



**FOR SALE
LAND
\$1,000,000**

32.5 ACRES IN EUSTIS COMMERCE PARK

2751 MONTEGO LANE, EUSTIS, FL 32726

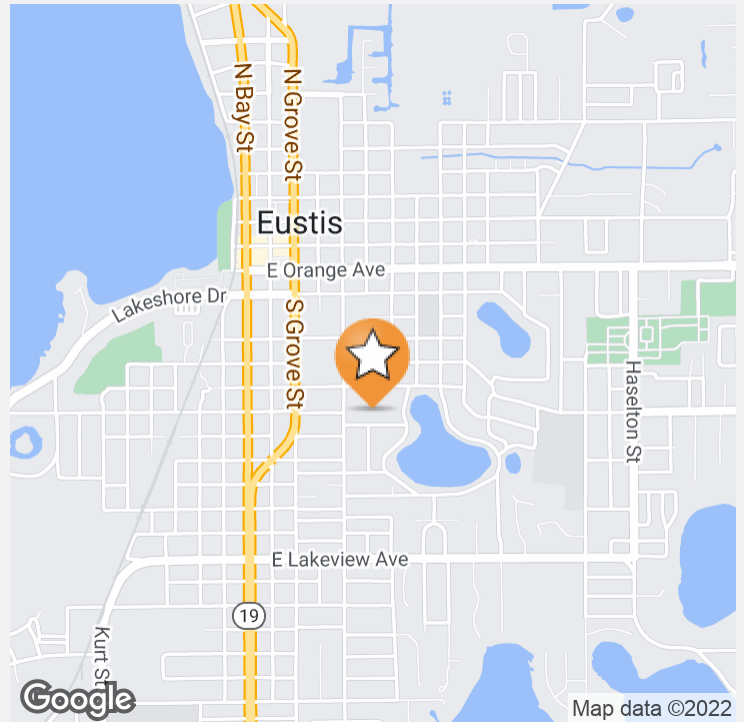


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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$1,000,000
Available SF:	
Lot Size:	32.5 Acres
Zoning:	Heavy Commerical
Market:	Greater Orlando
Price / SF:	\$0.71

PROPERTY OVERVIEW

This is 32.5 acres in an existing commerce park that can be subdivided to accomodate numerous businesses. Originally constructed in 2000, this park is home the VALENSA, a manufacturer of high end nutraceutical extracts. This 32.5 acres is the remainder of the park which is designated for heavy commercial uses in the city of Eustis. There is an exisiting railroad spur that is currently inactive but that can be reacitivated if a viable client has need thereof.

PROPERTY HIGHLIGHTS

- Industrial land for sale

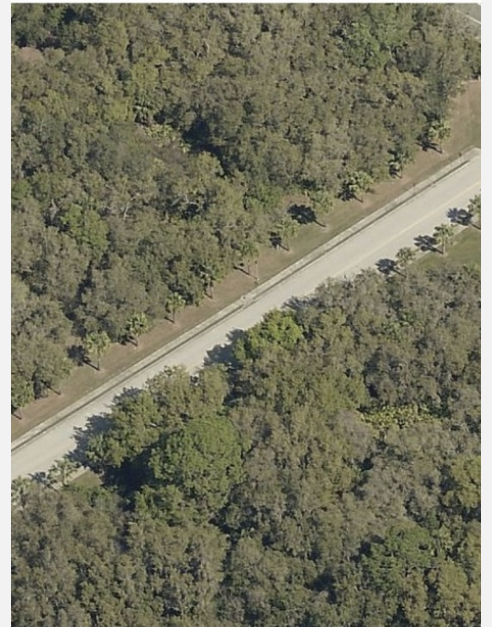
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Paradise/Nutra Lane



Paradise Lane



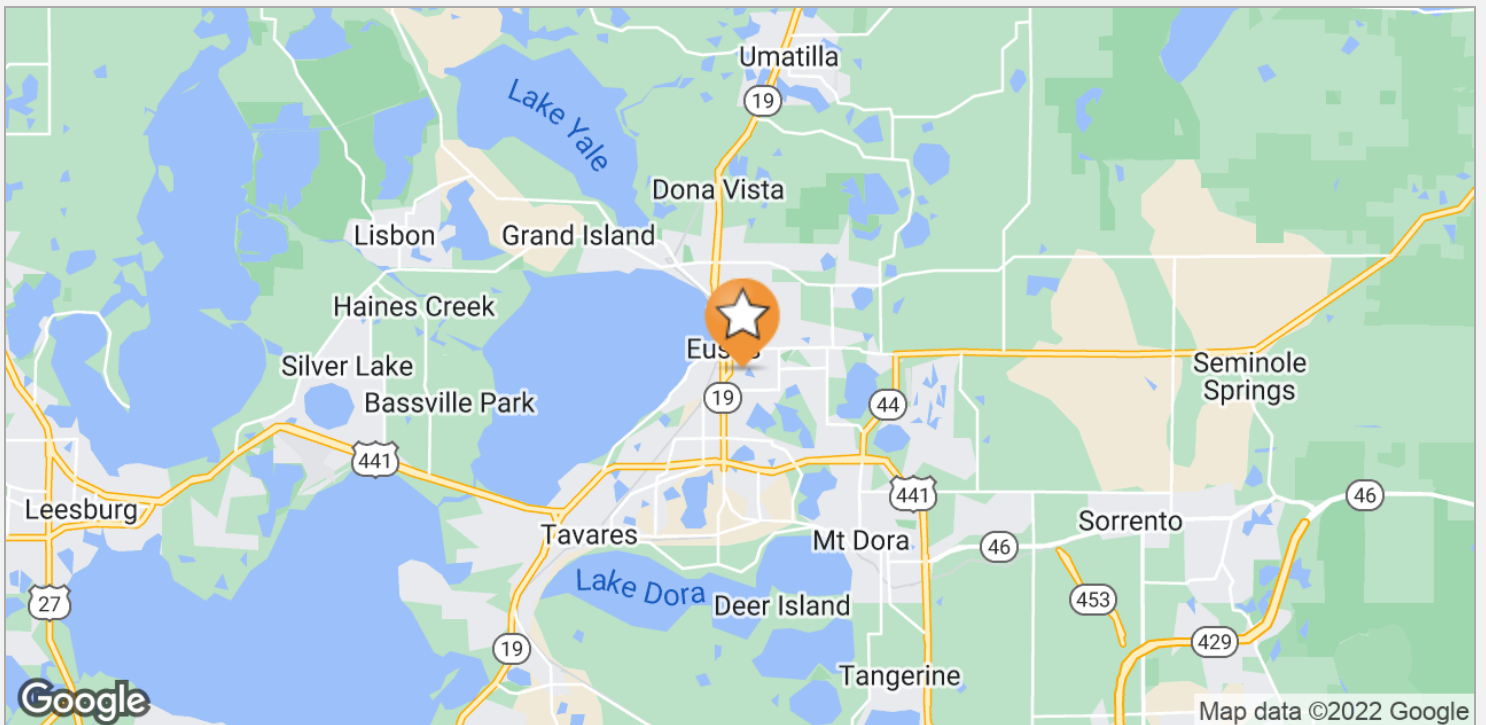
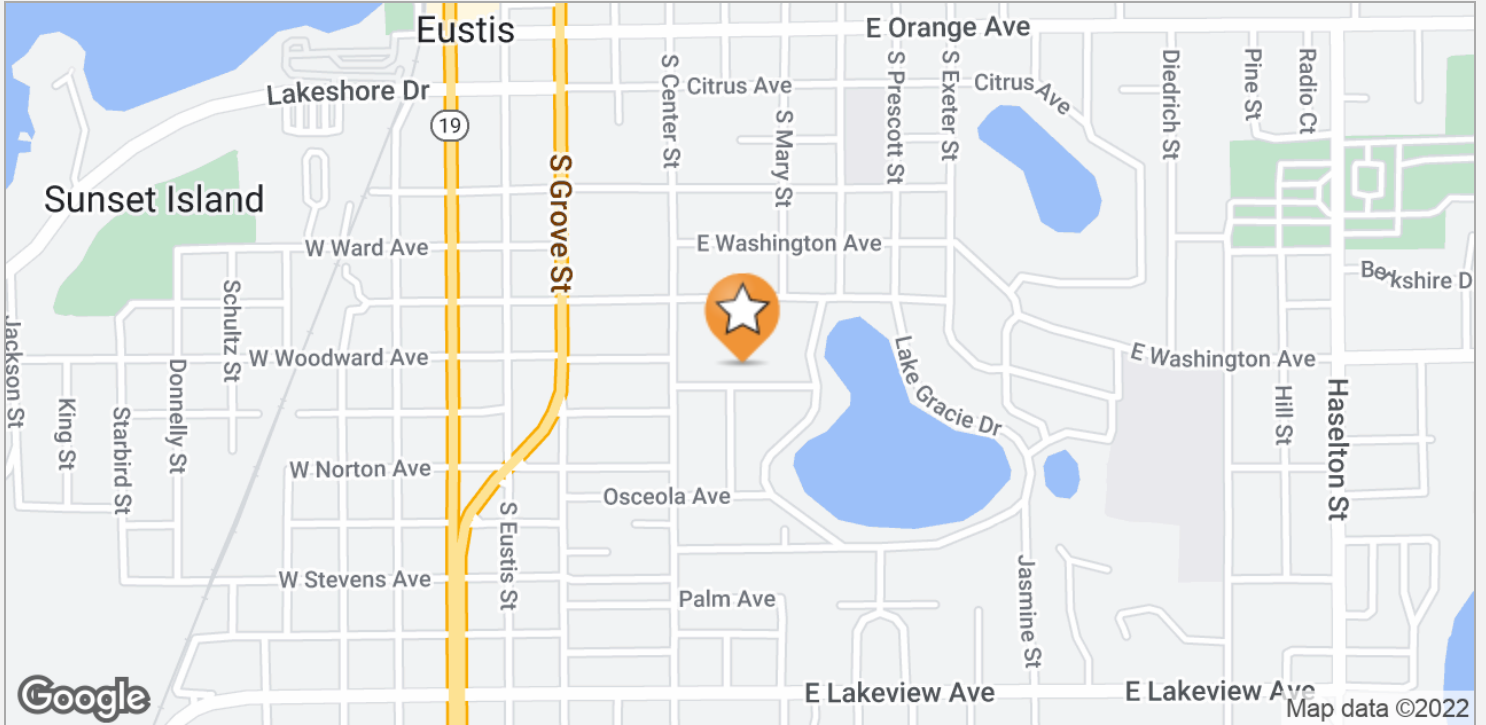
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Location Maps

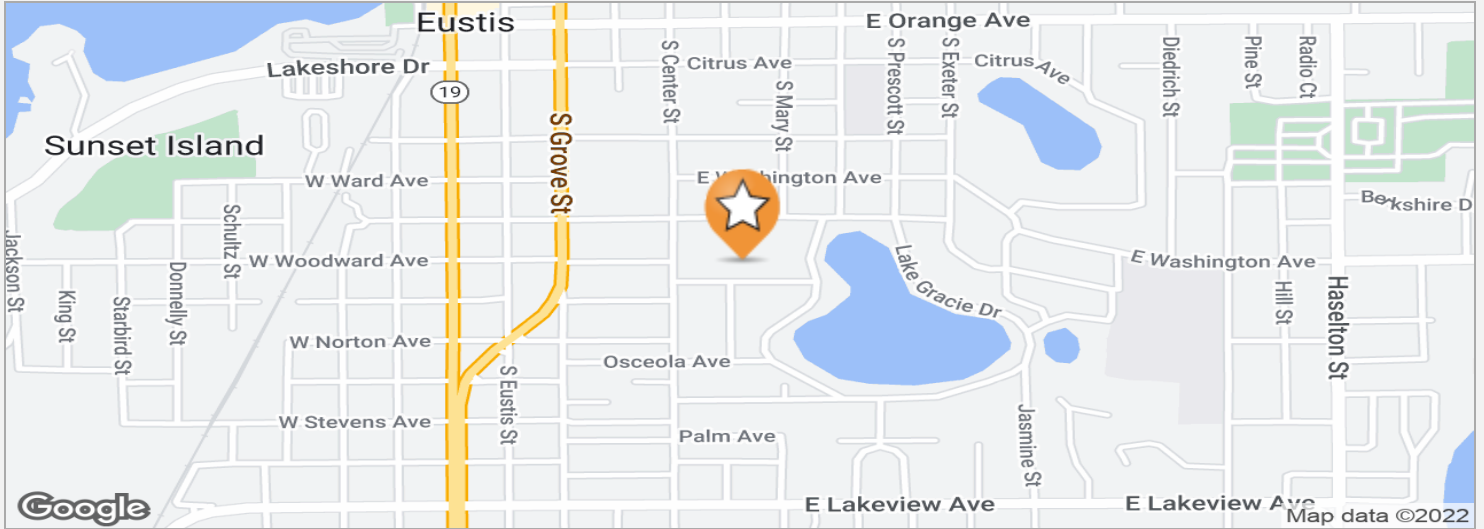
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LOCATION DESCRIPTION

On SR 452 just North of SR 44 in Eustis FL. This is an existing commerce park with one factory therein. This 32+ acre property allows heavy commercial/industrial uses.

DRIVE TIMES

45 minutes to Orlando City Hall
90 minutes to Tampa
150 minutes to Jacksonville

DRIVING DIRECTIONS

From hwy. 19 and hwy. 44 N of Eustis, travel west on 44 about a mile to hwy. 452. Travel N of hwy. 452 about a mile to Eustis Commerce Park entrance on W side of hwy. 452.

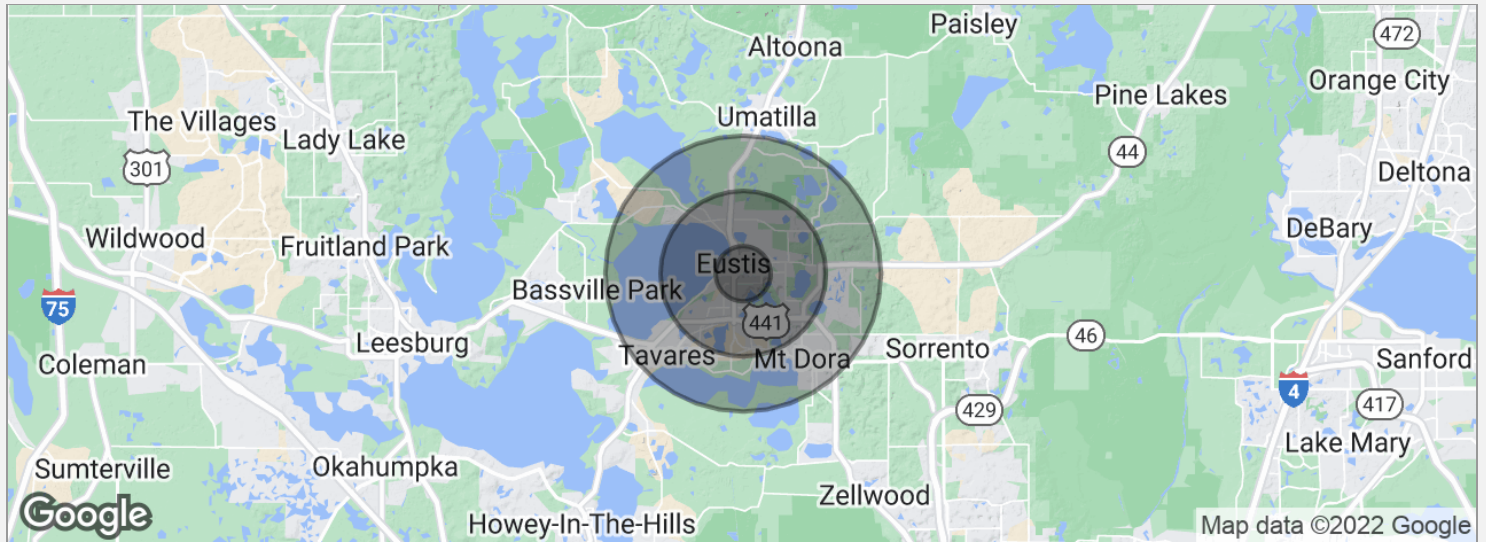
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Demographics Map

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POPULATION

1 MILE

3 MILES

5 MILES

Total population	5,917	26,448	56,305
Median age	37.0	42.9	45.1
Median age (male)	36.2	42.5	44.4
Median age (Female)	37.8	44.3	46.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,186	10,914	23,825
# of persons per HH	2.7	2.4	2.4
Average HH income	\$53,360	\$60,052	\$59,770
Average house value	\$179,947	\$201,816	\$215,544

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Rick Gonzalez is an Accredited Land Consultant (ALC), a Certified Commercial Investment Member (CCIM), a REALTOR®, and a Rotarian. He is a 7th generation native Floridian, a member of the Poarch Creek Indian Tribe, and earned both a BSc. in Soils and an MSc. in Environmental Engineering Sciences from the University of Florida. Land in Central Florida is his primary focus.

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