



Knorr Real Estate  
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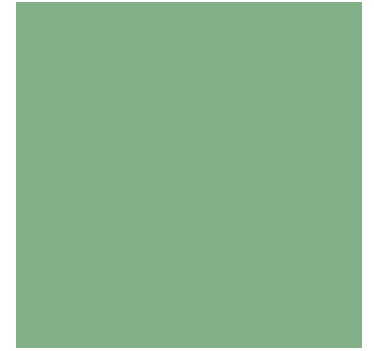


# Hotel Development Site

2.5 Acres Located in Beautiful North Lake County Florida

Chris Knorr – Sales Agent  
Henthorn Real Estate, INC

# Location/Area Facts for 18221 US Highway 441 Subject Property



## Daily Traffic

- US Highway 441 is the primary commercial corridor of North Lake County and has an average daily traffic count through the City of Eustis of 44,000. (source FDOT)

**Eustis Population: 23,407 (2022) - Millage Rate: 7.581**

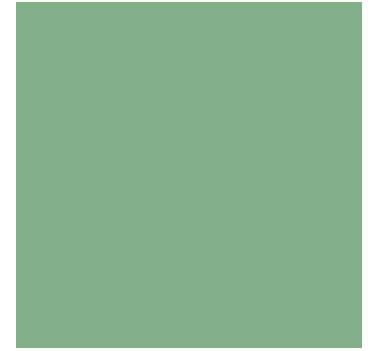
**Mt. Dora Population: 17,265 (2023)**

**Tavares Population: 19,526 (2022)**

Lake County, Florida's estimated 2023 population is **410,026** with a growth rate of 2.17% in the past year according to the most recent United States census data. Lake County, Florida is the 17th largest county in Florida. The 2010 population was **297,052** and has seen a growth of 38.03% since that time.

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# Location/Area Facts for 18221 US Highway 441 Subject Property\*\*



## Prime Location

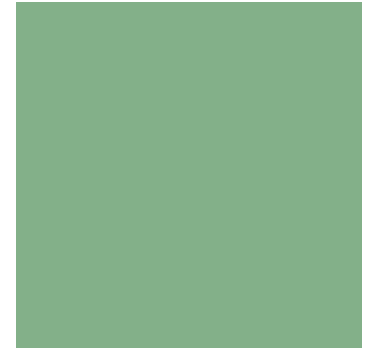
Very desirable US 441 location. Special note: when driving North from Orlando this would be the first and only Hotel developed on the right hand side of this major North South route.

Various Sources are predicting the area population to nearly double in the next 5 years. Mount Dora alone will cap at approximately 85,000\* with current city boundaries. Eustis has no number available (publicly), but has more land area to grow. Tavares is expecting to double in size.

- \* Economic Development Director, - Mount Dora
- \*\* Address could be subject to change

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# Demand is growing



- The Golden Triangle is full of events year round which in season taxes the available rooms in the area. These are a sampling of the
- Eustis – 31 events including Georgefest running 121 years.
- Mount Dora – 18 Major Artisan events, drawing people from around the globe
- Tavares adding to the mix with 20 Weekend Fishing tournaments, Sea Plane, Boating and Sports Events

# Residential Demand



## ■ Home Starts (Current, Approved or Proposed)

|              |         |
|--------------|---------|
| ■ Eustis     | 1,537   |
| ■ Mount Dora | 4,182`` |
| ■ Tavares    | 1,366   |
| ■ Sorrento   | 537*    |

``Mount Dora has more under construction than reported, it's estimated nearer 6000 a portion located in Orange County

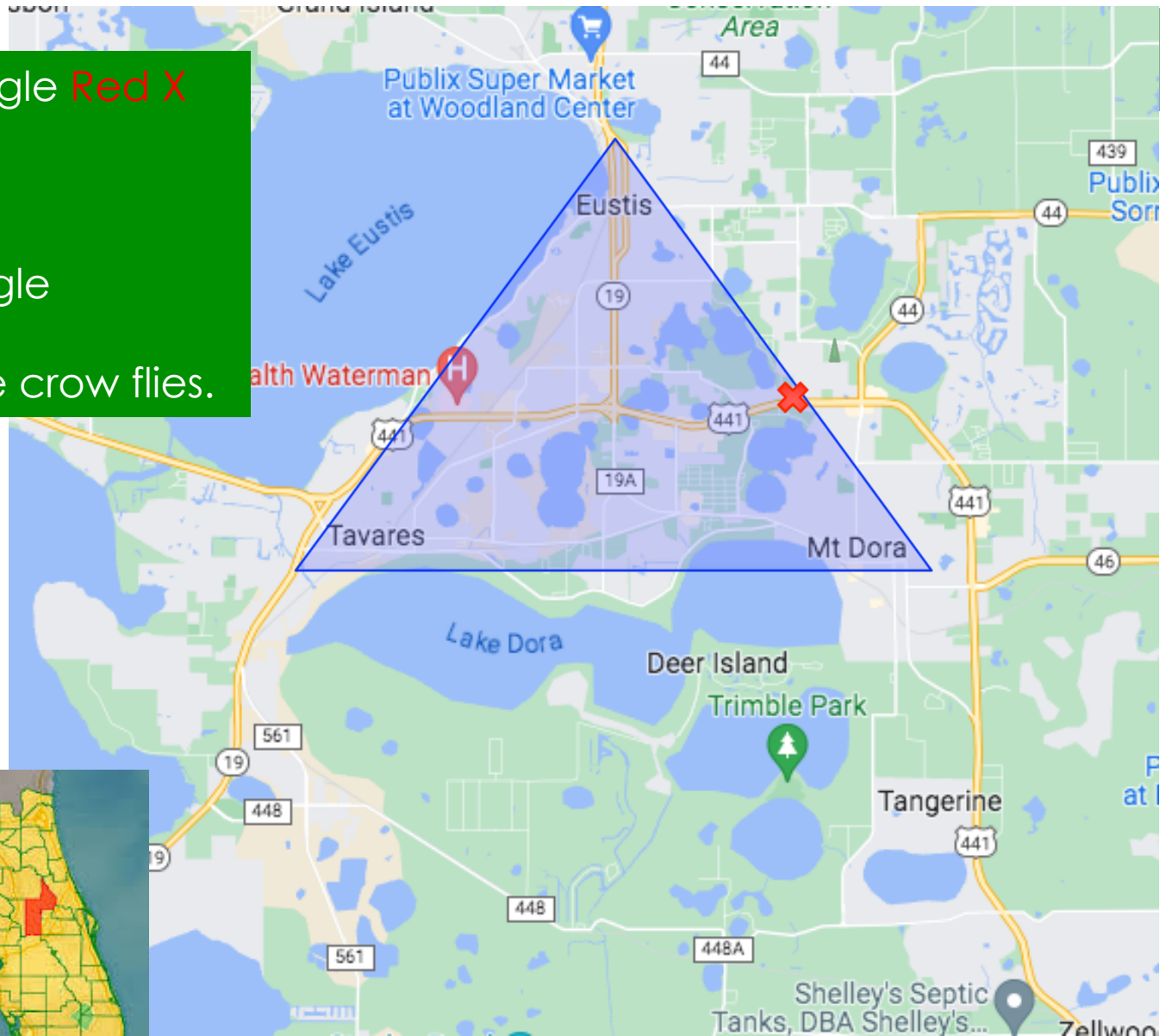
\* Numbers would be in the Mount Dora total

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- Lake Co Planning & Zoning website

Golden Triangle **Red X**  
approximate  
Location.

Base of triangle  
estimated at  
8 miles as the crow flies.



# Special Notes



Lake County Building info links:

<https://www.lakecountyfl.gov/planning-and-zoning/Building-Heights-within-Future-Land-Use-Categories>

Seller had run an STR report in 2018 which indicated then the market would support another hotel.

Things reports can't tell you yet but you can see in the market is the amount of traffic on 441. The Triangle now has rush hour traffic 6 days a week

DOT in the past few weeks has had traffic count boxes down on 441, 44 Bypass and SR 19.

**Building Heights** Eustis allows for 74' or six stories, unlike Mount Dora who limits to 35' New hotel builds will be limited to number of rooms on height. Eustis is the governing body for this parcel. Source is city of Eustis and Mount Dora web sites.

## Special Links



Lake County Building info links:

<https://www.lakecountyfl.gov/planning-and-zoning>

Lake County Population Statistics:

<https://worldpopulationreview.com/us-counties/fl/lake-county-population>