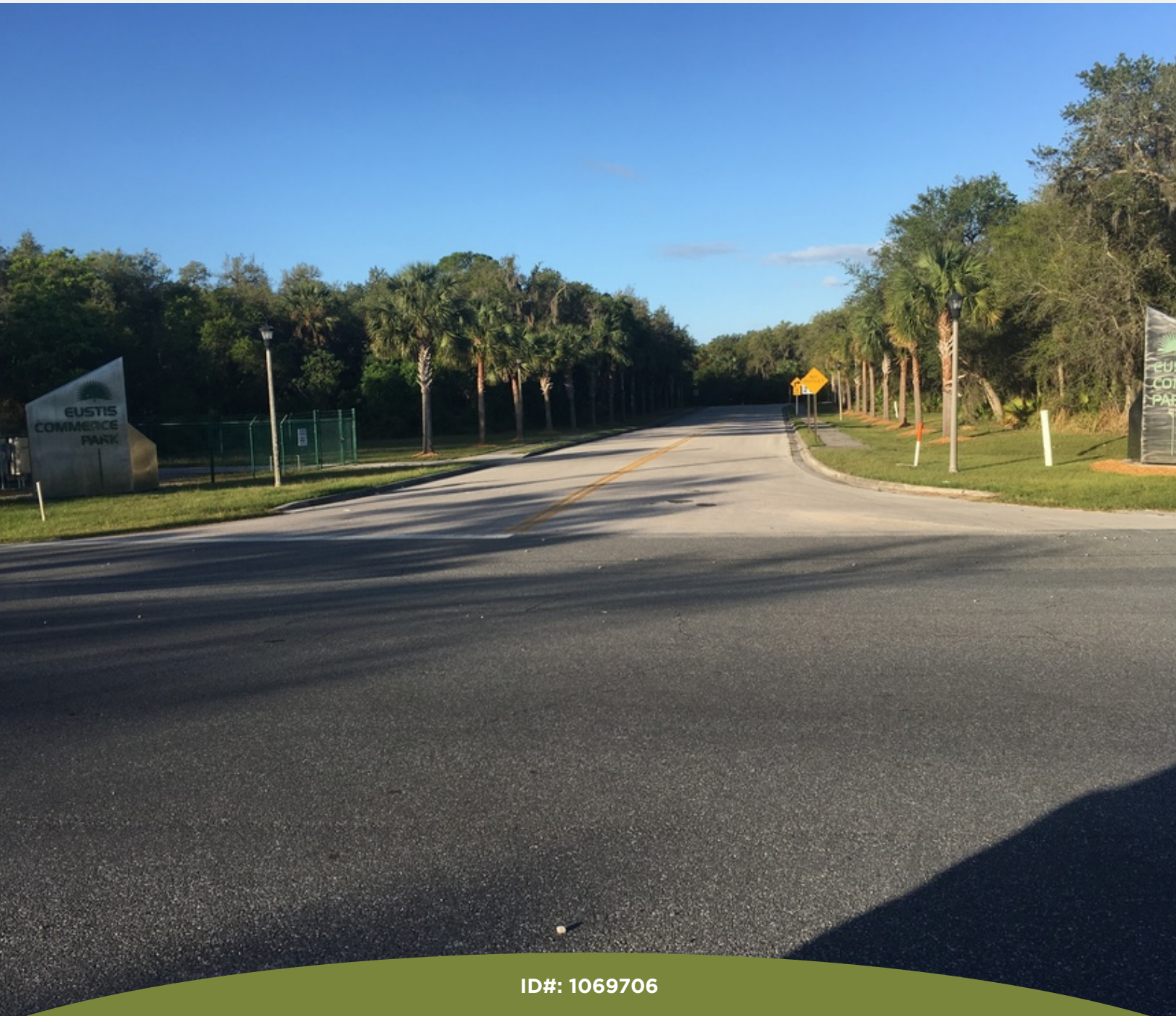




**FOR SALE
LAND
\$1,000,000**

32.5 ACRES IN EUSTIS COMMERCE PARK

PARADISE LANE, EUSTIS, FL 32726



ID#: 1069706

Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com

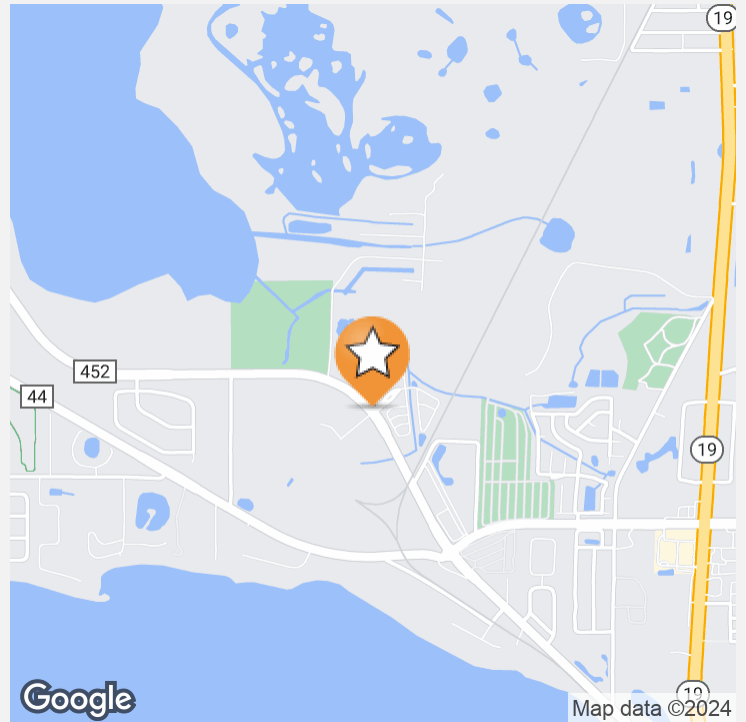
Corporate Office
141 5th St. NW Suite 202
Winter Haven, FL 33881

32.5 ACRES IN EUSTIS COMMERCE PARK

Paradise Lane, Eustis, FL 32726

Executive Summary

2



OFFERING SUMMARY

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

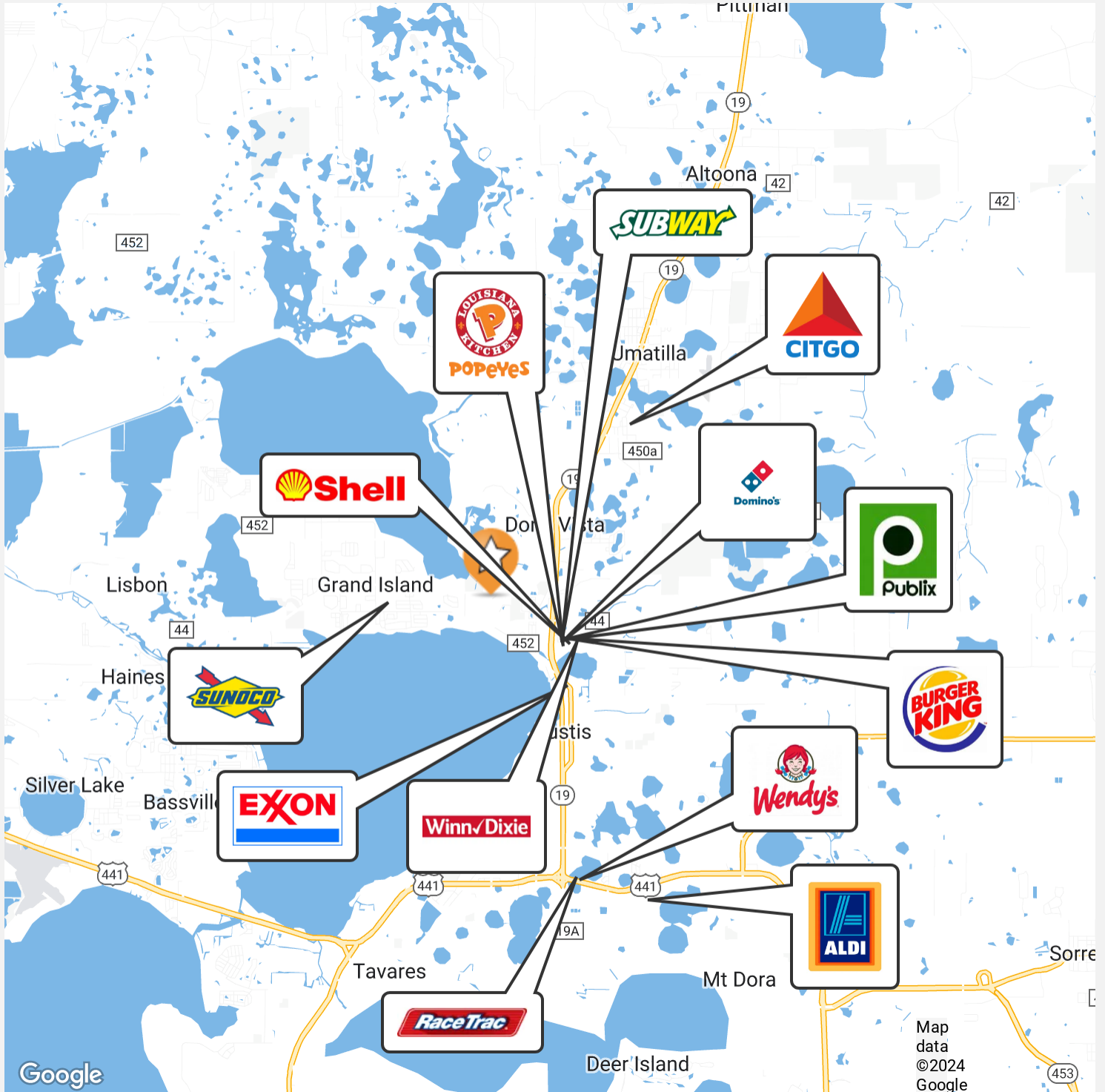
PROPERTY OVERVIEW

This is 32.5 acres in an existing commerce park that can be subdivided to accommodate 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 existing railroad spur that is currently inactive but that can be reactivated if a viable client has need thereof.

PROPERTY HIGHLIGHTS

- Industrial land for sale

ID#: 1069706



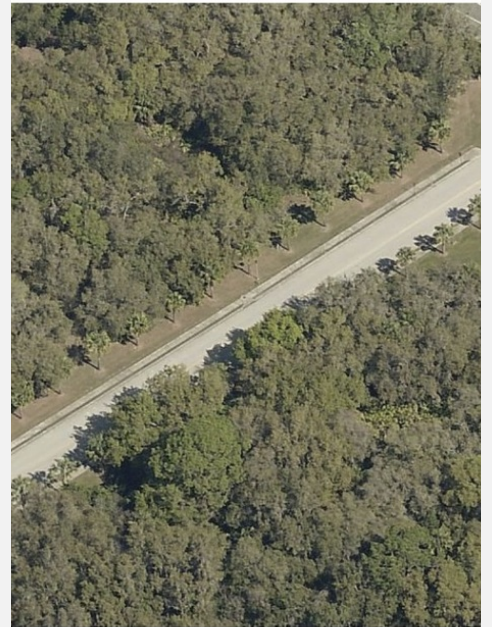
ID#: 1069706



Paradise/Nutra Lane



Paradise Lane



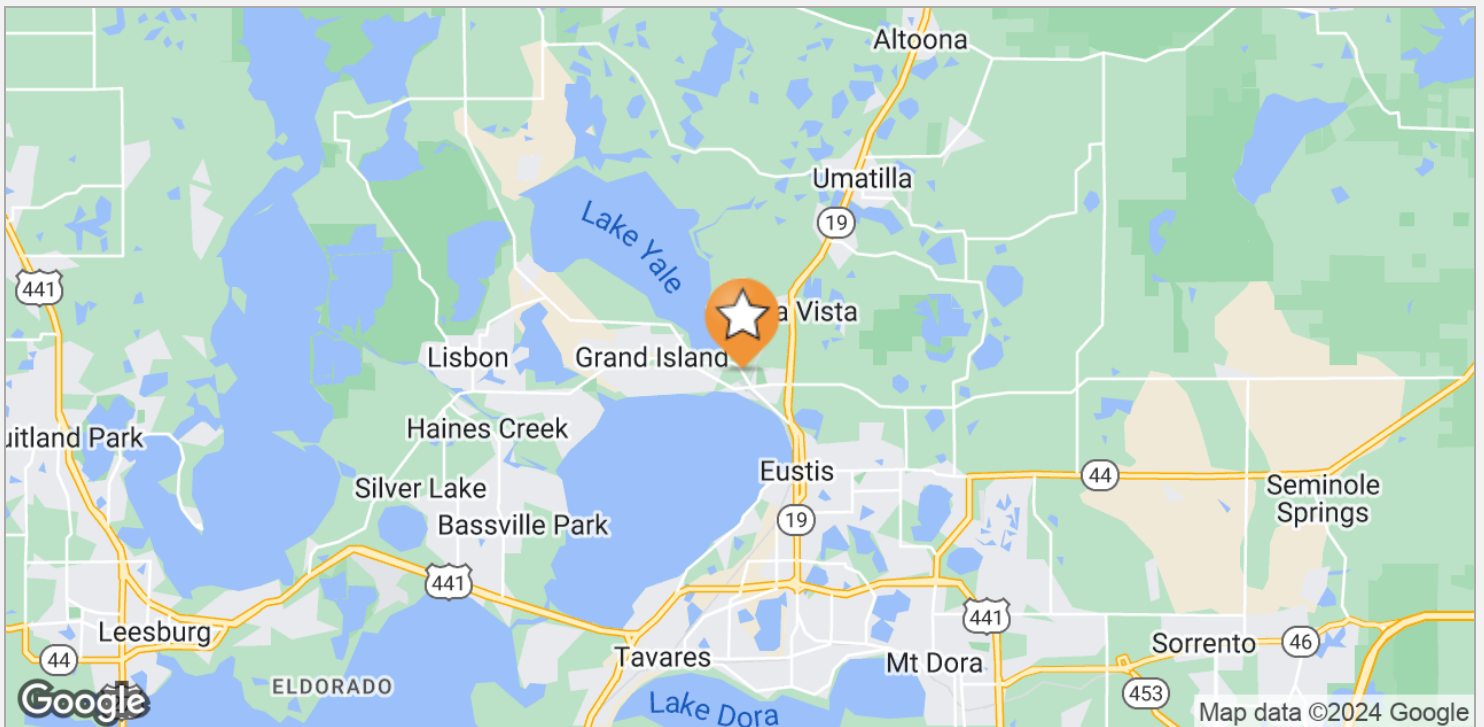
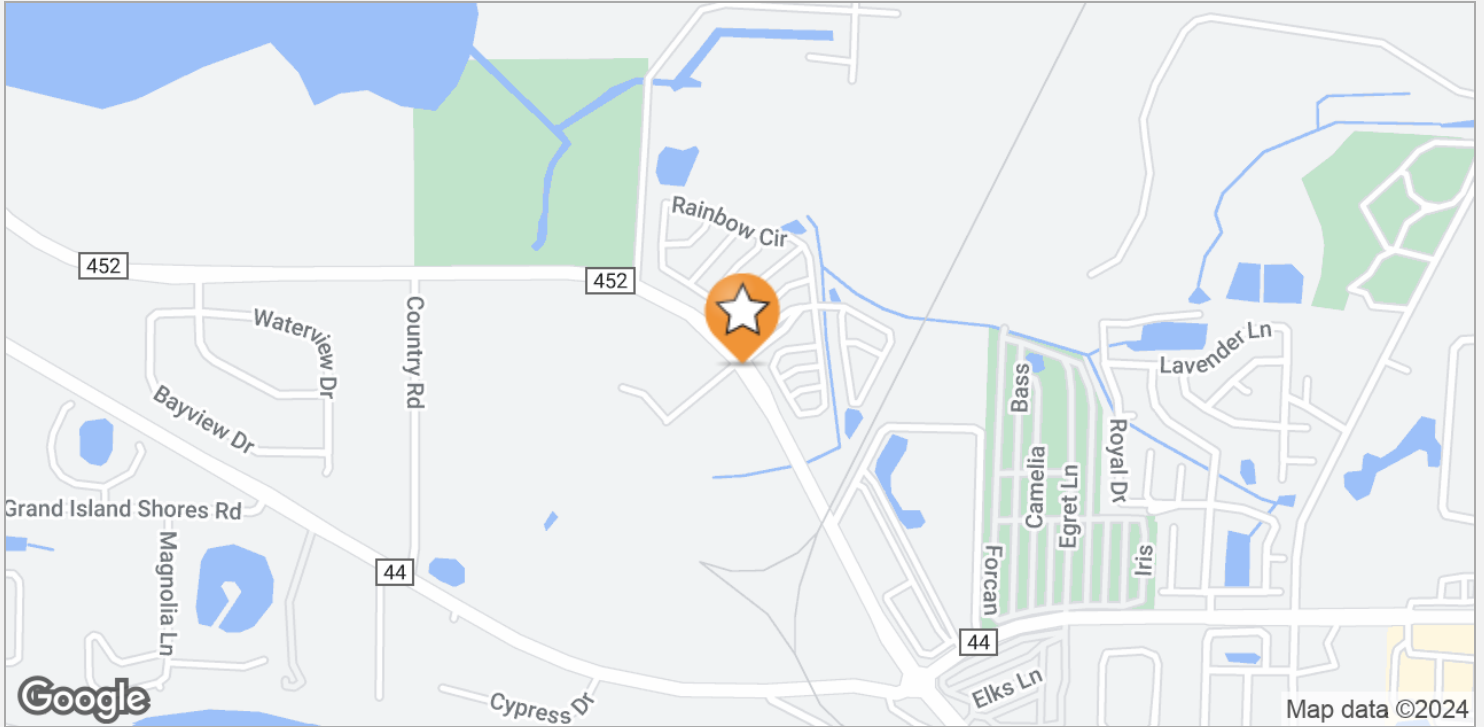
ID#: 1069706

32.5 ACRES IN EUSTIS COMMERCE PARK

Paradise Lane, Eustis, FL 32726

Location Maps

5



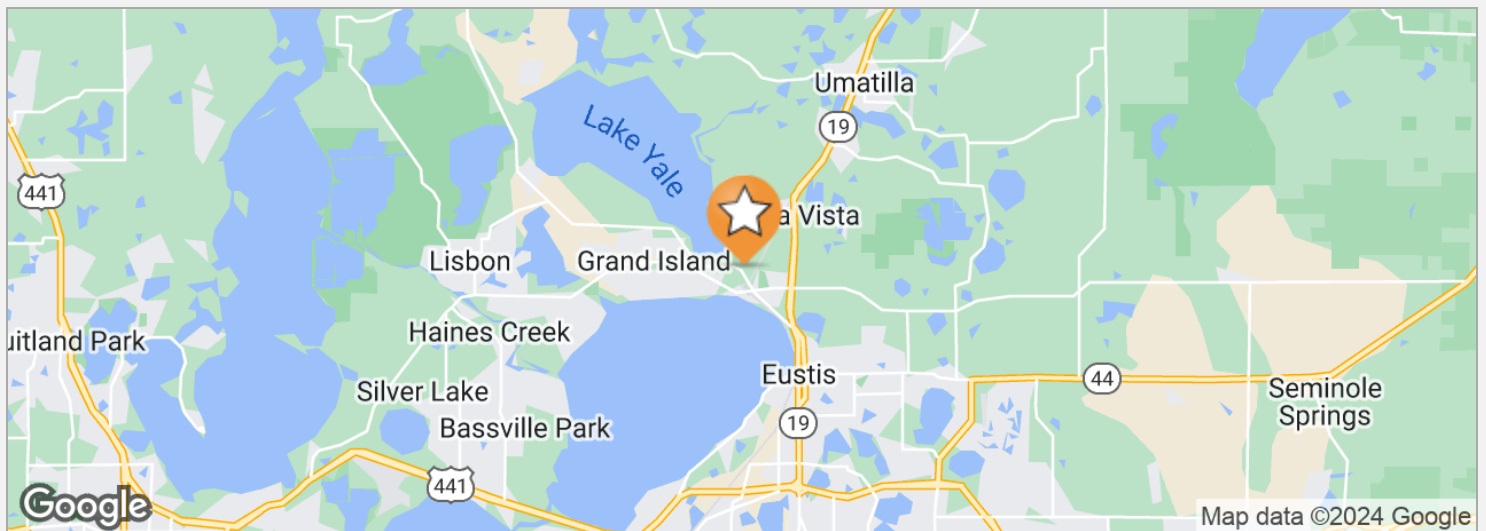
ID#: 1069706

32.5 ACRES IN EUSTIS COMMERCE PARK

Paradise Lane, Eustis, FL 32726

Location Maps 2

6



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.

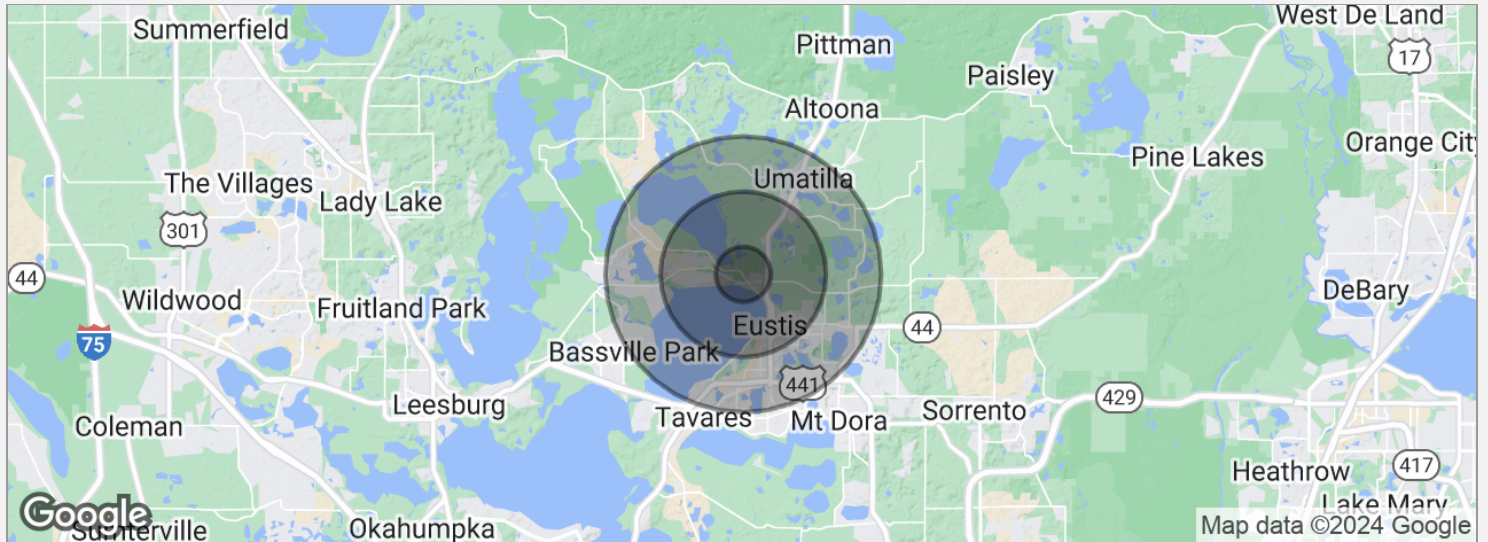
ID#: 1069706

32.5 ACRES IN EUSTIS COMMERCE PARK

Paradise Lane, Eustis, FL 32726

Demographics Map

7



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 2020 ACS - US Census

ID#: 1069706



32.5 ACRES IN EUSTIS COMMERCE PARK

Paradise Lane, Eustis, FL 32726

BEN CROSBY, CCIM, ALC

Broker

141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.412.8977
C 863.412.8977
ben@crosbydirt.com
FL #BK3019837

PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010
REALTORS® Land Institute Land Realtor of America 2014
Florida Chapter CCIM Hank Thompson Award 2014
REALTORS® Land Institute Florida Land Realtor of the Year 2010

ID#: 1069706