

**FOR
SALE**

LAKE COUNTY 44 AC DEVELOPMENT LAND TURNPIKE / HWY 27 / SR 19 - GROVELAND

Adjacent to 20435 US Hwy 27, Groveland, FL 34715



ABOUT THE PROPERTY

SIZE 44± acres gross
33± usable per GIS mapping

PRICE \$8,500,000

ZONING 24± acres Town Core
20± acres Town Edge

FLU Town - 9 dwelling units/acre permitted

UTILITIES Available

ROAD FRONTAGE 2,000'± on SR 19

PARCEL IDs 21-21-25-0004-000-01400,
21-21-25-0004-000-01600,
21-21-25-0004-000-02500

DESCRIPTION

Convenient access to Highway 27, Florida's Turnpike and State Road 19! Approximately 44 acres in the rapidly developing area of Groveland in Lake County, just minutes from Orlando. Lake County is one of the fastest growing markets in the Southeast, fueled by steady immigration and a fast pace of population growth. With key private employers and deep talent pool, Lake County will continue to be a hub of new job opportunities and business growth. This is directly evident by the countless acres under contract and currently in the permitting process in the immediate area. This property is located between Mascotte, Clermont, Howey-in-the-Hills, and Leesburg, with close access to major roads.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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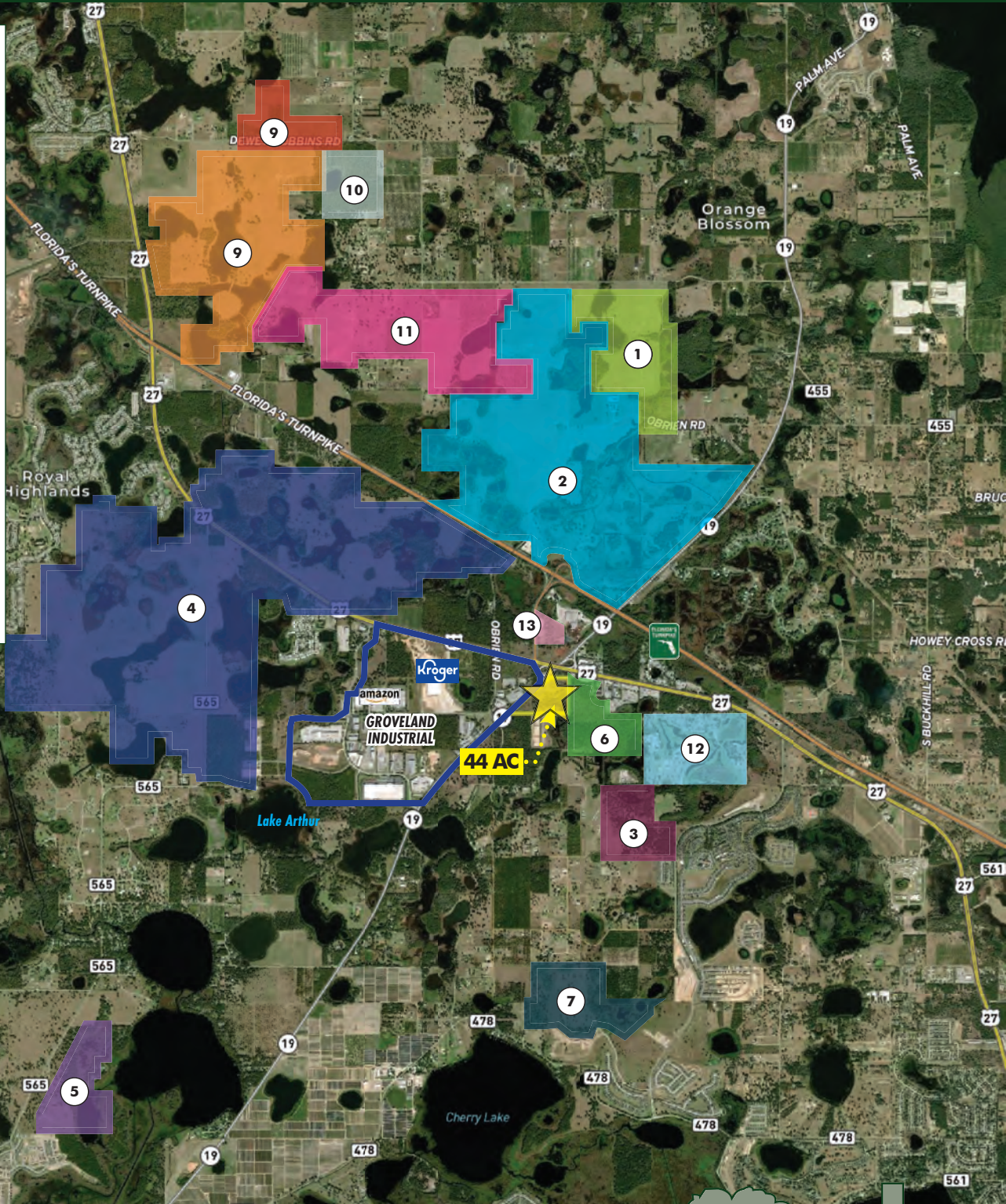


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- ① Stanley Martin Homes
- ② Eisenhower Brighthill
- ③ Mattamy Homes
- ④ Villa City Master Plan
- ⑤ KB Homes
- ⑥ Groveland Square
- ⑦ Meadow Point
- ⑧ Bar-Key
- ⑨ Hodges Reserve
- ⑩ Lakewood Reserve
- ⑪ Richland Communities
- ⑫ Clerbrook Golf Course
- ⑬ Phillips Landing



AREA DEVELOPMENT MAP

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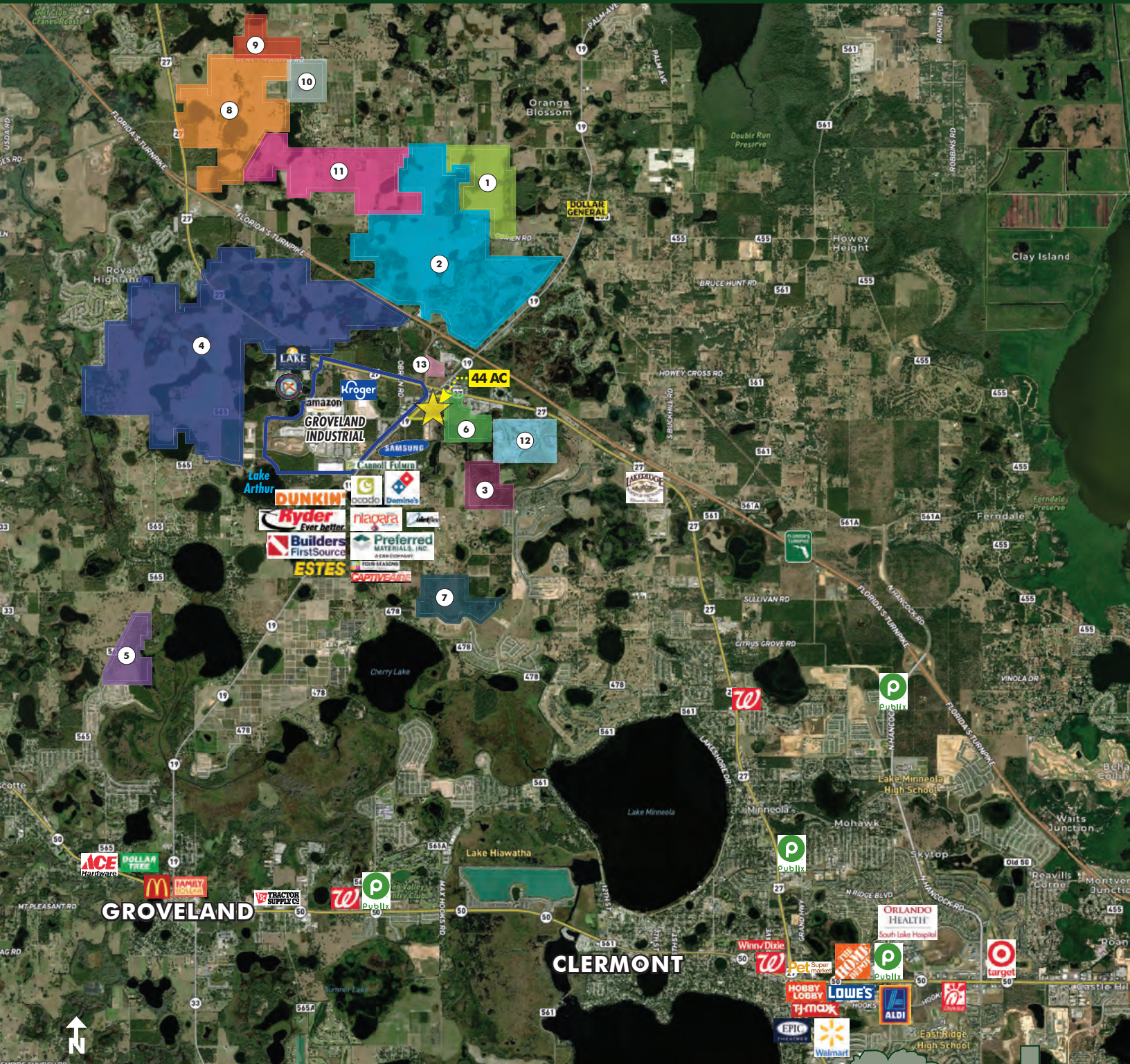
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REGIONAL MAP

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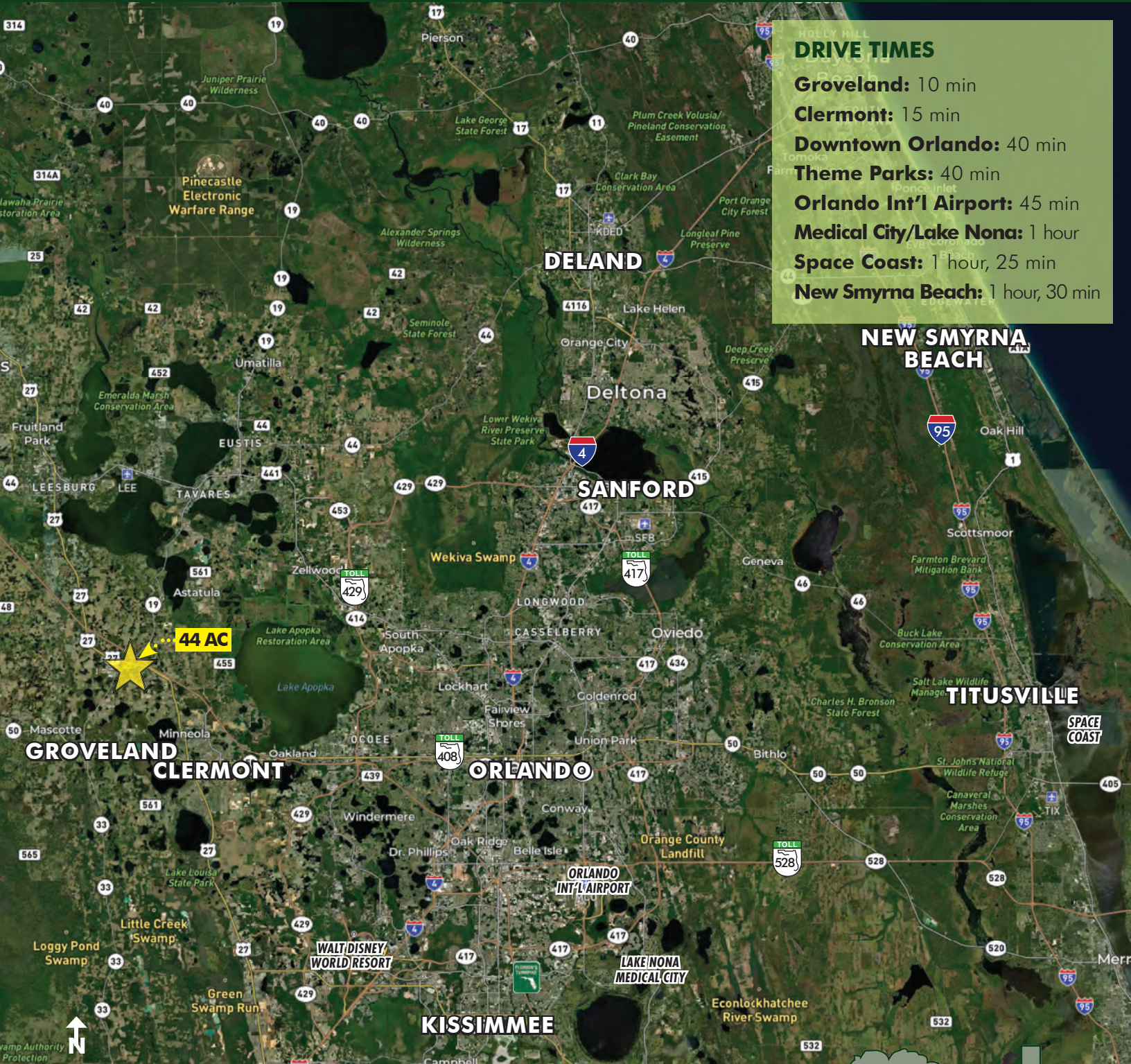
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LAKE COUNTY IN THE NEWS

More land deals close in booming Lake County

The deals in Groveland and Wellness Way topped \$30 million.

By Laura Kinsler | lkinsler@growthspotter.com | GrowthSpotter PUBLISHED: October 4, 2024 at 4:56 p.m.

"Lake County's run of eye-popping land sales continued this week with two more closings totaling \$32.5 million in Groveland and Wellness Way.

Stanley Martin Homes sold its Peachtree Hills mixed-use subdivision on Dewey Robbins Road for \$18 million to Eisenhower Property Group, the Tampa-based developer of the adjacent Brighthill master-planned community on the former Little Everglades Ranch. EPG also secured a \$14 million construction loan from Arizona-based KL Servicers."



Read entire article here:

<https://www.growthspotter.com/2024/10/04/more-land-deals-close-in-booming-lake-county/?clearUserState=true>

GT USA pays \$165 million for Wellness Way land minutes from Disney

The master-planned community will bring nearly 3,000 more homes to Wellness Way.

By Laura Kinsler | lkinsler@growthspotter.com | GrowthSpotter UPDATED: October 9, 2024 at 10:42 a.m.

"GT USA paid a staggering \$165 million Friday for 2,321 acres of undeveloped land in Lake County's Wellness Way area, breaking the county's previous sale record that was set just three months ago.

Daryl Carter and Conrad Carter with Maury L. Carter & Associates, together with Tony Roper and Jimmy Roper of Roper Real Estate represented the sellers in the transaction. "It's a smokin' piece of real estate," Daryl Carter told GrowthSpotter when he listed the Arnold property last November."



Read entire article here:

<https://www.growthspotter.com/2024/09/27/gt-usa-pays-165-million-for-wellness-way-land-minutes-from-disney/>

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