

**FOR  
SALE**

# 2.43 ACRE LAND OPPORTUNITY IN ALTOONA, FL

42801 State Road 19, Altoona, FL 32702

**UNDER  
CONTRACT**



## ABOUT THE PROPERTY

**SIZE** 2.43± acres

**PRICE** Reduced! Now: \$175,000  
(Was: \$200,000)

**ZONING** A (Agricultural)

**FLU** RR (Rural)

**UTILITIES** Electric, well, septic

**ROAD FRONTAGE** 535' on SR 19  
100' on W Altoona Rd

**PARCEL ID** 31-17-27-0001-000-00300

## DESCRIPTION

**Altoona and Umatilla experiencing new growth!** This is the perfect opportunity to build your dream home near the Ocala National Forest. With the semi-rural environment, you are close to both amenities and nature. With easy access to connecting roadways, you can quickly reach the cities of Ocala, DeLand, and more. Commercial rezoning may also be possible.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker

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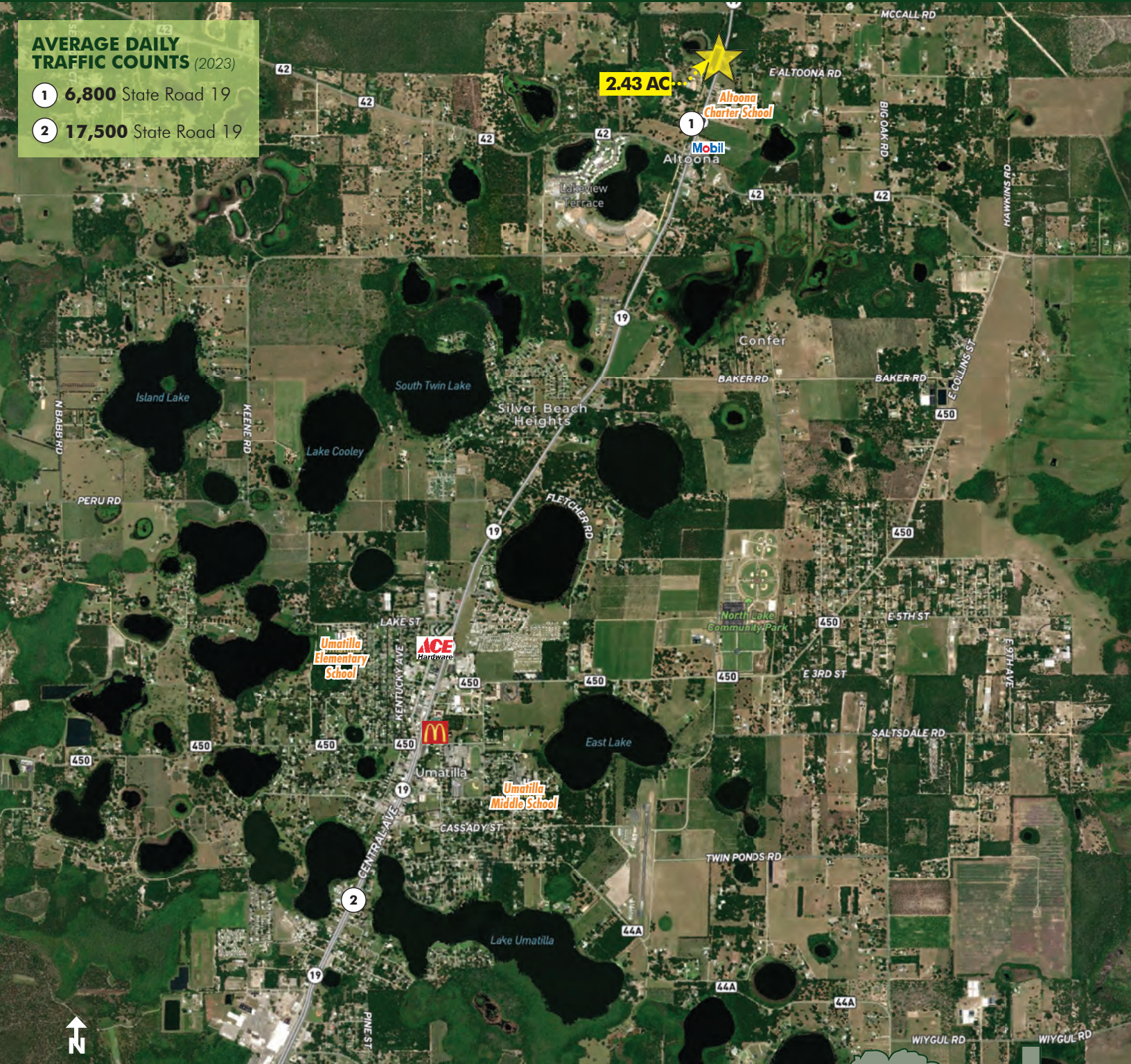
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## AVERAGE DAILY TRAFFIC COUNTS (2023)

① 6,800 State Road 19

② 17,500 State Road 19



**REGIONAL MAP**

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## DRIVE TIMES

**Umatilla:** 5 min

**Eustis:** 15 min

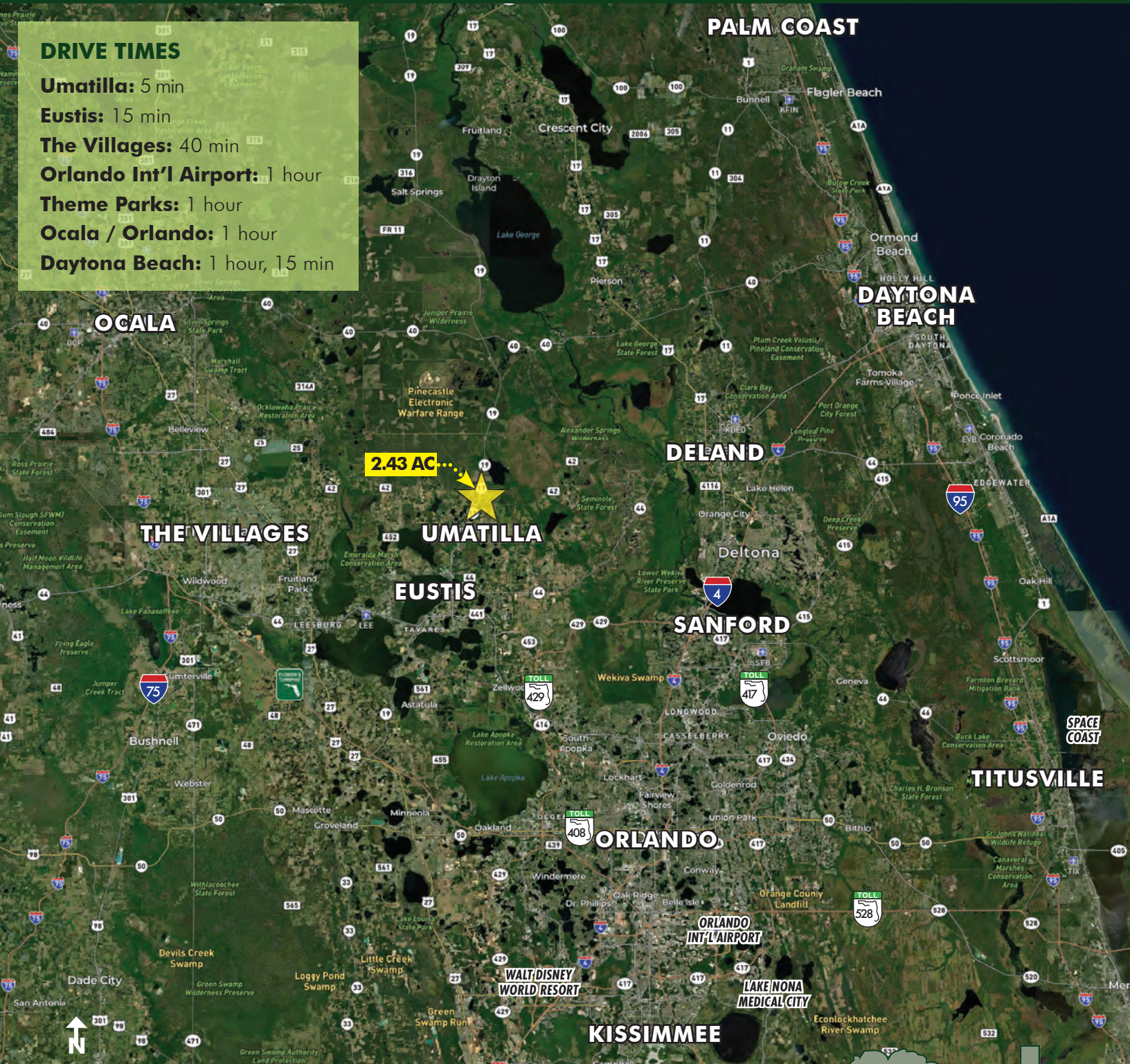
**The Villages:** 40 min

**Orlando Int'l Airport:** 1 hour

**Theme Parks:** 1 hour

**Ocala / Orlando:** 1 hour

**Daytona Beach:** 1 hour, 15 min



## LOCATION MAP

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