

Sadler Road Assemblage

5006 Sadler Rd. Mt Dora, FL 32757

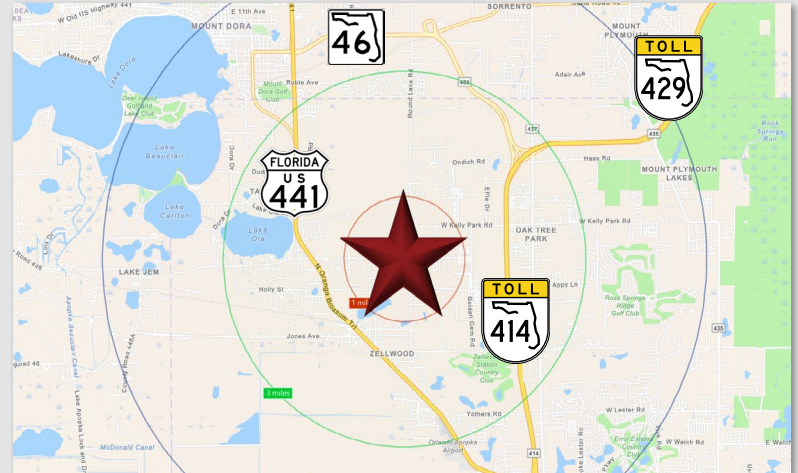
 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



Sale Price: \$1,145,000

LOCATION HIGHLIGHTS

Positioned in the path of growth near Mount Dora within the Orlando MSA, this site offers a rare opportunity for development. Across from land owned by Orange County Public Schools, creating a compelling future dynamic for population growth and supporting commercial uses. While no development timeline has been confirmed, the presence of institutional land ownership enhances long-term positioning.



LISTING HIGHLIGHTS

- **±17.68 acres** of flat, usable land
- Zoned A-1 Agricultural with a Rural 1/5 FLU designation in Orange County
- **Frontage and access at Sadler Road** and Cedar Street easement
- Ideal for greenhouse / controlled environment agriculture (CEA) / nursery operations
- **Long-term commercial redevelopment potential**

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	702	15,222	52,358
Median HH Income	\$106,702	\$102,978	\$103,832
Average HH Income	\$136,100	\$130,639	\$128,173

CONTACT FOR MORE INFORMATION

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