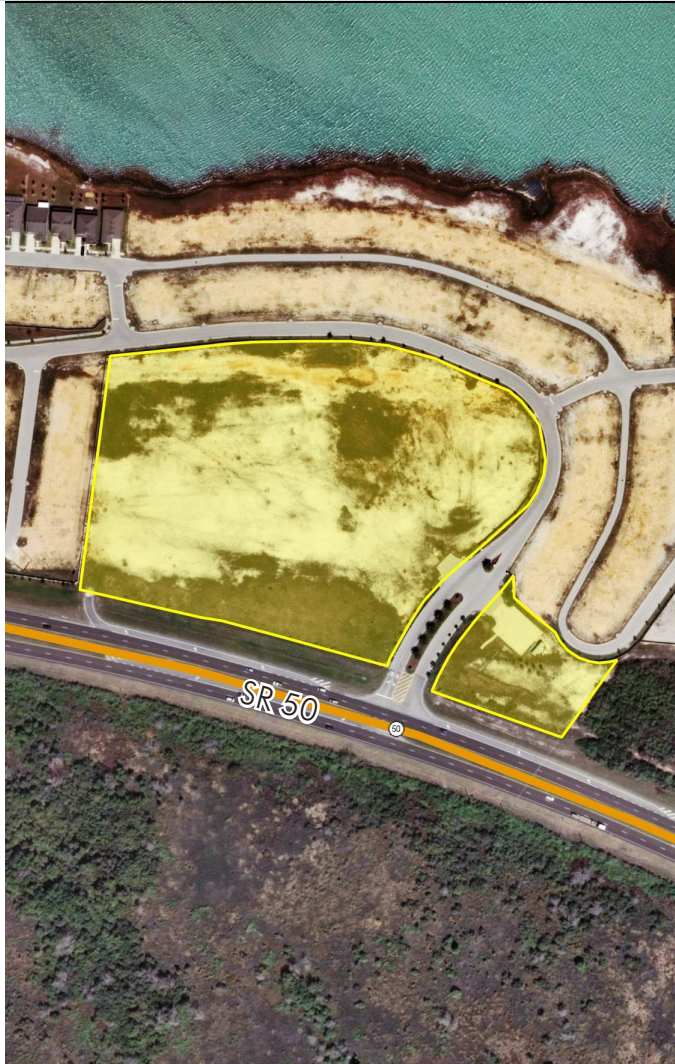


SR 50 AND WATERSIDE POINTE DRIVE

11.3± acres
Groveland, FL

**MAJOR PRICE
REDUCTION**



LOCATION

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

SIZE

11.3± acres

PRICE

WAS \$600,000 (\$1.22/sf)
THEN \$549,000 (\$1.12/sf)
**MAJOR PRICE REDUCTION -
NOW \$125,000 or \$0.25/sf**

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.

ROAD FRONTAGE

10± acre parcel: 540± feet on N side of SR 50 and 270± feet on west side of Waterside Pointe Dr
1.3± acre parcel: 270± feet on N side of SR 50 and 240± feet on east side of Waterside Pointe Dr

DESCRIPTION

Consists 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.

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

UTILITIES

City of Groveland.

ALTERNATE KEYS

10± acres: 3854769; 3870211
1.3± acres: 3854770

IMPACT FEES

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

BANK OWNED LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

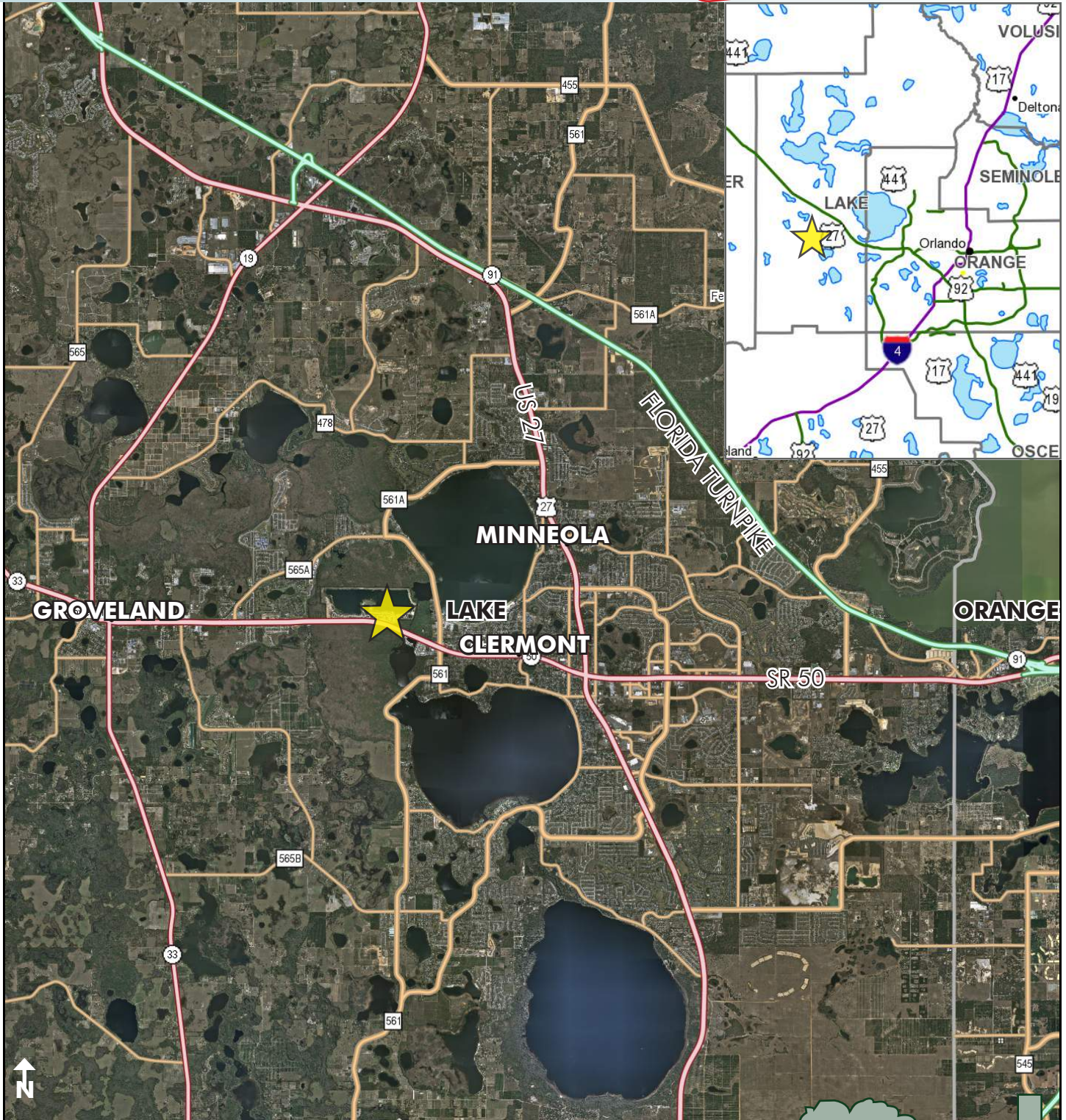
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



SR 50 AND WATERSIDE POINTE DRIVE

11.3± acres
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**MAJOR PRICE
REDUCTION**



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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SR 50 AND WATERSIDE POINTE DRIVE

11.3± acres
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**MAJOR PRICE
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PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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WaterSide

pointe SM

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

