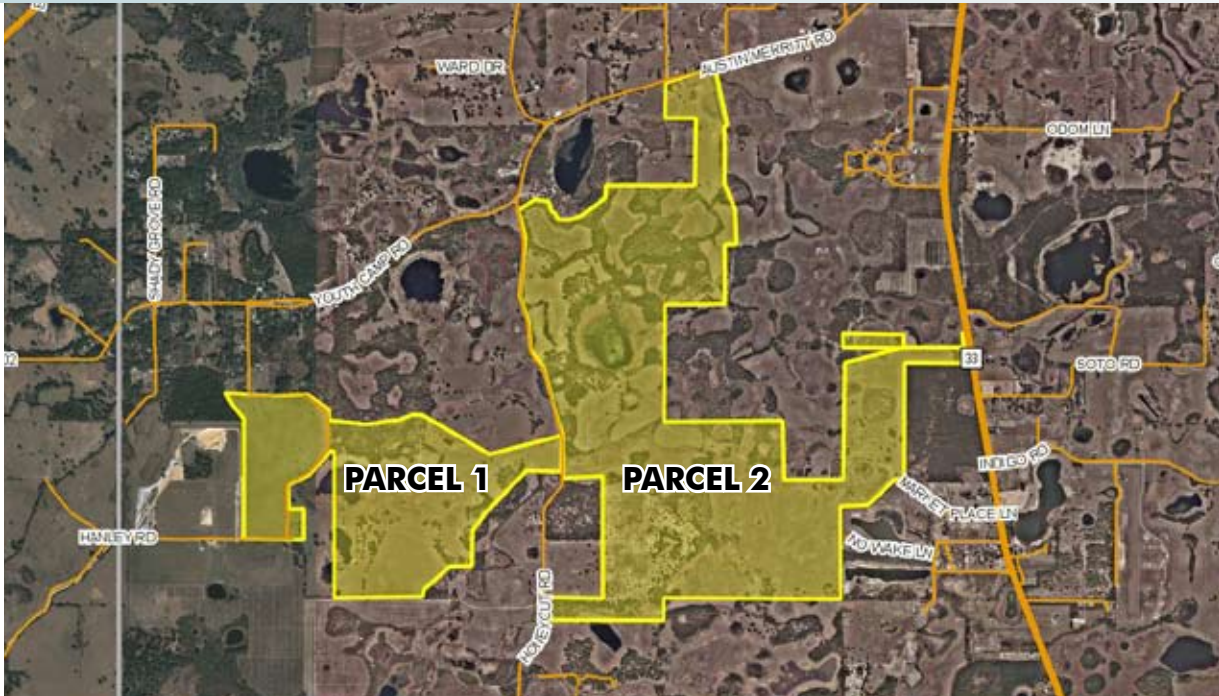


# RESIDENTIAL DEVELOPMENT LAND

1,494± acres  
Lake County, FL

LAND FOR SALE



## BOTH PARCELS

**YIELD** The two properties combined currently yields up to 1140-1340 residential units. 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.

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

## 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.

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

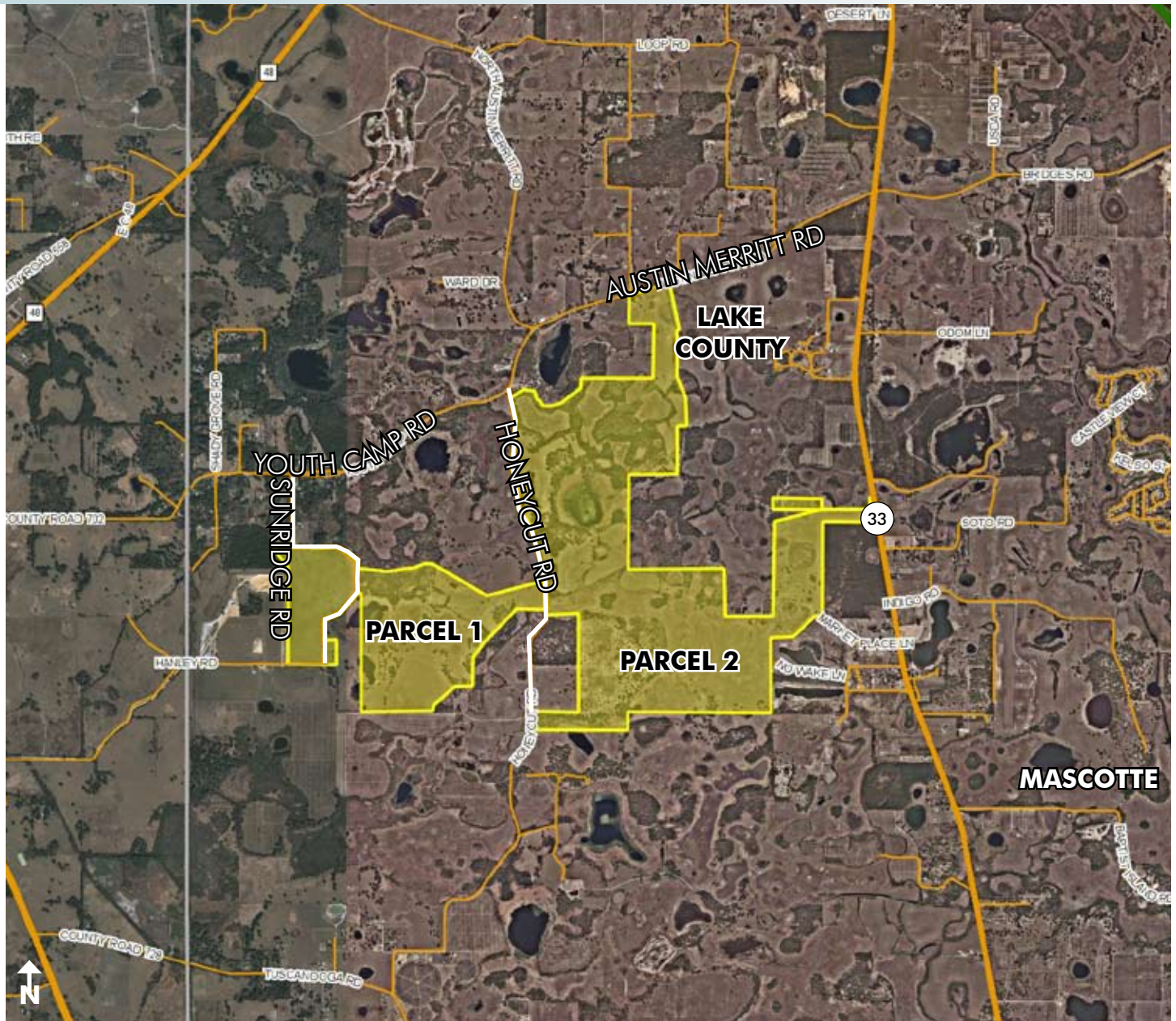
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REGIONAL MAP

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

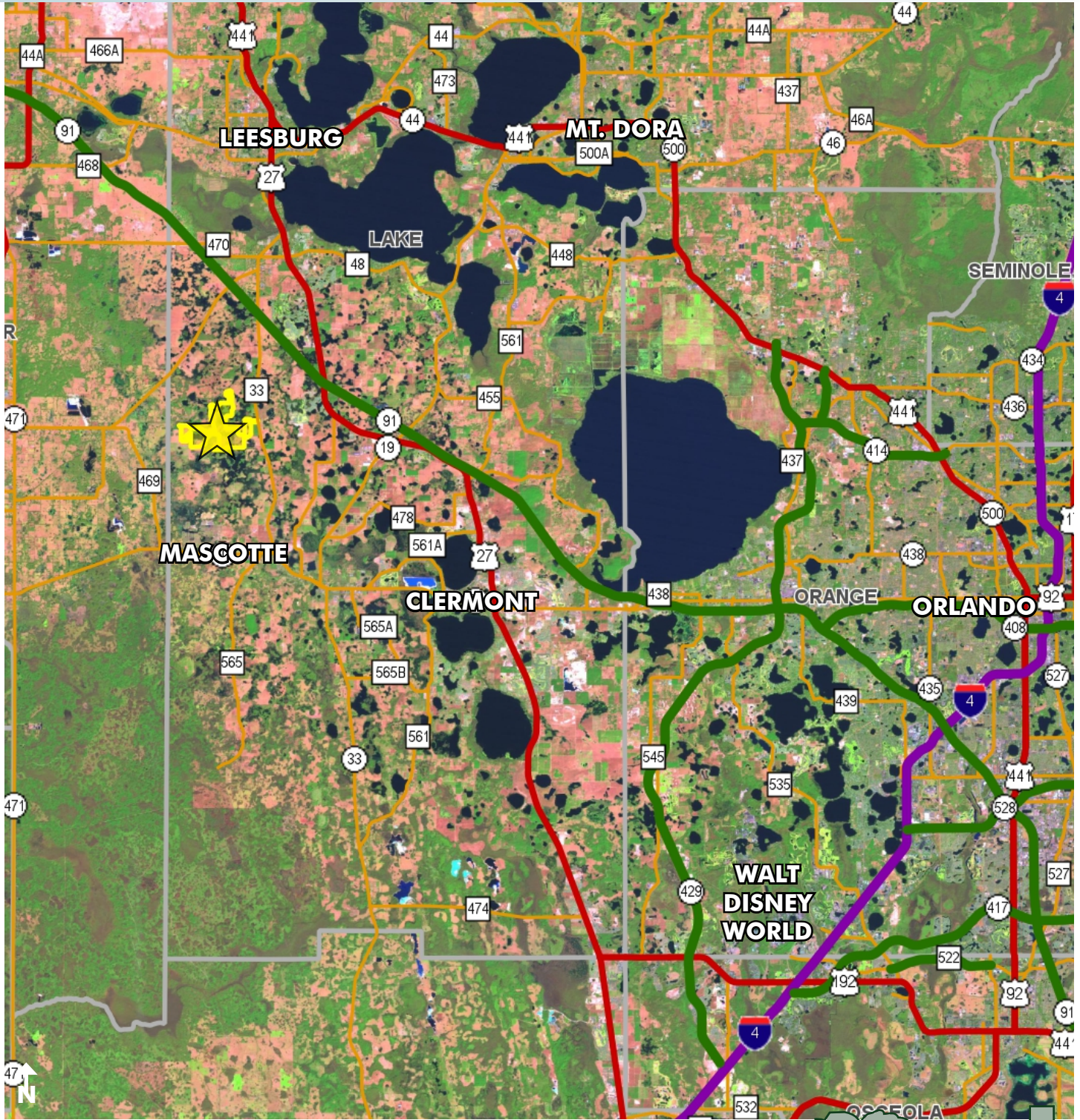
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LOCATION MAP

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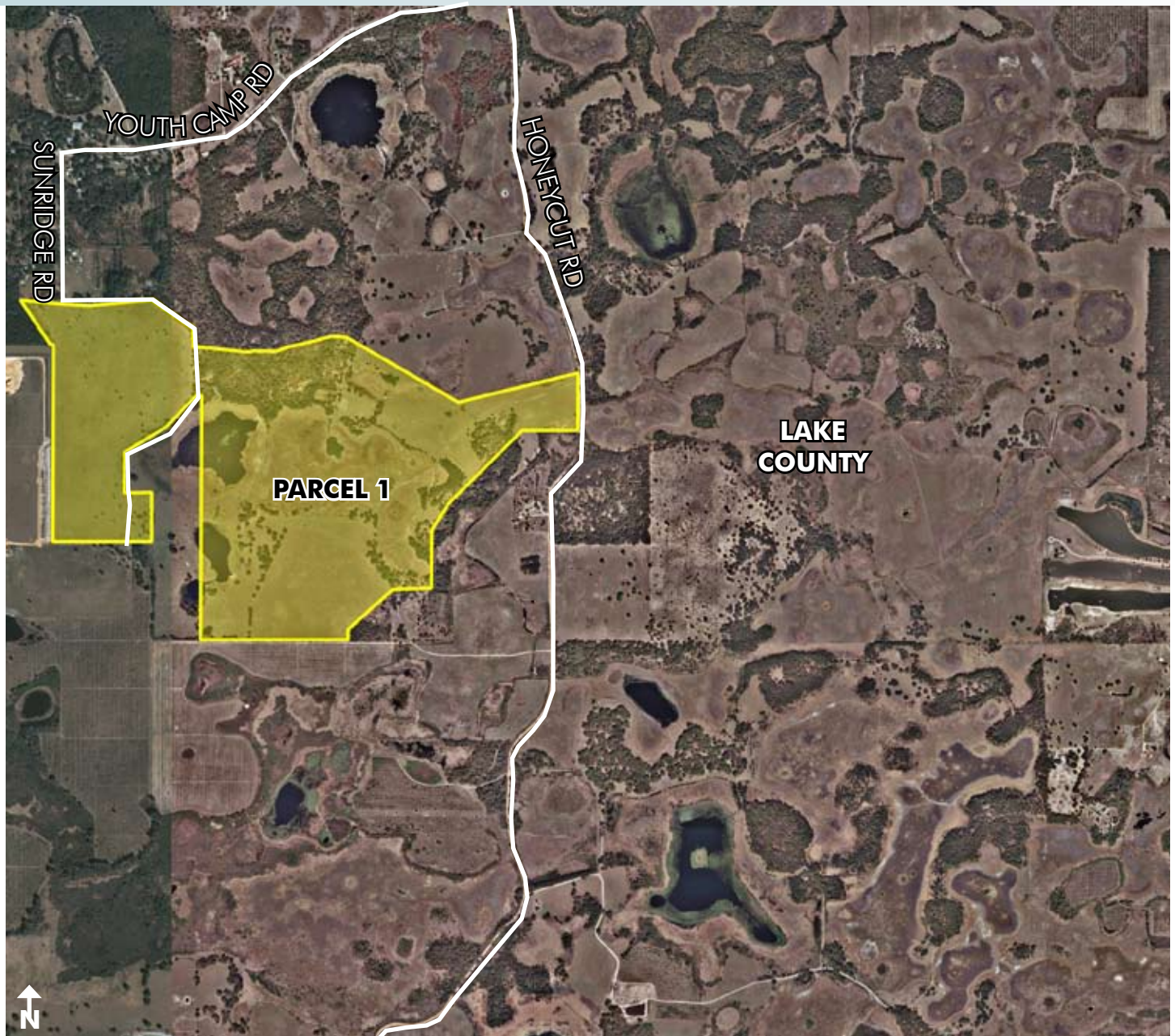
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PROPERTY MAP

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

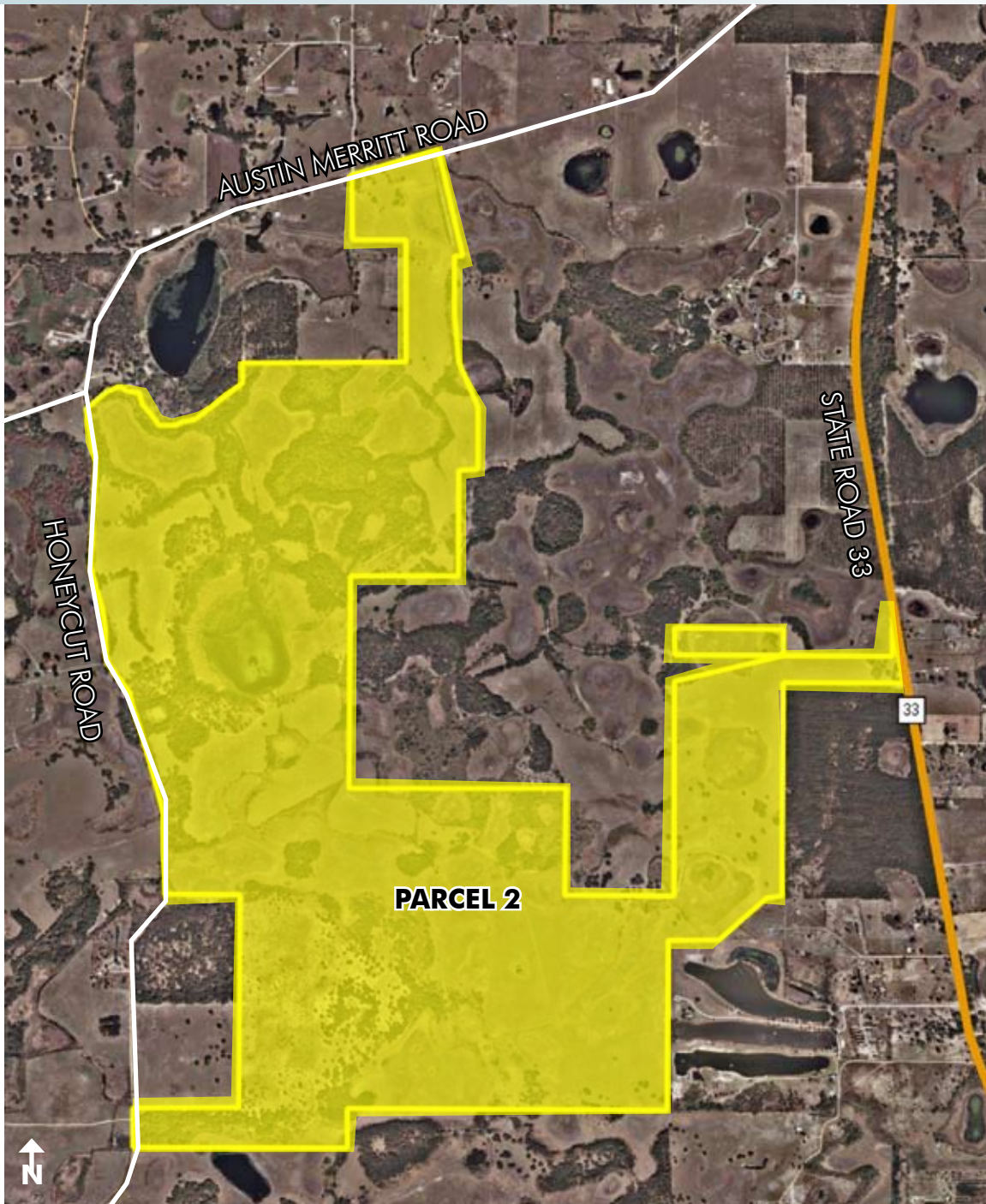
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PROPERTY MAP

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