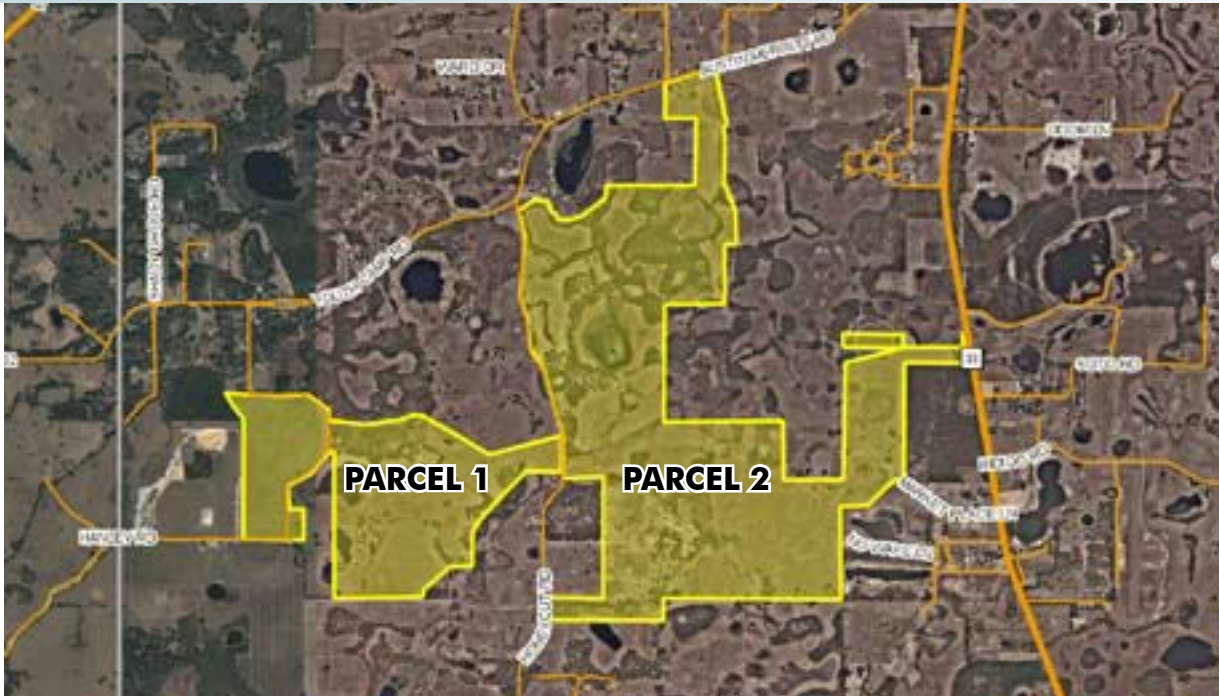


RESIDENTIAL DEVELOPMENT LAND

1,494± acres
Lake County, FL

LAND FOR SALE



BOTH PARCELS

UTILITIES City of Mascotte. Water and sewer will be available from SR33 in 2015.

YIELD The two properties combined currently yields up to 1140-1340 residential units. City of Mascotte's expansion of sewer/water could increase yield to 2,000± units.

PARCEL 1

LOCATION Located south of Youth Camp Road on the west side of Honeycut Road in northwest Lake County. Property can be accessed via Honeycut Road or Sundridge Road.

SIZE 412± acres

PRICE \$4,944,000 (\$12,000/acre)

ZONING/FUTURE LAND USE

This property has been annexed into the City of Mascotte and is ideal for a mixed use development future land use.

ROAD FRONTAGE 620± on west side of Honeycut Road.

PARCEL 2

LOCATION Located west of State Road 33, south of Austin Merritt Road, and east of Honeycut Road in northwest Lake County, FL.

SIZE 1,082± acres

PRICE \$12,984,000 (\$12,000/acre)

ZONING/FUTURE LAND USE This property has been annexed into the City of Mascotte and its Future Land Use designation on the new comprehensive plan is Rural Residential. This Future Land Use allows for 1 unit/acre and would yield 900-1,000 units for the property. A rezoning would be required and should allow for clustering of the residential units.

ROAD FRONTAGE 837± on west side of SR33; 1,110± on south side of Austin Merritt Road 6,737± on east side of Honeycut Road.

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

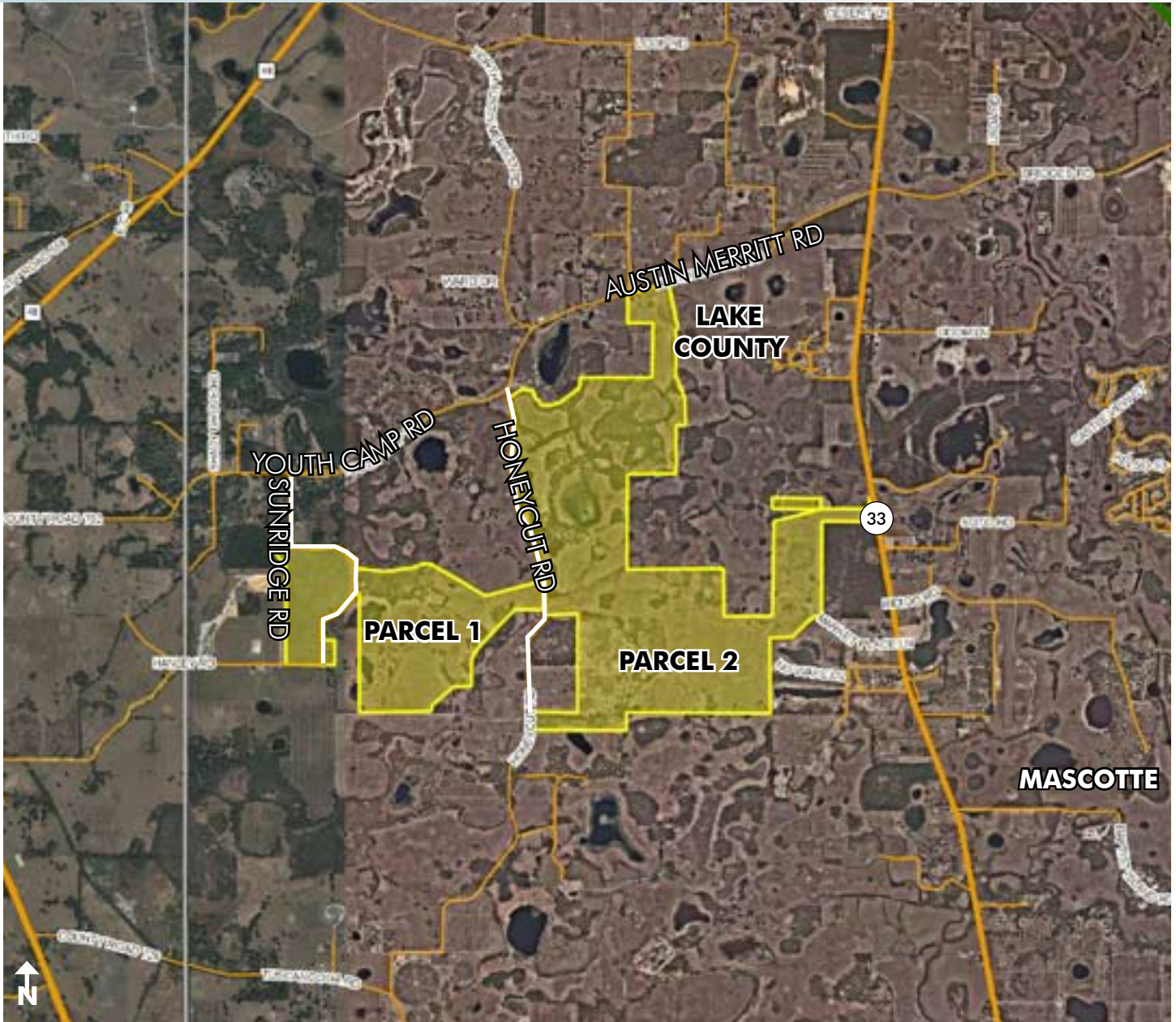
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407-422-3144 | www.maurycarter.com



RESIDENTIAL DEVELOPMENT LAND

1,494± acres
Lake County, FL



REGIONAL MAP

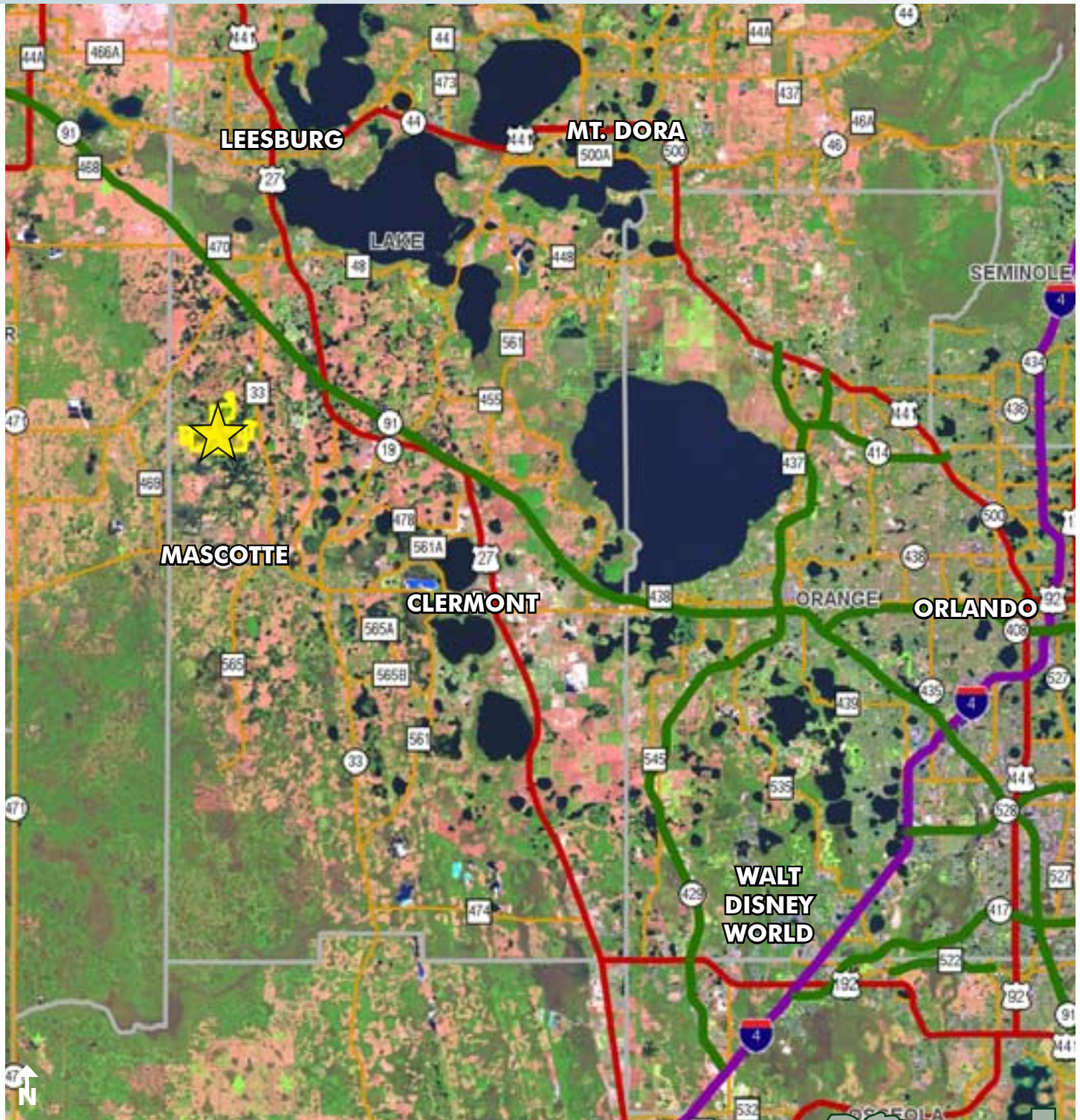
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LOCATION MAP

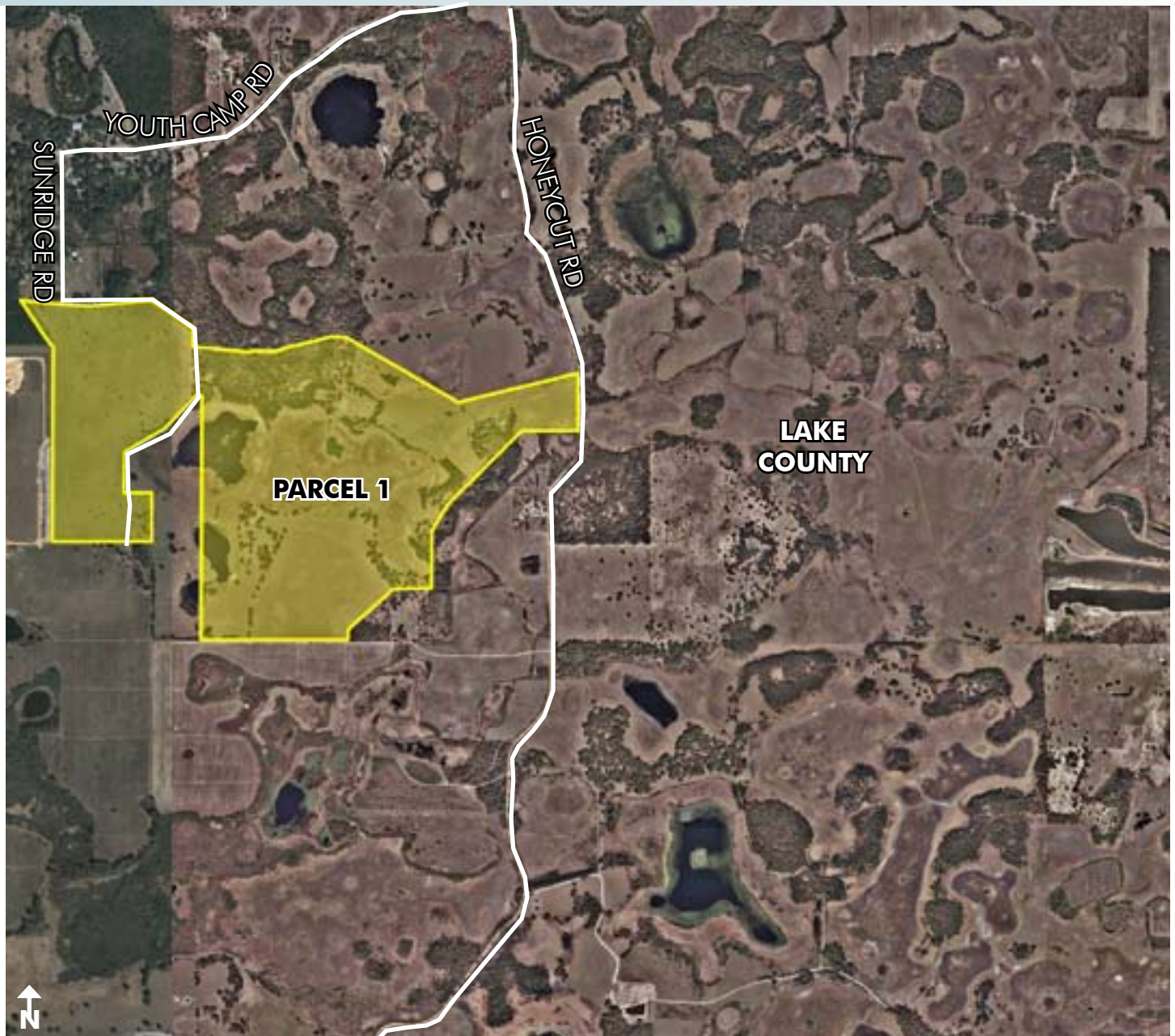
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PROPERTY MAP

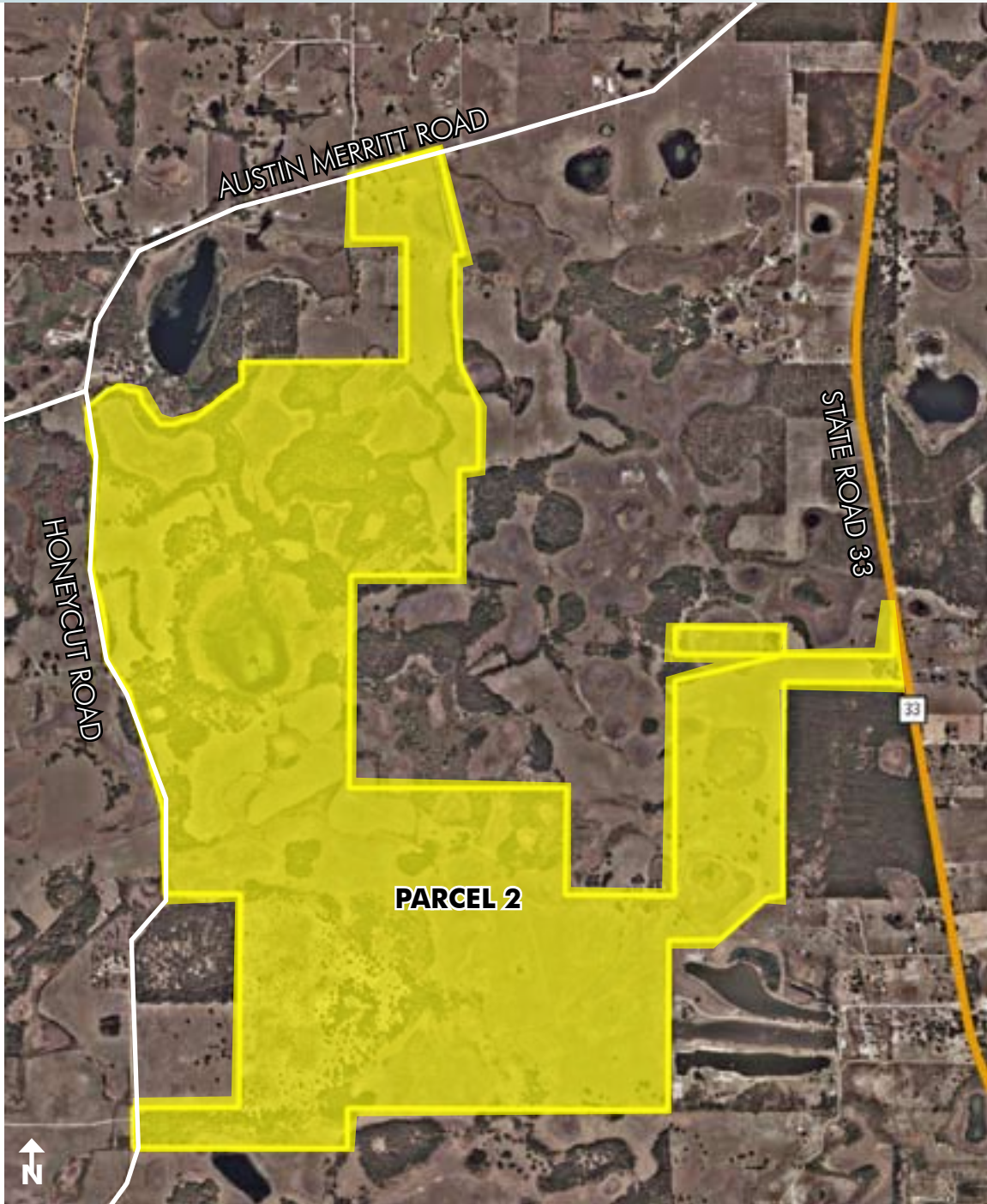
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PROPERTY MAP

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