

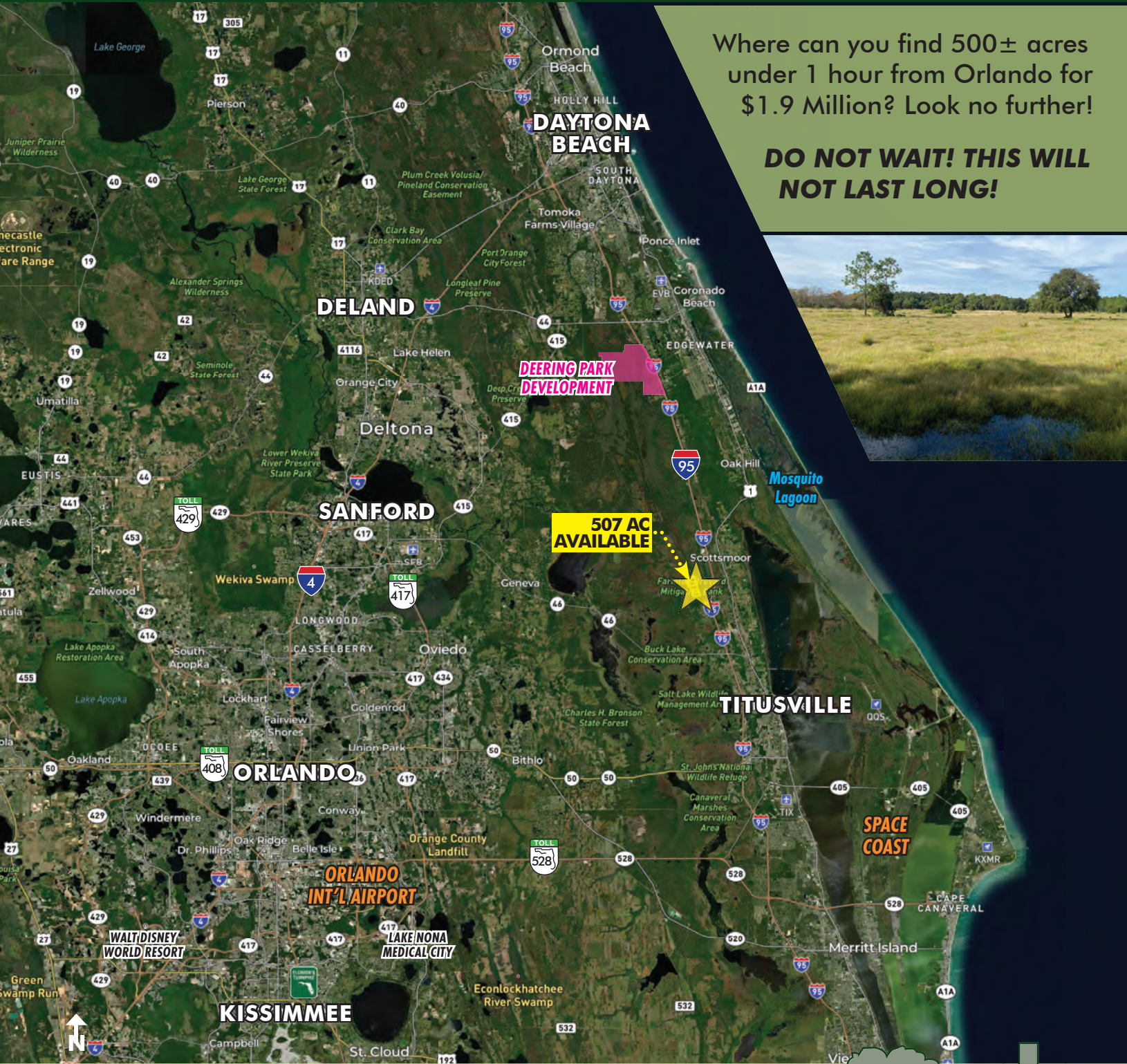
**FOR  
SALE**

# RARE! ORLANDO / SPACE COAST LAND OPPORTUNITY

Lloyd Street, Mims, FL 32754

Where can you find 500± acres  
under 1 hour from Orlando for  
\$1.9 Million? Look no further!

**DO NOT WAIT! THIS WILL  
NOT LAST LONG!**



**LOCATION MAP**

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

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

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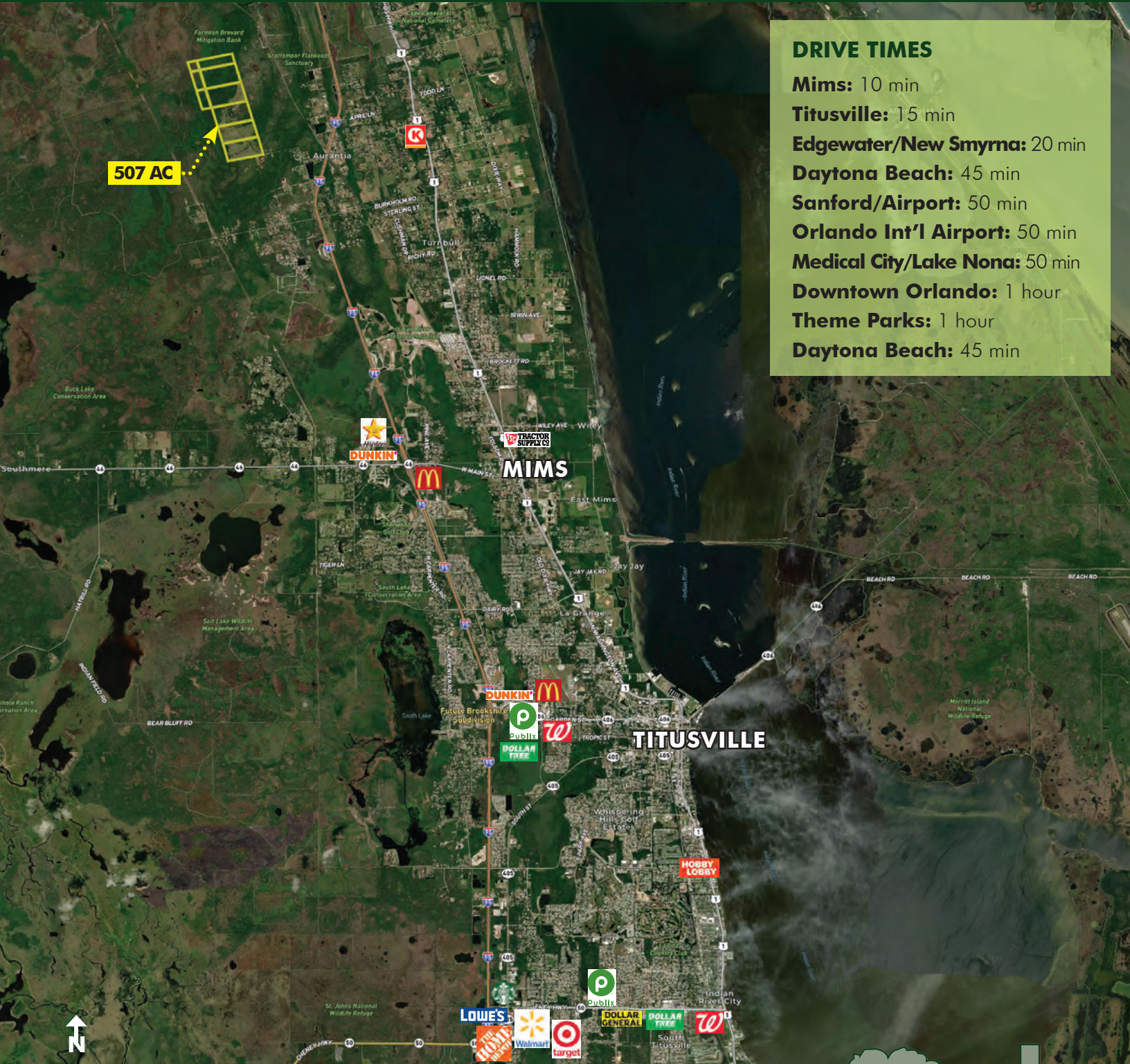




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## DRIVE TIMES

- Mims:** 10 min
- Titusville:** 15 min
- Edgewater/New Smyrna:** 20 min
- Daytona Beach:** 45 min
- Sanford/Airport:** 50 min
- Orlando Int'l Airport:** 50 min
- Medical City/Lake Nona:** 50 min
- Downtown Orlando:** 1 hour
- Theme Parks:** 1 hour
- Daytona Beach:** 45 min

## REGIONAL MAP

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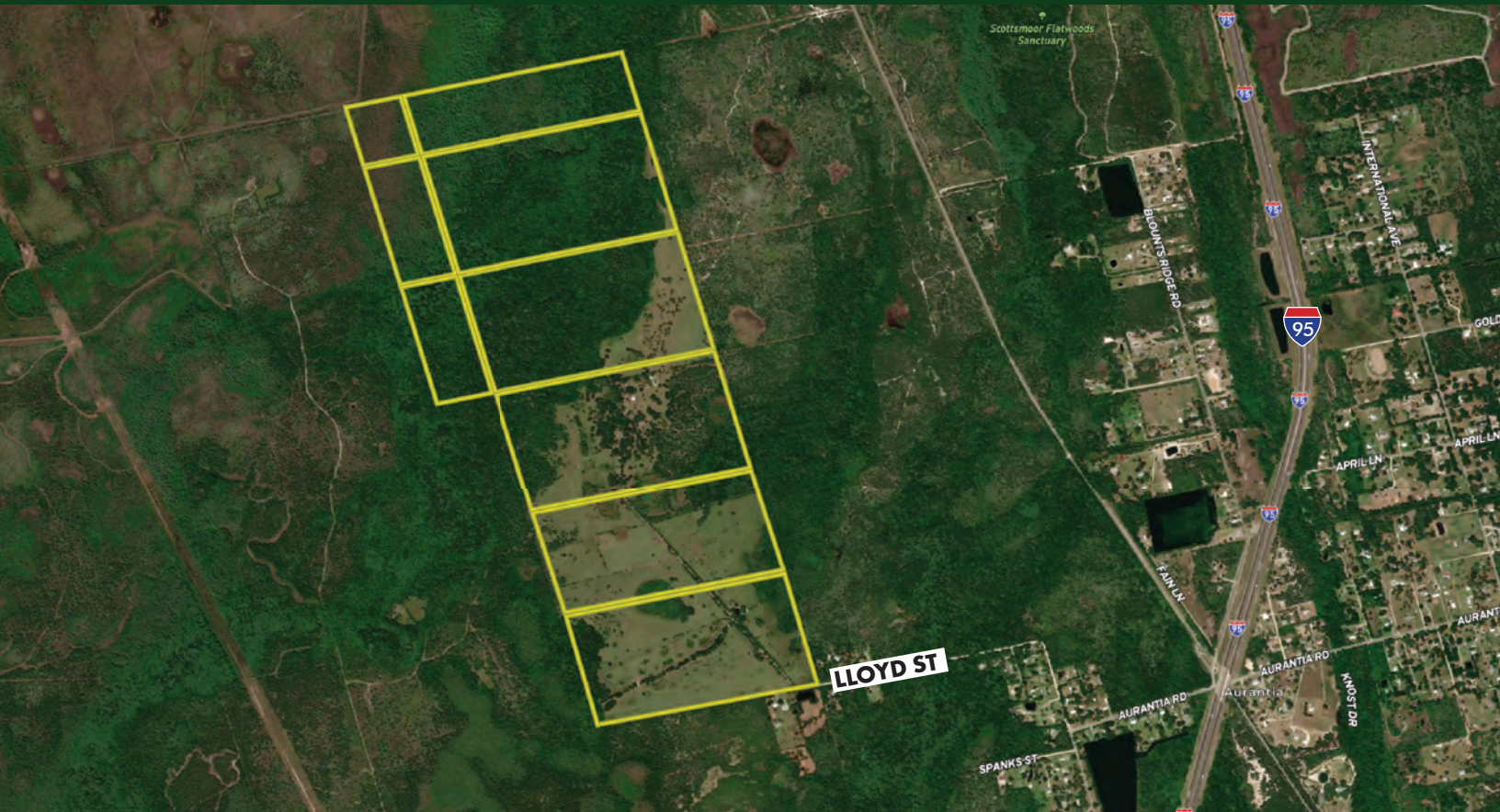




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## ABOUT THE PROPERTY

**SIZE** 507± gross acres (200 net acres)

**PRICE** \$1,900,000  
or \$9,500 per usable acre

**ZONING** GU (General Use)

**FLU** Agric (Agriculture)

**UTILITIES** Well and septic

**ROAD FRONTAGE** 500'± on Lloyd St

**PARCEL ID** 20G-34-05-AI-1,  
20G-34-14-AI-1-1

## DESCRIPTION

**Old Florida Oasis!** This 507-acre ranch is located in Mims, Florida, just one hour east of Orlando. This property boasts Live Oak hammocks, Long Leaf Pine and cattle pasture. This Brevard County oasis is truly a slice of Old Florida! Mims Ranch is currently an active cattle ranch and also includes a 1,734 sq ft home, a horse barn, tractor barn, dog pens, cow pen, and shallow well. This property has road systems throughout and is currently fenced for cattle which currently affords the owner an agricultural exemption on property taxes. Hunting paradise with deer, hogs and turkey on property. Just miles from the world-renowned Mosquito Lagoon, a fisherman's paradise in Central Florida. Just 20 minutes south of New Smyrna Beach and the new development of Deering Park. View launches from the property at the nearby NASA launch facility, just 30 min to the southeast.

**Do not miss this! Call today!**

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## CENTRAL FLORIDA'S JOB MARKET IS BOOMING!

### WITHIN 20 MIN OF PROPERTY:

**Space Coast:** NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin

### WITHIN 1 HOUR OF PROPERTY:

**Downtown Orlando:** Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America

**Orlando Int'l Airport (OIA):** 15,783 employees, 50 million annual passengers

**UCF:** 71,948 enrolled students; 13,500 faculty/staff; top 10 innovative colleges

**Central Florida Research Park:** 145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, and more

**Lake Nona:** 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon

**Theme Parks:** Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500

**Lake Mary:** 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more

**Orlando is the 12th fastest growing metro in the U.S.** (24/7 Wall St. 2021) and **the most-visited city in the U. S. with more than 75 million visitors each year** (Visit Orlando 2019). **Orlando is said to add 1,000 residents each week** (Orlando Economic Partnership), with a **job growth rate of 3.3%** (Bureau of Labor Statistics 2019).

**UCF & Central Florida Research Park (CFRP):** In 2020, U.S. News & World Report ranked UCF among the nation's top 10 most innovative colleges, above Harvard and Princeton. CFRP provides a campus-like environment for businesses and is adjacent to UCF.

**Space Coast:** The epicenter of big names in space including NASA, SpaceX, United Launch Alliance, Boeing, and Blue Origin. With commercial space flights and rovers on Mars, space exploration requires the best of the best and the Space Coast offers just that.

**Downtown Orlando:** Home to companies that span across many sectors including aerospace, logistics, healthcare, advanced manufacturing and more. **There are 1.2 million workers in the existing labor pool in Orlando** (FL Dept. of Economic Opportunity, LAUS, 2020).

**Lake Nona/Medical City:** The 11-000 acre planned community of Lake Nona offers top-rated technology, business and research clusters and sports complexes.

**Lake Mary:** Prominent businesses can be found in the well planned community. Companies such as Deloitte, Cigna, Verizon, Liberty Mutual and AAA call this area home.

**Lockheed Martin:** A global company with Florida operations that are home to the development and production of several key mission portfolios.

**Orlando International Airport (OIA):** The state's busiest airport, that serves more than 50 million passengers annually (2019) and sits at number 11 for the busiest airports in the U. S. OIA employs 15,783 full-time employees.

### World-class theme parks along the I-4 corridor:

**Walt Disney World** continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members.

**Universal Orlando Resort** employs over 21,000 people and their 2-park attendance rate was 21.3 million in 2019.

**SeaWorld Orlando** employs 4,500 people and has an attendance rate of 4.6 million visitors (2019).

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