

# Sadler Road Mixed-Use Development

Sadler Rd. Mount Dora, FL 32757

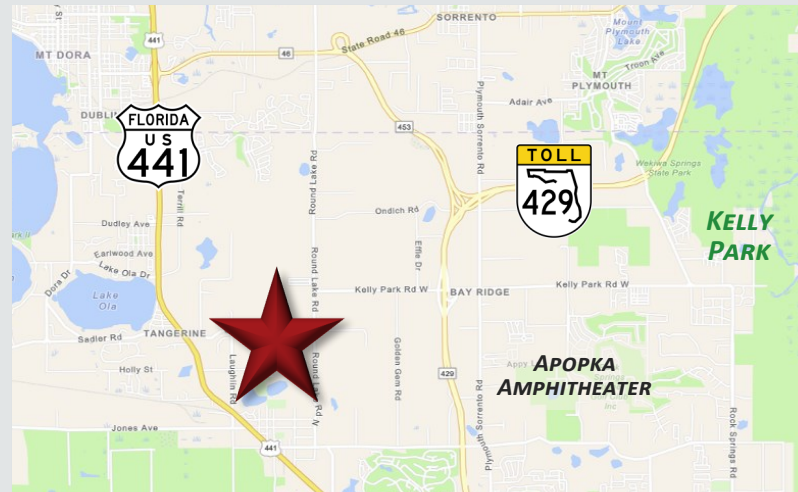
**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**Sale Price: \$10,000,000**

## LOCATION DETAILS

Situated just outside of Apopka near the corner of Sadler Rd and Round Lake Rd. Less than a 10-minute drive to Downtown Mount Dora, Kelly Park, the Apopka Amphitheater, and Fields of Fame. This area is a hotspot for housing and development due to the expansion of the 429. Nearby projects include a Publix shopping center on Kelly Park Road, The Floridian Town Center, and new retail along US Hwy 441.



## PROPERTY DETAILS

- **±75.91 acre vacant land** parcel
- +1,000' Frontage on Sadler Road
- PD Zoning; RS 1/5 FLU
- FLU allows for 1 dwelling unit per 5 acres
- Proposed to include commercial, medical, single family residential, townhomes, and high end multi-family

### 2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	728	12,475	44,713
Average HH Income	\$112,071	\$111,527	\$111,889
Median HH Income	\$85,100	\$77,518	\$81,982

**CONTACT FOR MORE INFORMATION:**

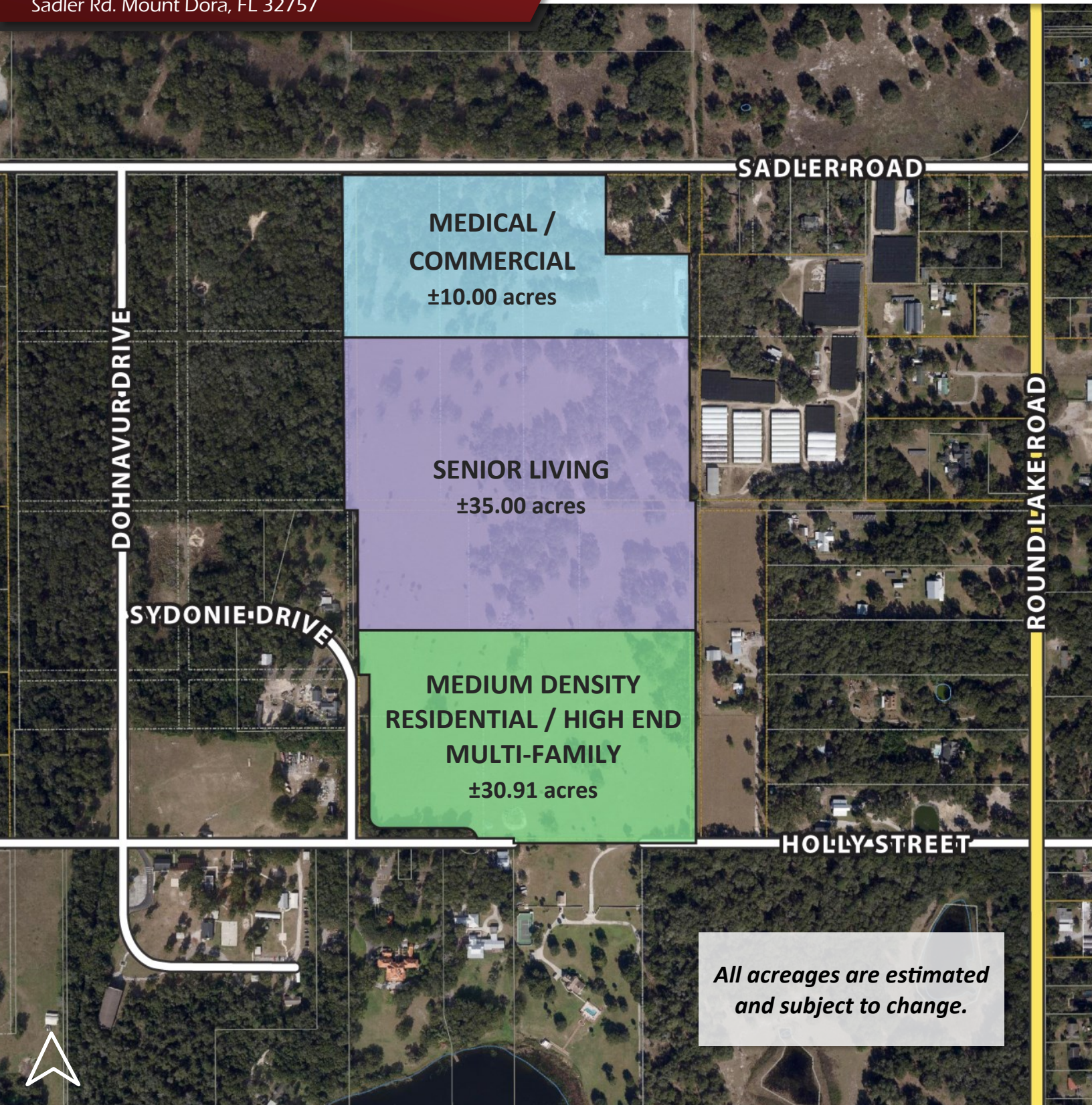
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*All acreages are estimated  
and subject to change.*

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