



GRIZZARD
COMMERCIAL REAL ESTATE GROUP

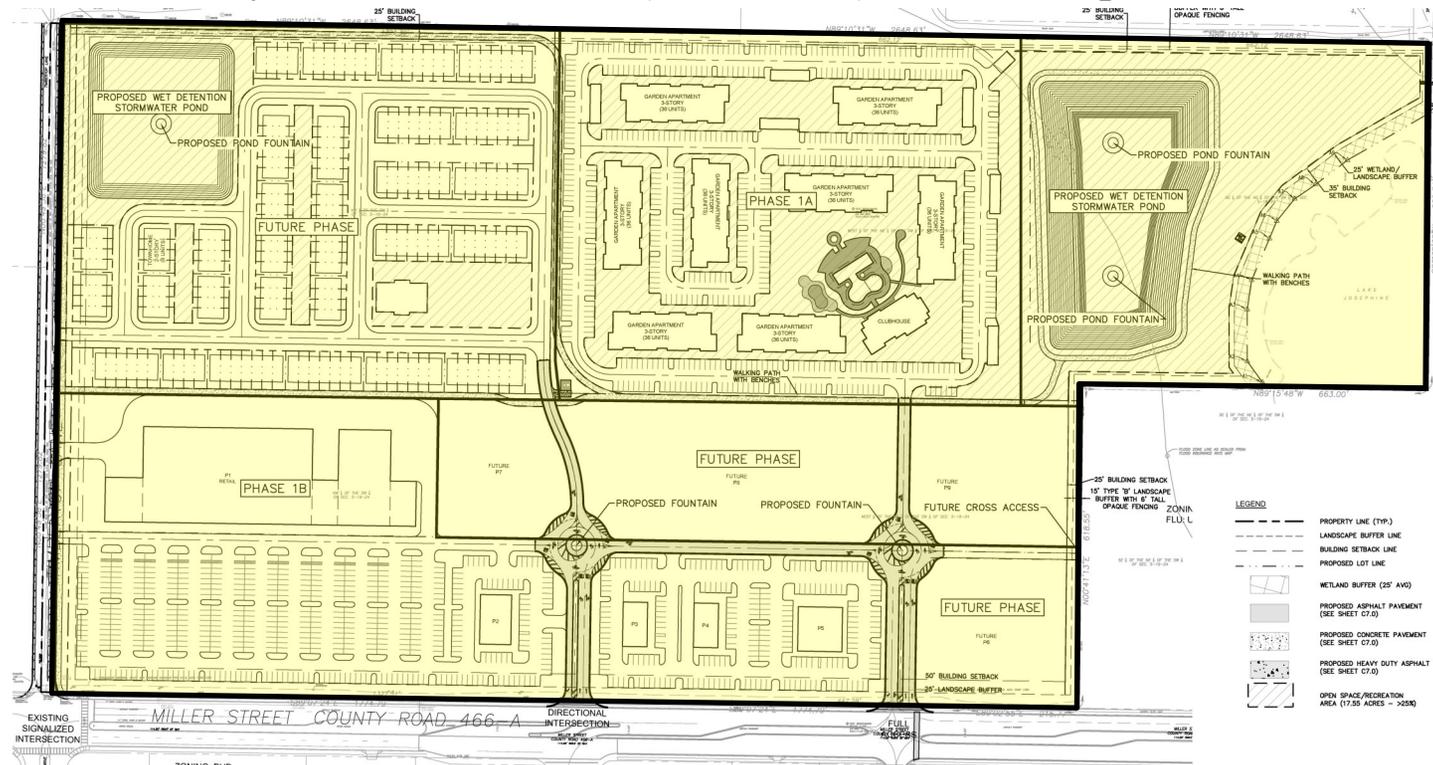


68.7 +/- Acres - Fully Entitled - CR 466A (Miller Blvd) & Timbertop Lane, Fruitland Park, FL 34731

DAN TATRO
Grizzard Commercial Real Estate Group LLC
352-396-9136
Dan@DT-Sells.com



68.7 +/- Acres - Fully Entitled - CR 466A (Miller Blvd) & Timbertop Lane, Fruitland Park, FL 34731



- Miller Park – Mixed Use PUD consisting of 68.7 +/- Acres, with 2,000 +/- ft of frontage on CR 466A
- Fully Entitled w/Preliminary Engineering within City of Fruitland Park for 288 MF Units and 165 Townhomes as well as 168,000+ Sq. Ft. of Commercial/Retail/Medical/Office and 209,784 Sq. Ft. of Institutional/Medical
- Located on busy CR 466A, directly across from The Villages and surrounding Development
- Water & Sewer readily available - City of Fruitland Park, Electric & Gas readily available - City of Leesburg
- Signalized Entry at 1 location and possibly 2 locations
- CR 466A is a 4 Lane Road running from U.S. Hwy. 441 to U.S. Hwy. 301 and one of The Villages main thoroughfares
- Great location for a fully entitled project located within one of the fastest growing areas in Florida and the United States

All information is believed to be accurate and correct, but is not guaranteed or warranted and subject to change without notice.

DAN TATRO
 Grizzard Commercial Real Estate Group LLC
 352-396-9136
 Dan@DT-Sells.com



68.7 +/- Acres - Fully Entitled - CR 466A (Miller Blvd) & Timbertop Lane, Fruitland Park,



All information is believed to be accurate and correct, but is not guaranteed or warranted and subject to change without notice.