

**11.3± ACRES SR 50 AND WATERSIDE POINTE DRIVE  
GROVELAND  
LAKE COUNTY, FLORIDA**

**SIZE:** 11.3± acres consisting of 2 parcels on SR 50: 10± acres on south and west sides of Waterside Pointe Drive and 1.3± acres on east side of Waterside Pointe Drive.

**PRICE:** \$1,599,000.00 (\$3.25 / square foot)

Owner will sell parcels individually as follows:  
\$1,300,000.00 (\$2.98 / square foot) for 10± acres  
\$ 400,000.00 (\$7.06 / square foot) for 1.3± acres

**LOCATION:** Property is located on the north side of W. SR 50, west of CR 561 and is bisected by Waterside Pointe Drive.

**PARCEL NUMBERS:** 10 acres: 01-22-24-4505-031-00000  
1.3 acres: 01-22-24-4505-031-00001

**ZONING:** Waterside Pointe PUD – Approved for 150,000 s.f. of commercial and 93 apartments/townhomes which may be constructed on commercial property at second floor level or above.

**IMPACT FEES:** Lake County Board of County Commissioners suspended transportation impact fees on new developments for the period of March 2010 through February 2011.

City of Groveland has impact fees for water, wastewater, fire, police and recreation.

**ROAD FRONTAGE:** - 10± acre parcel has 540± feet on N side of SR 50 and 270± feet on west side of Waterside Pointe Drive  
- 1.3± acre parcel has 270± feet on N side of SR 50 and 240± feet on east side of Waterside Pointe Drive

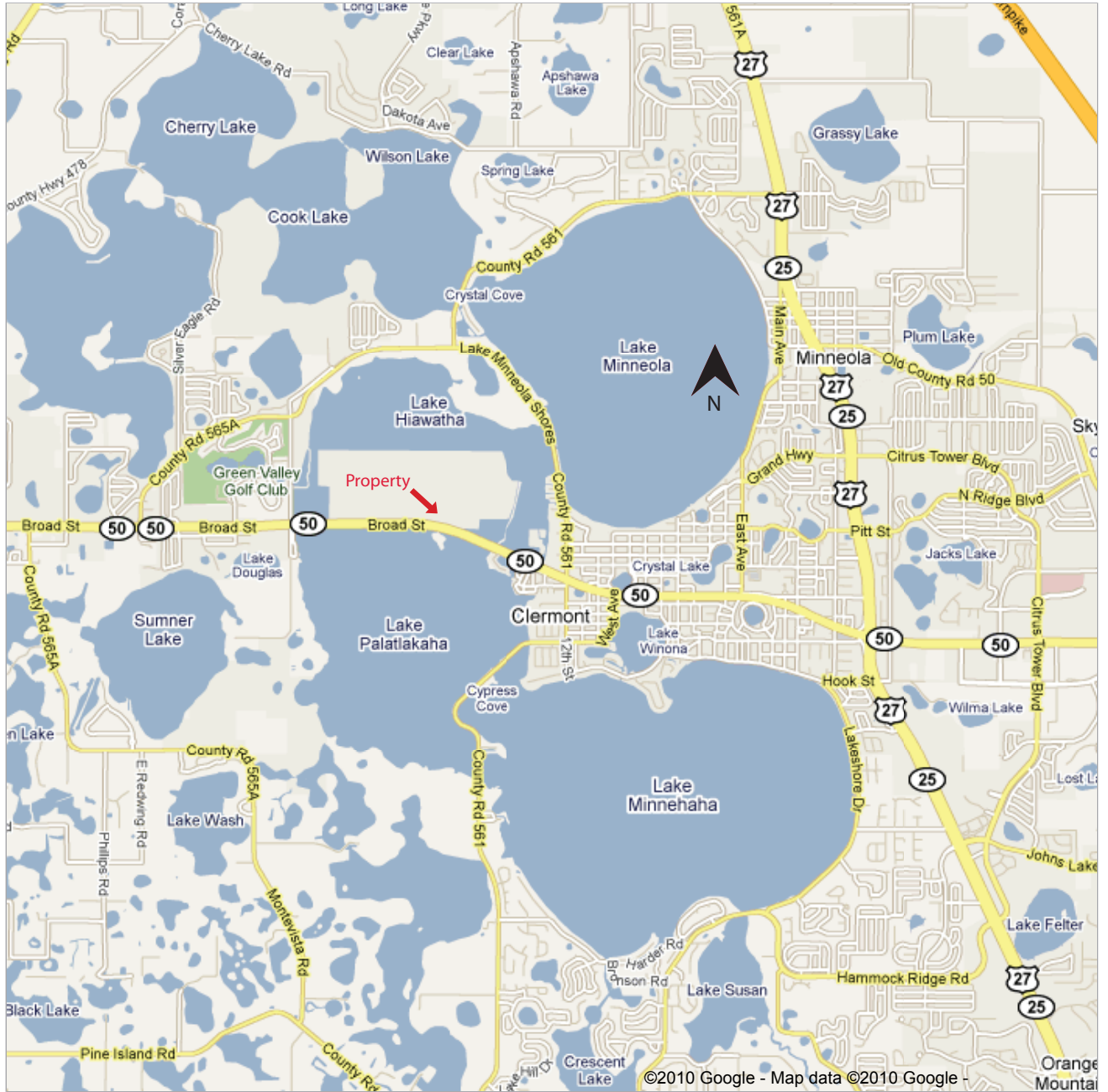
**UTILITIES:** City of Groveland

**NOTE:** Offering subject to errors, omission, prior sale or withdrawal without prior notice.

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11+/- acres SR 50, Groveland, FL



# CLERMONT

Highway 50



Highway 50

1.3+/- acres

10+/- acres

Waterside Pointe Drive

N



# WaterSide pointe <sup>SM</sup>

destination lakefront gated community designed to create a friendly waterside lifestyle, that encircles beautiful Crystal Lake and offers canal access leads to Lake Minneola.



**RYLAND HOMES**  
rylandhomes.com

This plan is an artist's conception for general information purposes only and is not to scale. It is not intended to represent current or future conditions, improvements, amenities or other features of this community. Reference should be made to recorded plans, maps and governmental approvals, any or all of which may be modified in the future. Ryland Homes makes no representations concerning current or future use of the adjacent properties or the completion of future phases of this plan and the community including community features, amenities and facilities. The above community features and services are provided for general information purposes only. Planned (C) 11/2011, CCG000416