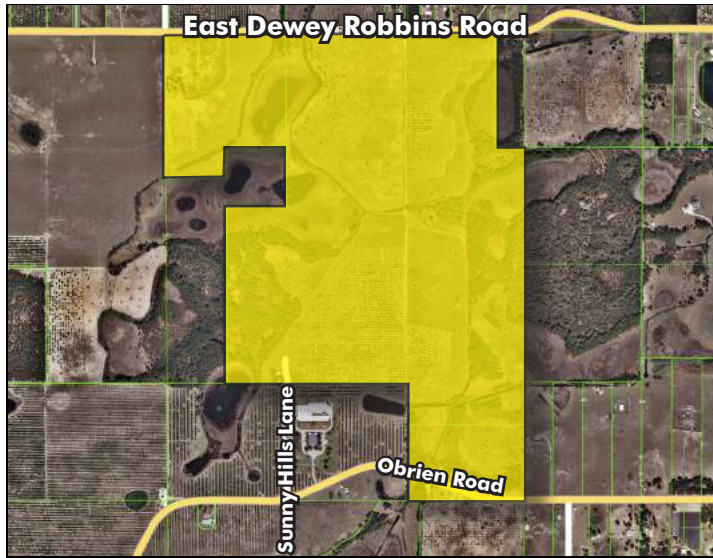


SOUTH DEWEY ROBBINS ROAD

345± Acres

Lake County, FL



LOCATION

Located on South side of East Dewey Robbins Road, 2± miles West of Highway 19.

SIZE

345± acres

PRICE

\$4,950,000 or \$14,348/acre

ZONING/FUTURE LAND USE

Zoned Agricultural. Emerging area of growth. Minutes from Highway 27, Florida Turnpike and SR 19. Property can be accessed from O'Brien Road and Dewey Robbins Road.

ROAD FRONTAGE

2,325' +/- on East Dewey Robbins Road and 1,350' +/- on O'Brien Road.

Offering subject to errors, omissions, prior sale or withdrawal without notice.

RESIDENTIAL LAND DEVELOPMENT FOR SALE

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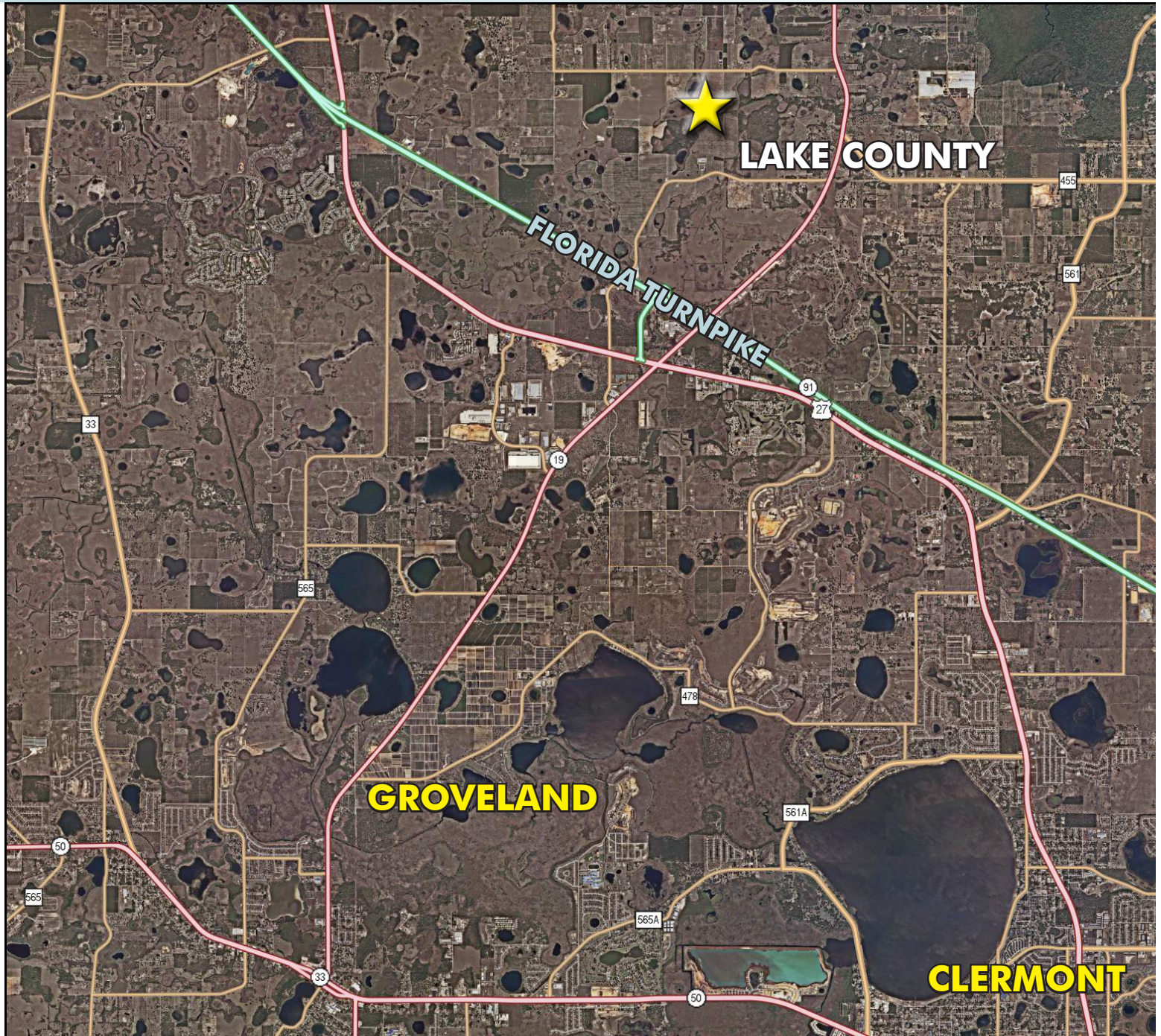
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REGIONAL MAP

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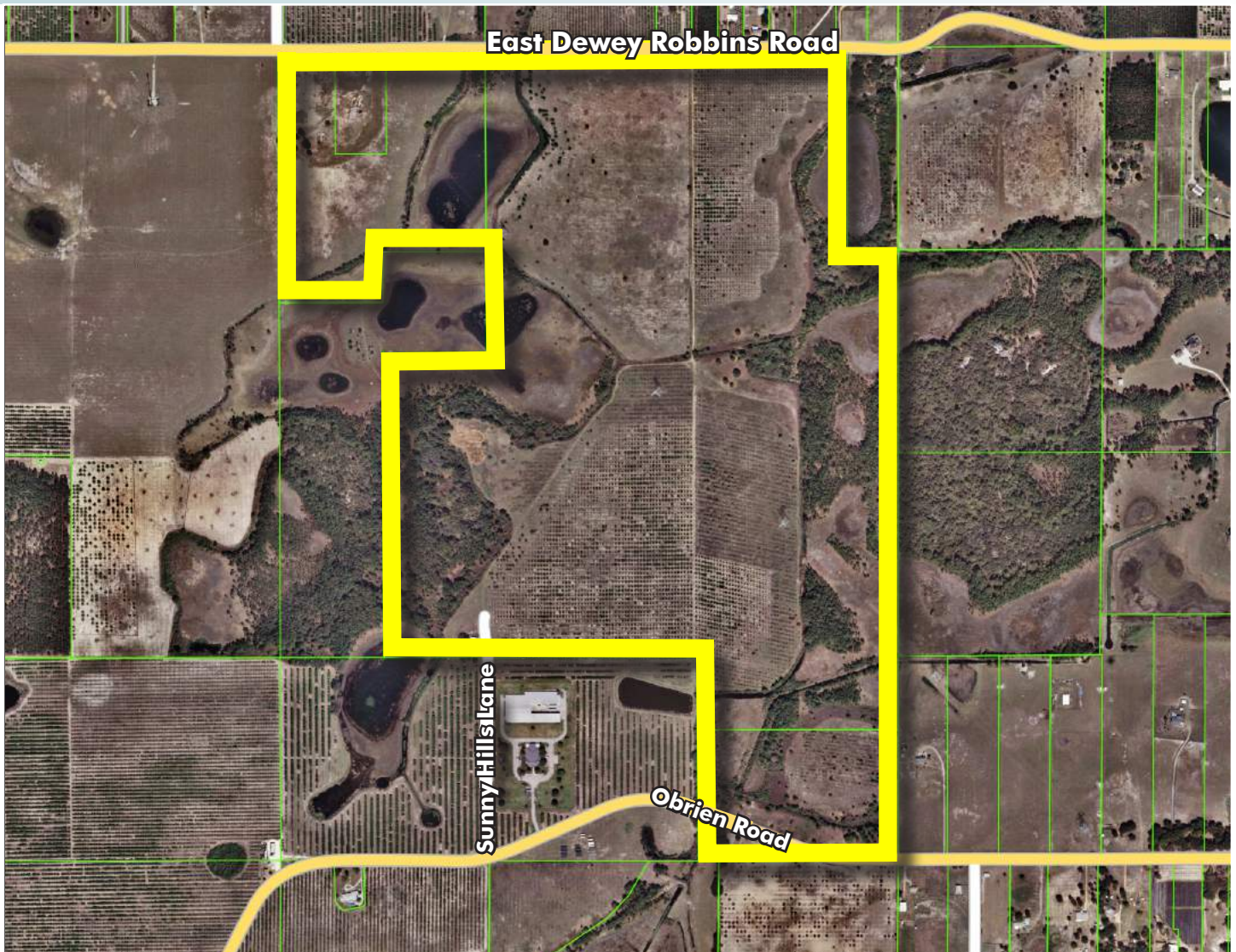
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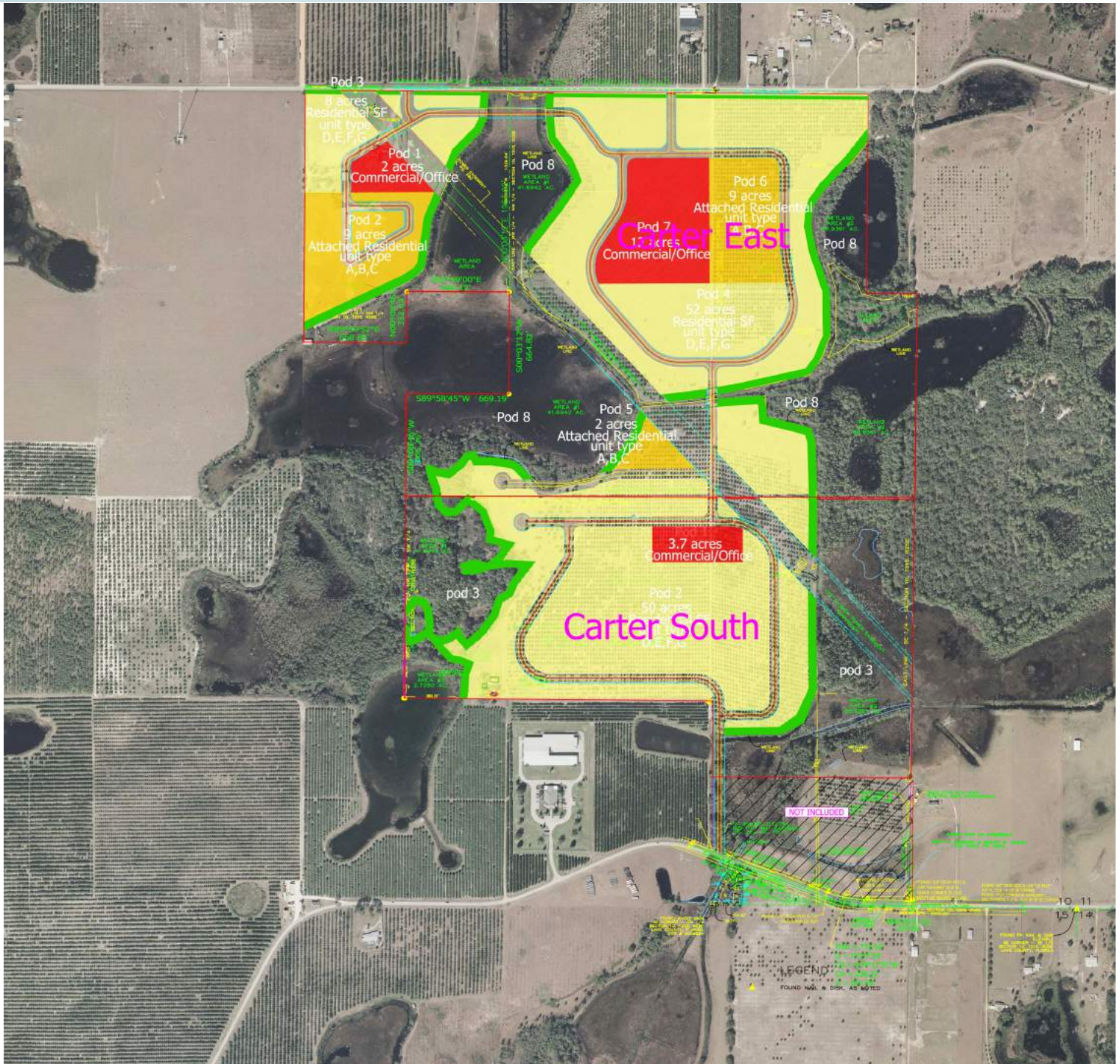
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CARTER EAST

Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial
Pod 1	Commercial/Office	Phase 1	2±		5,000	15,000
Pod 2	Attached Residential	Phase 1	9 ±	117		
Pod 3	Residential SF	Phase 1	8±	54		
Pod 4	Residential SF	Phase 2	52	260		
Pod 5	Attached Residential	Phase 2	2	26		
Pod 6	Attached Residential	Phase 3	9	117		
Pod 7	Commercial/Office	Phase 3	12		51,000	65,000
Pod 8	Parks/Open Space/Buffers	All Phases	91.1 ±*			
WET	Wetlands		69.5 ±			
Totals			205.2±	574	56,000	80,000

* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 205.2± acres

Net Land Area = 135.7 acres (205.2 acres total - 69.5 acres wetlands and open water)

Minimum Open Space = 41.04± acres (20% of gross land area)

Total residential units = 574

Single Family Residential 314 units (55% of total residential units) **Attached Residential 260 units** (45% of total residential units)

Comm/Office 20 acres = 15% of net land area (Minimum commercial acreage 6.8 acres (5%), Maximum commercial acreage 33.9 (25%))

Residential 80 acres = 59% of net land area (Minimum residential acreage 67.85 acres (50%), Maximum residential acreage 108.6 acres (80%))

Public square 6.8 acres = 5% of net land area (included in recreation and open space)

CARTER SOUTH

Sort	Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial/Office	Floor Area Civic
1	Pod 1	Commercial/Office	Phase 2	3.7±		5,000	15,000	4,000
5	Pod 2	Residential SF	Phase 1	50±	250			
13	Pod 3	Parks/Open Space/Buffers	All Phases	51.6 ±*				
14	WET	Wetlands		42 ±				
	Totals			115.7±	250	5,000	15,000	4,000

* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 115.7± acres

Net Land Area = 74 acres (115.7 acres total - 42 acres wetlands and open water)

Minimum Open Space = 23.14± acres (20% of gross land area)

Total residential units = 250

Single Family Residential 250 units (100% of total residential units) **Attached Residential 0 units** (0% of total residential units)

Comm/Office 3.7 acres = 5% of net land area (Minimum commercial acreage 3.7 acres (5%), Maximum commercial acreage 18.5 (25%))

Residential 50 acres = 67% of net land area (Minimum residential acreage 37 acres (50%), Maximum residential acreage 59.2 acres (80%))

Public square 3.7 acres = 5% of net land area (included in recreation and open space)

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