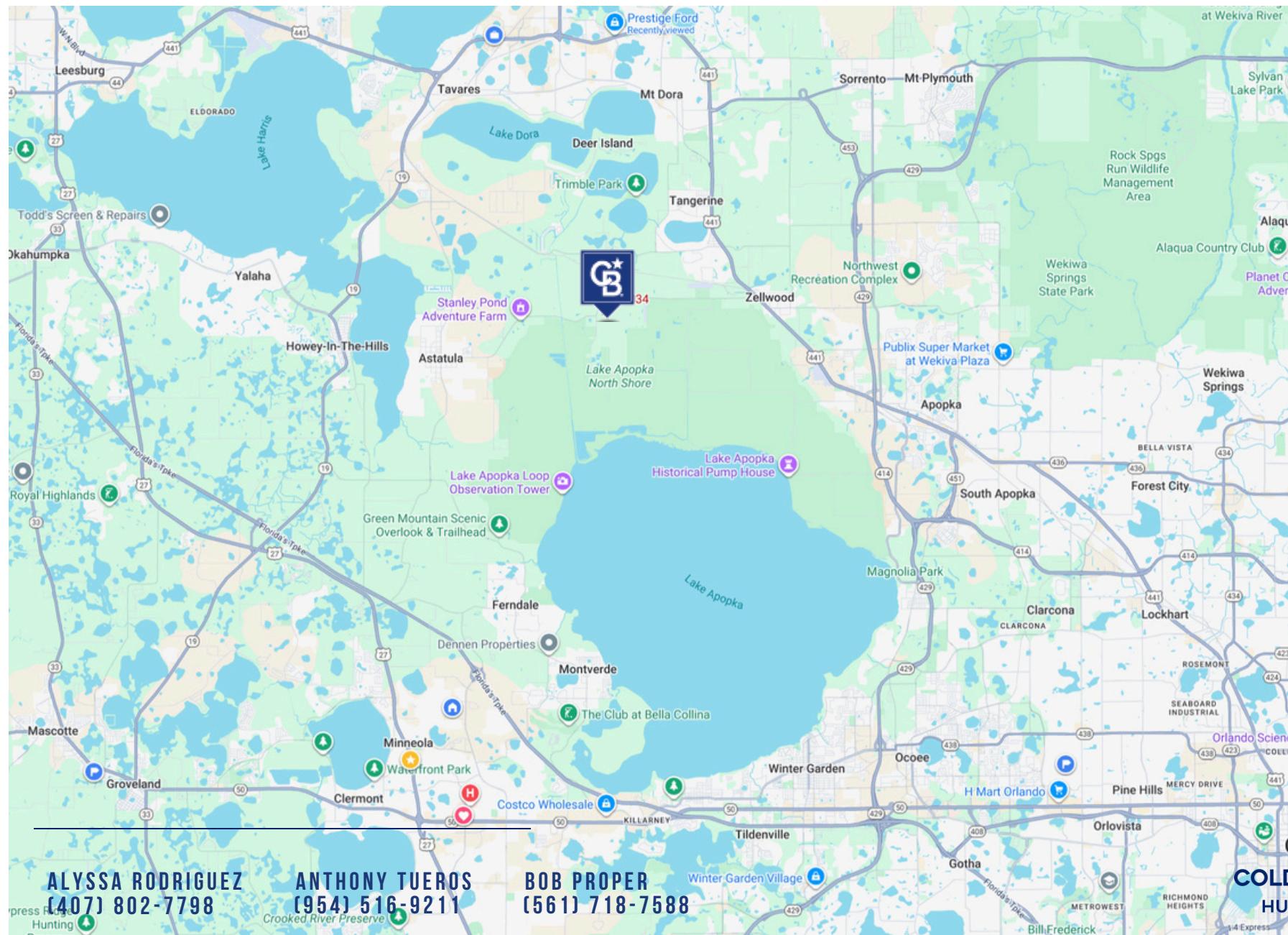
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# LOCATION- 26034 CR 448A



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# PROPERTY HIGHLIGHTS- 26034 CR 448A



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## Prime Central Florida Logistics Location

Spanning just over 12 acres, 26034 CR 448A offers a rare chance to secure a large development site in one of Central Florida's most active growth corridors. Centrally positioned between U.S. Highway 441 and County Road 561, the property provides outstanding access and visibility for transportation-focused or industrial users.

## Exceptional Highway & Expressway Connectivity

Located moments from major regional routes, the site delivers unmatched logistical convenience:

US-441 – High-traffic commercial and industrial corridor

CR-561 – Direct north-south access through Lake County

SR-46 & SR-453 – Efficient connection to the Lake/Orange County line

429/414 Expressway System (Wekiva Parkway) – Seamless access to Orlando, Apopka, Sanford, I-4, and regional distribution networks

This strategic network positions the property as an ideal location for distribution, transportation, and industrial operations requiring efficient regional mobility.

## Approved PUD — Zoned for Industrial Development

A County-approved Planned Unit Development (PUD) with Industrial Future Land Use (IND) designation is already in place, offering:

Streamlined entitlement and development approval

Flexibility for industrial, commercial, or logistics-related uses

Clear pathways for build-to-suit or master-planned development

Approval documentation is available for review.

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## Ideal for Distribution, Logistics & Industrial Buildouts

With expansive acreage and strong transportation access, the site is perfectly suited for:

- Distribution Centers & Fulfillment Facilities
- Warehouse & Logistics Hubs
- Industrial or Flex Space Campuses
- Commercial Operations with Transportation Needs
- Phased or Future-Expansion Developments

The property's size supports large building footprints, truck courts, parking, outdoor storage, and multi-phase planning.

## Located Within a High-Growth Innovation Corridor

Surrounded by established industrial uses and positioned near the Mount Dora & Wolf Branch Innovation District, the site benefits from ongoing regional investment and infrastructure expansion along US-441, SR-46, and the Wekiva Parkway.

## Due Diligence Materials Available

To support timely evaluation and planning, the following documents are available:

- Phase I Environmental Site Assessment
- Recent Boundary Survey

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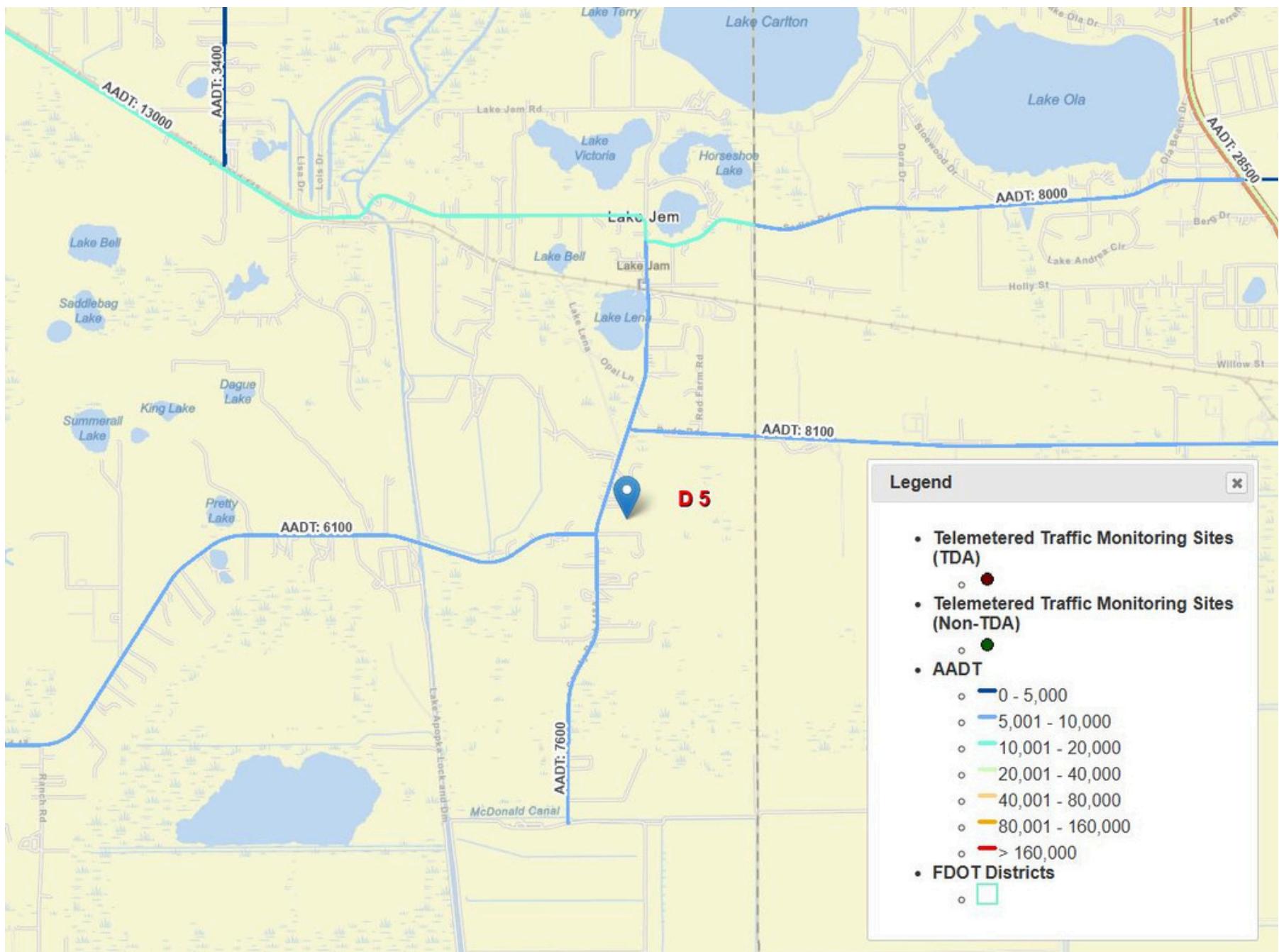
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# RENDERINGS - 26034 CR 448A



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6  
A001  
OFFICE/SHOP RENDERING  
SCALE NOT TO SCALE



1  
A001  
OFFICE ENTRANCE RENDERING  
SCALE NOT TO SCALE



5  
A001  
SITE ARRIVAL RENDERING  
SCALE NOT TO SCALE



2  
A001  
WAREHOUSE ENTRANCE RENDERING  
SCALE NOT TO SCALE



4  
A001  
WAREHOUSE ENTRANCE RENDERING  
SCALE NOT TO SCALE



3  
A001  
SITE PLAN KEY  
SCALE NOT TO SCALE

INLAND  
TRANSPORT



ARCHITECTURE  
101 WEST CENTRAL AVENUE, SUITE 400  
ORLANDO, FLORIDA 32801  
TEL: 407.363.6138

Project  
CR. 448A  
WAREHOUSE

NEW WAREHOUSE  
BUILDINGS  
26034 COUNTY ROAD  
448A  
LAKE COUNTY, FLORIDA

Design Drawings:  
These drawings include the general scope of the project, items of architectural design, construction details of the building, the major structural elements and the type of structural, mechanical and electrical systems.

The drawings are not necessarily indicative or accurate of working plans for full performance of the work or of the requirements of the contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Drawing Title:  
PRELIMINARY  
BUILDING  
RENDERINGS

Revisions:  
\_\_\_\_\_

Issue Date: Drawn By: Checked By:  
05/17/24 CMS CMS



Electronic Signature:

The drawing has been electronically signed and recorded in the system on the date, 05/17/24, digital signature.

Drawing Number:

A001

Project Number:

24186



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# SURVEY - 26034 CR 448A



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BOUNDARY SURVEY  
OF A PORTION OF  
SECTION 24  
TOWNSHIP 20-SOUTH, RANGE 26-EAST

LEGAL DESCRIPTION (08 4764 PAGE 0883)

THE SOUTH 870,00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF STATE ROAD NO. 448-A AND WEST OF THE SULL. RAILROAD, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 WEST OF THE SULL. RAILROAD, ALL IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE SOUTH 1740 FEET THEREOF.



**LEGEND:**

D	CENTRAL ANGLE
A	ARC LENGTH
C	CURVE NUMBER
E	EXTERIOR ANGLE
EOP	EDGE OF PAVING
L	LINE NUMBER
NC	NO CROWN
OR	ORIGINAL RECORDS
P-B	PLAT BOOK
P-A	PAGE
PC	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS
R	RIGHT
R/W	RIGHT-OF-WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
	TRUNCATED LINES
— WATER EDGE	
- - - FLOOD ZONE	
- - - - - WET LANDS	

map, cont.

#### SURVEYOR'S NOTE

1. PROPERTY IS A MINIMUM SURVEY. LAST DATE OF FIELD WORK 10-27-73.
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. NO APPRAISEMENTS SHOWN.
5. MAP BASED ON DESCRIPTION PREPARED BY THIS FIRM.
6. THIS SURVEY WAS NOT INTENDED TO DETERMINE OR LOCATE ANY METLANDS, METES AND BOUNDS, PUBLIC OR PRIVATE ROADS, RAILROADS, CANALS, CHANNELS, LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
7. ALL SURVEY LINES ARE SHOWN AS POLYLINE FEATURES.
8. ALL SURVEY LINES ARE BASED ON SOUTH LINE OF SECTION 34-48-26 AS FURNISHED BY FEDERAL ASSISTED.
9. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

P.D. Baskaran et al. / Journal of Macroeconomics 33 (2011) 103–119



2014-2015 247



July 13, 2023

ECS Florida, LLC

July 13, 2023

ECS Florida, LLC

## 1.0 EXECUTIVE SUMMARY

ECS Florida, LLC (ECS) was contracted by Inland Group, LLC to perform an American Society for Testing and Materials (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Button Property (Mt Dora) located at 26034 County Road 448A in Mt Dora, Lake County, Florida (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the Lake County Property Appraiser as Parcel ID 24-20-26-0003-000-00900 and is owned by Alice F Button. The approximately 12.06-acre subject property that consists of vacant wooded land, cleared land, a pond, and dilapidated structures/debris associated with former agricultural use (located in the central and western portions of the site). A gate on the southwest corner of the property affords access to the subject property from County Road 448A. The subject property is serviced by water sourced from the subject property pond and a shallow groundwater well, as well as a septic tank reportedly located southeast of the pond. The subject property is serviced by electricity provided by Duke Energy.

The subject property is located in a mixed-use agricultural area of Mt Dora, Florida. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the east are presumed to be hydrogeologically up-gradient of the subject property. The adjoining properties to the north of the subject property consist of Greenco Recycling; a dirt road, followed by agricultural land to the east; a nursery, followed by residential buildings to the south; and County Road 448A, followed by undeveloped land to the west. ECS did not identify environmental issues associated with current occupants or activities at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance and interviews, it appears that the subject property has been undeveloped land with a pond in the central portion of the property since at least 1941 until approximately 1952, when agricultural development started on the subject property. From approximately 1952 until approximately 1999, the subject property was developed with fruit tree groves, shed structures, and greenhouse structures. Since approximately 1999, vegetation regrowth and dilapidation of the remaining agricultural structures has occurred until present day. According to the subject property owner, the subject property was utilized as a fruit tree nursery in the 1950's/1960's. From approximately 1970 until the late 1970's the subject property operated as a nursery for houseplants and landscaping plants. Alice Button indicated that agricultural chemical mixing and storage took place in a truck trailer that has been removed from site. From approximately 1994 until approximately 2005 the subject property was used as residential and remains vacant until present day. Historical records prior to 1941 were not reasonably ascertainable for the subject property.

The aforementioned agricultural use of the subject property may have included the storage and use of beneficial agricultural products such as fungicides, herbicides, and/or fertilizers. The legal use (i.e., in accordance with the manufacturers' specifications and customary practices) of such substances, in the course of standard operational practices does not constitute a "release to the environment." Further, reasonably ascertainable information was not observed during the course of our assessment, including historical records review, or field reconnaissance observations regarding

past site history, that a past release of such substances had occurred. Therefore, the mere presence of this historical land use does not meet the definition of a REC, but is considered a BER for the User of this report.

According to historical research, the subject property has been undeveloped land with a pond in the central portion of the property since at least 1941 until approximately 1952, when agricultural development started on the subject property. From approximately 1952 until approximately 1999, the subject property was developed with fruit tree groves, shed structures, and greenhouse structures. Since approximately 1999, vegetation regrowth and dilapidation of the remaining agricultural structures has occurred until present day. According to the subject property owner, the subject property was utilized as a fruit tree nursery in the 1950's/1960's. From approximately 1970 until the late 1970's the subject property operated as a nursery for houseplants and landscaping plants. Alice Button indicated that agricultural chemical mixing and storage took place in a truck trailer that has been removed from site. From approximately 1994 until approximately 2005 the subject property was used as residential and remains vacant until present day.

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The surrounding area has developed slowly from a primarily undeveloped area to a primarily agricultural area of Mt. Dora, Florida. Development of agricultural land primarily started approximately in the 1950's and the north adjoining recycling center was developed approximately in the 1970's.

No obvious indications of RECs were identified in the historical data review.

A regulatory database search report was provided by Envirosite Corporation. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report identified the subject property on the DEDB and HIST DEDB databases as **AAF7881, 26034 County Road (CR) 448-A, MOUNT DORA, FL**. This listing details the sampling and analysis of groundwater from a private well located on the subject property in 2001. Based on the "U" qualified analysis results of the subject property private well groundwater samples, ECS does not consider this listing a REC for the subject property. The Envirosite Corporation report identified several off-site properties within the minimum ASTM search distances. Based on our review of reasonably ascertainable public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact on the subject property. Therefore, ECS does not believe that the off-site listings would have issues that result in RECs for the subject property.

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ECS Florida, LLC

ASTM E1527-21 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "significant data gap" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Button Property (Mt Dora) located at 26034 County Road 448A in Mt Dora, Lake County, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

The following Business Environmental Risks (BERs) and/or additional considerations were identified:

- The subject property's historic use as agricultural land is considered a BER due to the potential for agricultural chemical contamination in soil and groundwater.
- Dilapidated structures, household/agricultural debris, and a reported septic tank located on the site are considered a BER due to the cost of removal.

#### 1.1 Recommendations

It is the opinion of ECS Florida, LLC that additional environmental assessment of the subject property is not warranted at this time.

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