

13.424± ACRES
US HIGHWAY 27 AND FLORIDA TURNPIKE
LAKE COUNTY, FLORIDA

SIZE: 13.424± acres

PRICE: \$1,750,000.00 ——— (\$2.99 per square foot)

\$1,342,000.00 (\$2.30 per square foot)

LOCATION: Northeast corner of U.S. Highway 27 and Florida Turnpike on/off ramp.

ZONING/FUTURE LAND USE: Zoned-Commercial C-2. Future Land use is Regional Commercial.

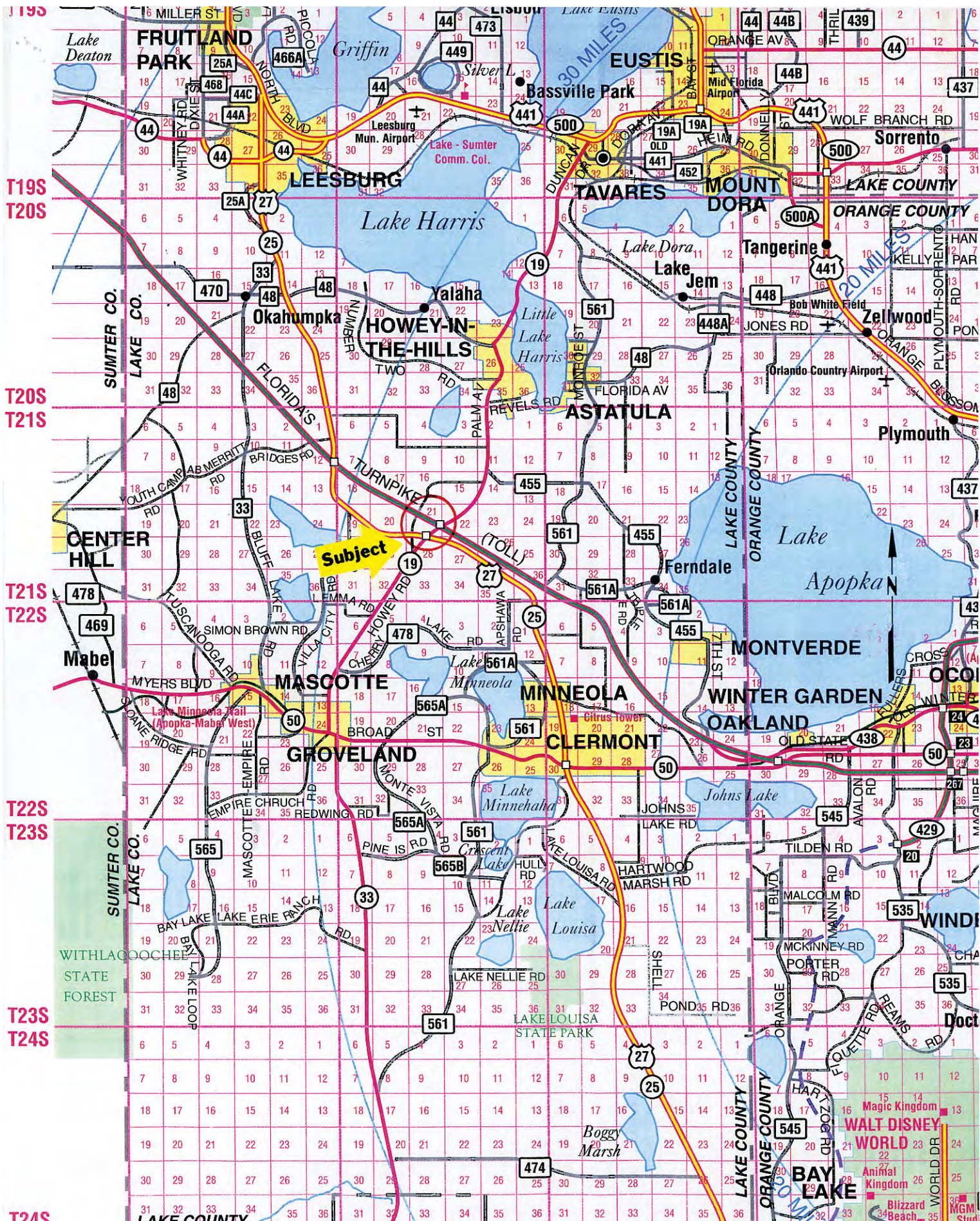
ROAD FRONTAGE: 715'± on the north side of U.S. Highway 27
271'± on the west side of CR 19

UTILITIES: City of Leesburg

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

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
Post Office Box 568821 • Orlando, Florida 32856-8821
Telephone (407) 422-3144
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www.maurycarter.com





VERGEMING

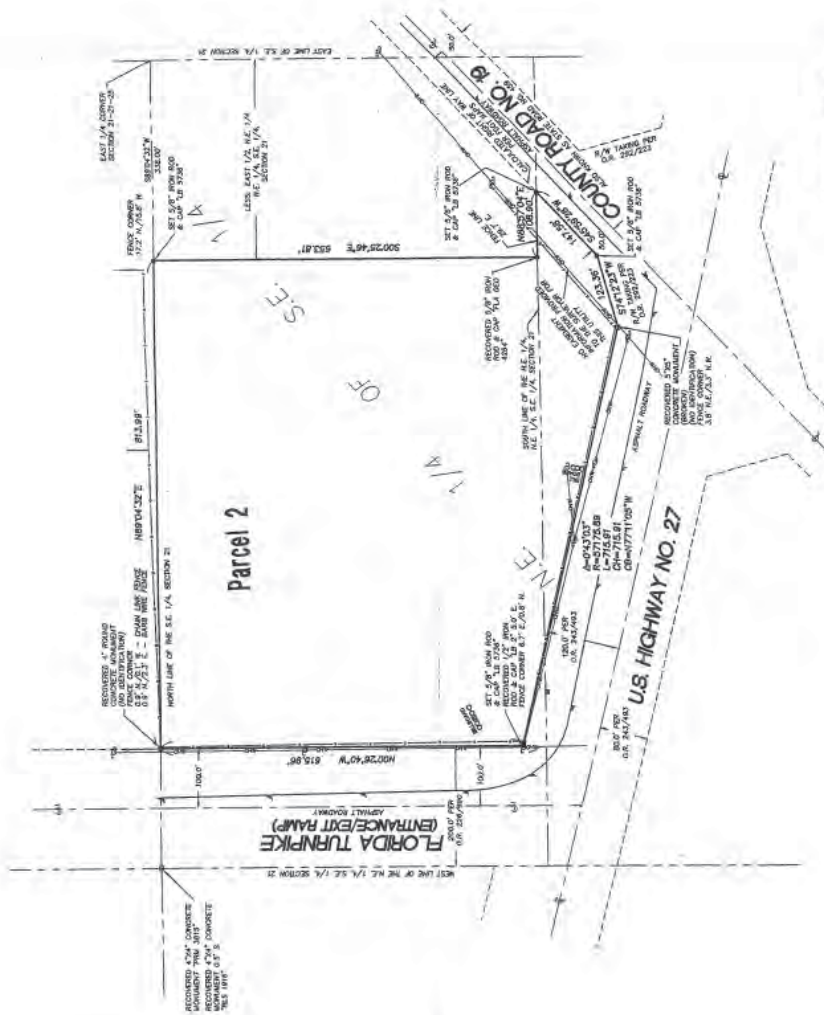
THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 25 EAST, LING NORTH OF SEC. 14, HIGHWAY NO. 280 AND WEST OF STATE ROAD NO. 459 (PROBENT 212), LESS THAT PART OF THE E 1/4 OF NE 1/4 OF SEC. 14 OF SAID SECTION, TOWNSHIP AND RANGE LING NORTH AND WEST OF STATE ROAD NO. 459.

LESS AND EXCEPT THAT PART OF THE PROPERTY CONVEYED TO THE FLORIDA STATE TURPINE AUTHORITY OF HAWORTH EDD RECORDED IN CLK BOOK 226, PAGE 990, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING 13.424 ACRES, MORE OR LESS.

DISCHARGE NOTICE

- [illegible]



THIS SURVEY IS FOR THE EXCLUSIVE
USE AND BENEFIT OF:



GRAPHIC SCALE

[illegible]

SHEET 1 **OF** 1

SECTION 21, TOWNSHIP 21 SOUTH, RANGE 25 EAST

LAKE COUNTY FLORIDA

DATE: 03/23/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: 1" = 100'

PERMANENT RECORD: 03/23/2011
 COUNTY FILE: 03/23/2011
 TOWNSHIP FILE: 03/23/2011
 RANGE FILE: 03/23/2011
 SECTION FILE: 03/23/2011
 DRAWING FILE: 03/23/2011
 DRAWING NO: 03/23/2011
 DRAWING DATE: 03/23/2011
 DRAWING TIME: 03/23/2011
 DRAWING BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: 1" = 100'

Florida Turnpike

HWY 19

Site
13,424 +/- Acres

FL. Turnpike ON/OFF Ramp

US Hwy 27

O'Brian Road

