

The Villages - Lake Griffin Land

37800 Illinois St, Lady Lake, FL 32159



Presented By:
Coldwell Banker Vanguard Realty



Hotel Resort Concept

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Property Details

This sprawling 146-acre gem, boasts an impressive 3,000 feet of pristine Lake Griffin water frontage. Currently a serene horse ranch where tranquility meets nature, this property also features a convenient boat ramp for easy lake access. This property affords many development opportunities including a world-class luxury hotel resort with marina (something greatly needed in The Villages Area). A first class Motorcoach & RV resort on beautiful Lake Griffin is something that should be considered, too. Even a mixed-use development with single & multi-family home possibilities, dry boat storage, a marina, condominiums, or vacation time shares are all possibilities. Enhance these developments with potential amenities like fishing piers, a full-service marina with both wet and dry storage, and a private pond perfect for leisurely fishing or simply relaxing by the water. Check out all the concept sketches in the documents with Proforma examples.

Recreational opportunities are boundless with potential facilities for pickleball, tennis, swimming pools, spas, & a variety of both board & outdoor games. Existing structures include a horse barn, ideal for those considering an equestrian element in their vision, and a covered pavillion that can double as a picnic or event area. The onsite residence could serve as a charming clubhouse or be removed to suit your master plan. Opportunities like this are rare, with such extensive acreage coupled with significant water frontage.

Price: \$9,400,000

- Incredible frontage on Lake Griffin
- Navigable to Jacksonville and the Atlantic Ocean
- Multiple Development Opportunities
- Centrally located near The Villages & Central Florida attractions

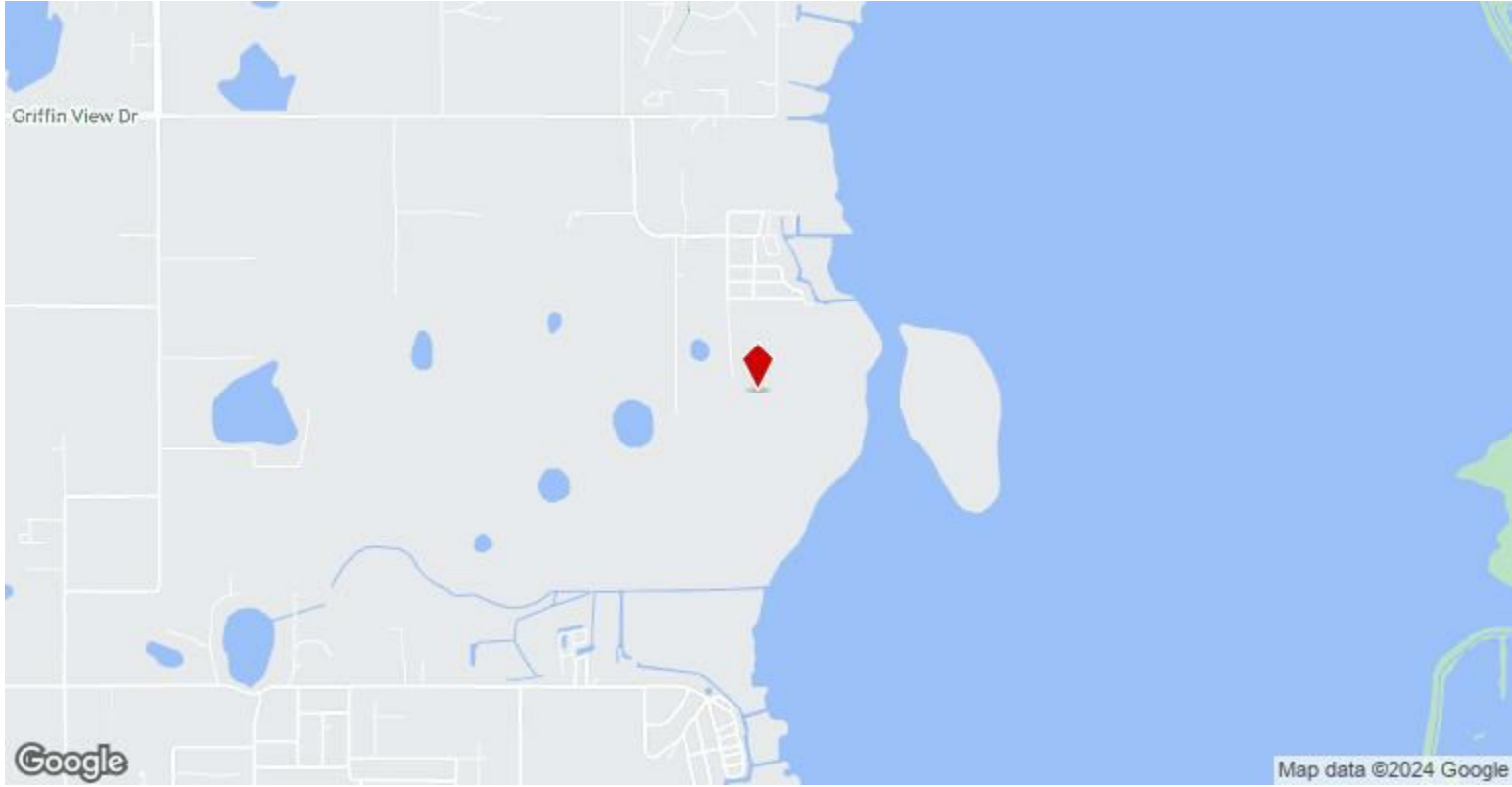
View the full listing here: <https://www.loopnet.com/Listing/37800-Illinois-St-Lady-Lake-FL/32327663/>

Price:	\$9,400,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Mixed Use
Sale Type:	Investment or Owner User
Total Lot Size:	146.00 AC
No. Lots:	1
Zoning Description:	Non-AG & SF
APN / Parcel ID:	25-18-24-0001-000-00100

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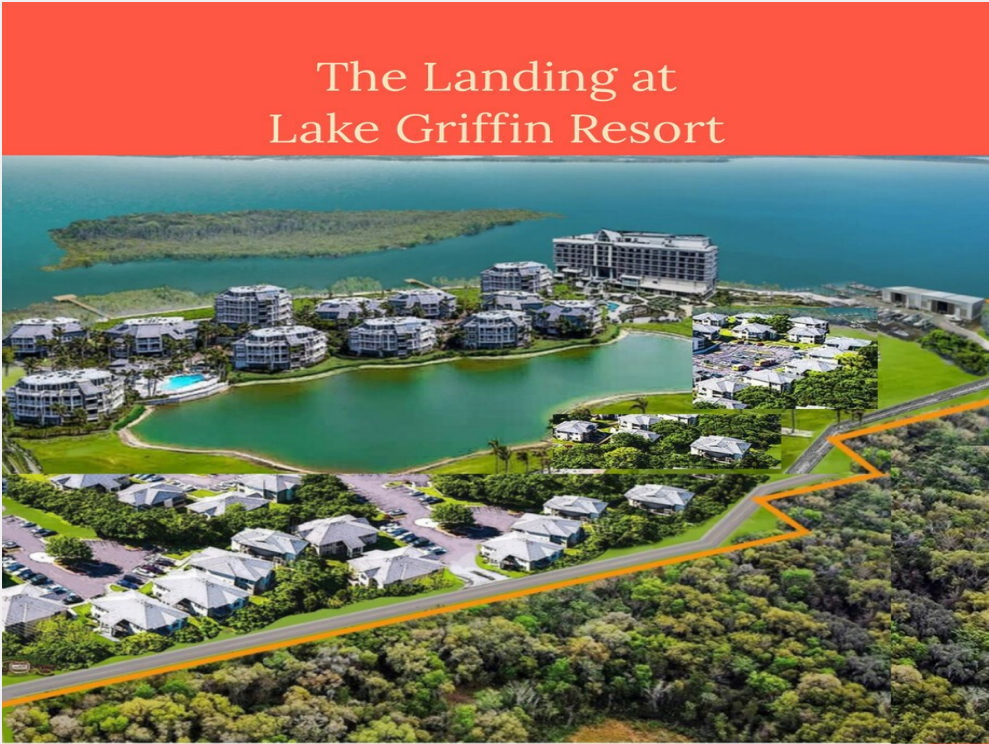
Location



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THE LANDING RESORT CONCEPT



Hotel Resort Concept 1

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Condo Townhome Concept

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Condo Townhome Concept1



High-Density Multi Family Concept

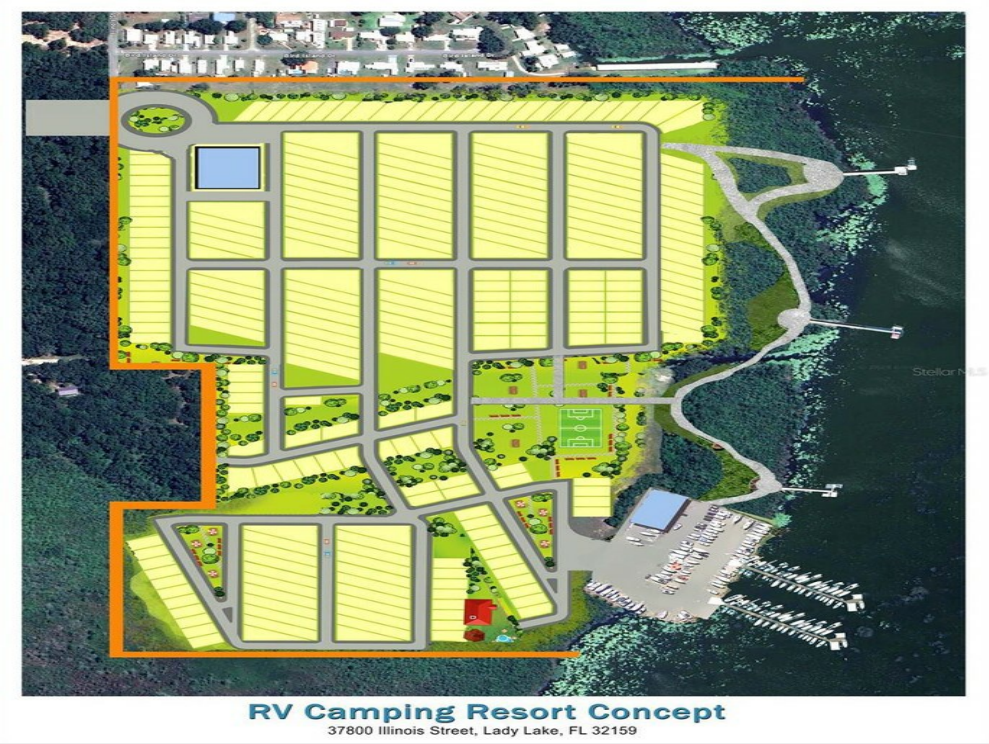
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Hi Density Multi-Family Concept

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RV Park Concept 1



Single Family Concept

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Aerial w-Property Boundaries



Aerial 3000'+ Lake Frontage

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Aerial Lake Access Boat Ramp



Aerial Isolated Wetlands

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Aerial Partial



Close Up Lake Access-Boat Ramp

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Existing Barn-Corral



Existing Entry

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Existing Facilities-Barn



Existing House-Check-In 2

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Existing House-Check-In



Existing Main Access Road

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Existing Pavilion-Entertainment



Existing Use - Horses-Camping

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Ground View 2



Ground View 3

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Ground View 4



Ground View 5

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Ground View 6



Ground View 7

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Ground View 8



Ground View 9

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Ground View



Isolated Wetlands-Ponds

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Lake Access Canal



Lake Access with Boat Ramp

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Lake Griffin Waterfront



Level Land - Easy Access

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Overall Aerial



Property Aerial

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Opportunities like this are rare near The Villages! Don't miss out!

PLEASE see OM/FLYER & Due Diligence Documents for concepts, details & information. Utilities are assumed to be within 3 miles of site and the cost PROFORMA reflect that. Seller has no designs (except the DD concept plans) and has no studies or documents such as environmental, geotechnical, topo, endangered species, wetland, marina, lake access or other such. Buyer should perform own due diligence including but not limited to end use studies, engineering & design, feasibility, and cost estimates. Depending on use, it will obviously take a change in the Comprehensive Plan, Future Land Use and probably will required a PUD with a possible partnership in a utility district with the County to develop this property into a substantial destination lake resort RV resort, mixed used, or multi or single family residential project.

Please do not go on the property without a listing agent escort. Reach out to listing agent to schedule a viewing or request a virtual tour via Facetime if you're not in the area. Please give 24 hours notice minimum. See documents for concept sketches. Value is in the land. Nice 3 BR home, barns & other facilities may or may not be incorporated in a new development.

From The Villages head east on East Co Rd 466 toward Laurel Manor Dr. Continue to follow East Co Rd 466 E 5.2 mi then turn right onto US-441 S/US Hwy 27 S. Go 0.7 mi and turn left onto Griffin View Dr. Go 3.1 mi and turn right onto Bertsville Rd. Go another 0.5 mi and turn right onto Illinois St. Go through Entry.



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