

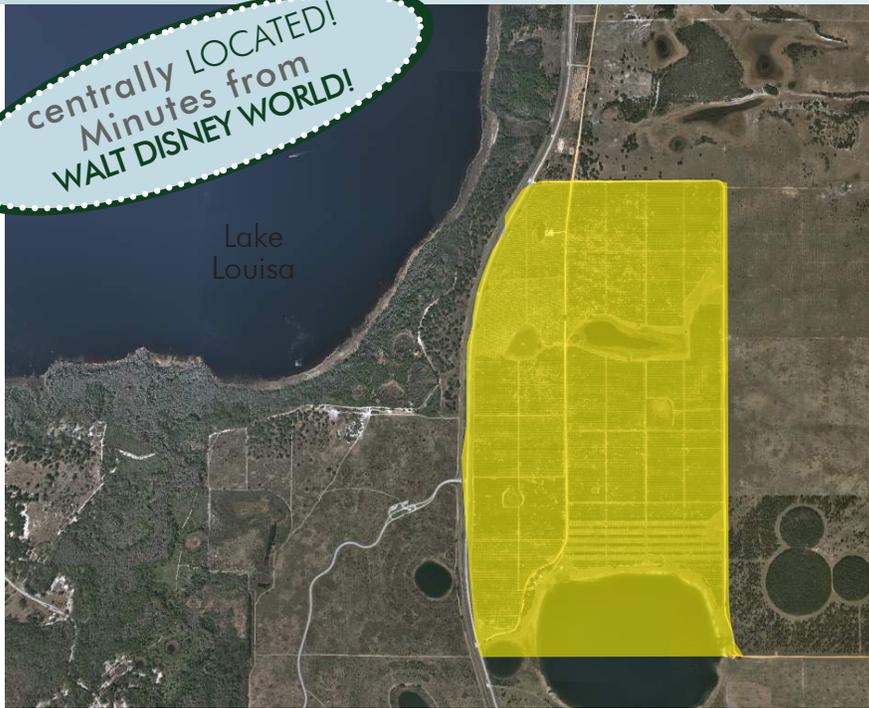
LAKE COUNTY PLANNED TOWN CENTER

MIXED USE LAKEFRONT

721± acres • Lake County, FL

INCREDIBLE
development
OPPORTUNITY!

centrally LOCATED!
Minutes from
WALT DISNEY WORLD!



LOCATION

Located on east side of US 27 approx. 2 miles south of Clermont in Lake County, FL.

SIZE

721± acres
Seller will divide.

FRONTAGE

Road: 1.5 miles on US 27
1.8 miles on Schofield Rd.
Lake: 1 mile on Trout Lake

FLU/WELLNESS WAY AREA PLAN

FLU is Urban Low (4du/ac) in Lake County. This property is part of the Wellness Way Area Plan - Planned for Town Center including mixed uses such as retail/office, residential/multi-family, etc (subject to permitting and other processes).

DESCRIPTION

- Planned Gateway to Southeast Lake County, from neighboring Horizon's West to the east.
- Accessibility to Florida's Turnpike, SR 408, I-4 and adjacent to the planned Wellness Way Access Road which will connect US 27 to SR 429 at the SR 429/New Independence Pkwy interchange.
- This area is a prime location for development and growth for both commercial and residential uses. Strong economic growth is expected to continue in the region.
- Approximately 15 minutes to downtown Clermont, South Lake Hospital, Hamlin and Horizons West, and shopping/entertainment.
- This property has excellent aesthetic appeal with rolling hills and stunning lakefront views of Trout Lake and Lake Louisa, with one mile of frontage along Trout Lake.
- Neighbored by residential subdivisions and a golf and country club. Lake Louisa State Park is located directly across from the subject on US 27. The park encompasses 4,500 acres with full-facility campsites, hiking and biking trails, fishing and more.
- Within commuting distance to downtown Orlando, Kissimmee, and Disney World Resort/Disney Springs and the tourist corridor.

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

LAND FOR SALE

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DESCRIPTION

Excellent mixed use site offering natural beauty and recreation within a short distance from city amenities. Planned as the "Gateway to Southeast Lake County" from Horizon's West to the East, this site is located approximately 30 minutes from Walt Disney World and the attractions, 15 minutes from Downtown Clermont and Hamlin/Horizons West and within commuting distance to Downtown Orlando. Extensive economic activity in Lake County make this prime property for development and growth for both commercial and residential uses in the area. Strong economic growth is expected to continue in the region.

Natural elements give this site incredible aesthetic appeal, featuring rolling hills and picturesque lakefront views of Trout Lake and Lake Louisa, with 1 mile of frontage along Lake Trout. Recreational possibilities abound with a conservation area and nature trail in the works and local attractions such as the neighboring Lake Louisa State Park drawing visitors from across the country. Perfect balance for development and nature.

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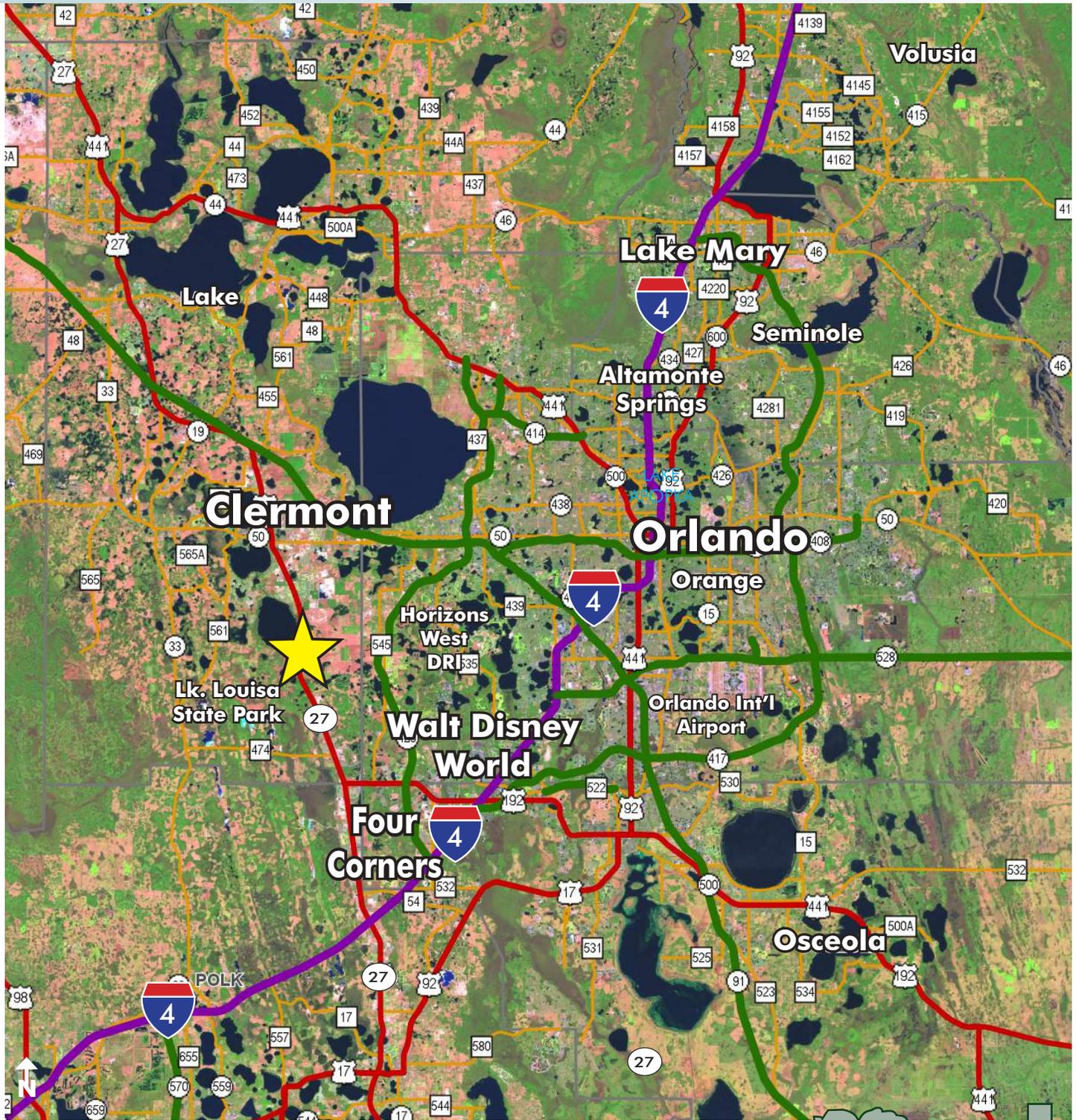
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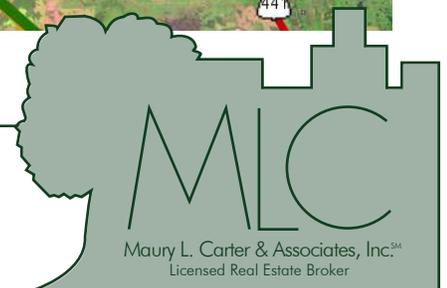
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LOCATION MAP

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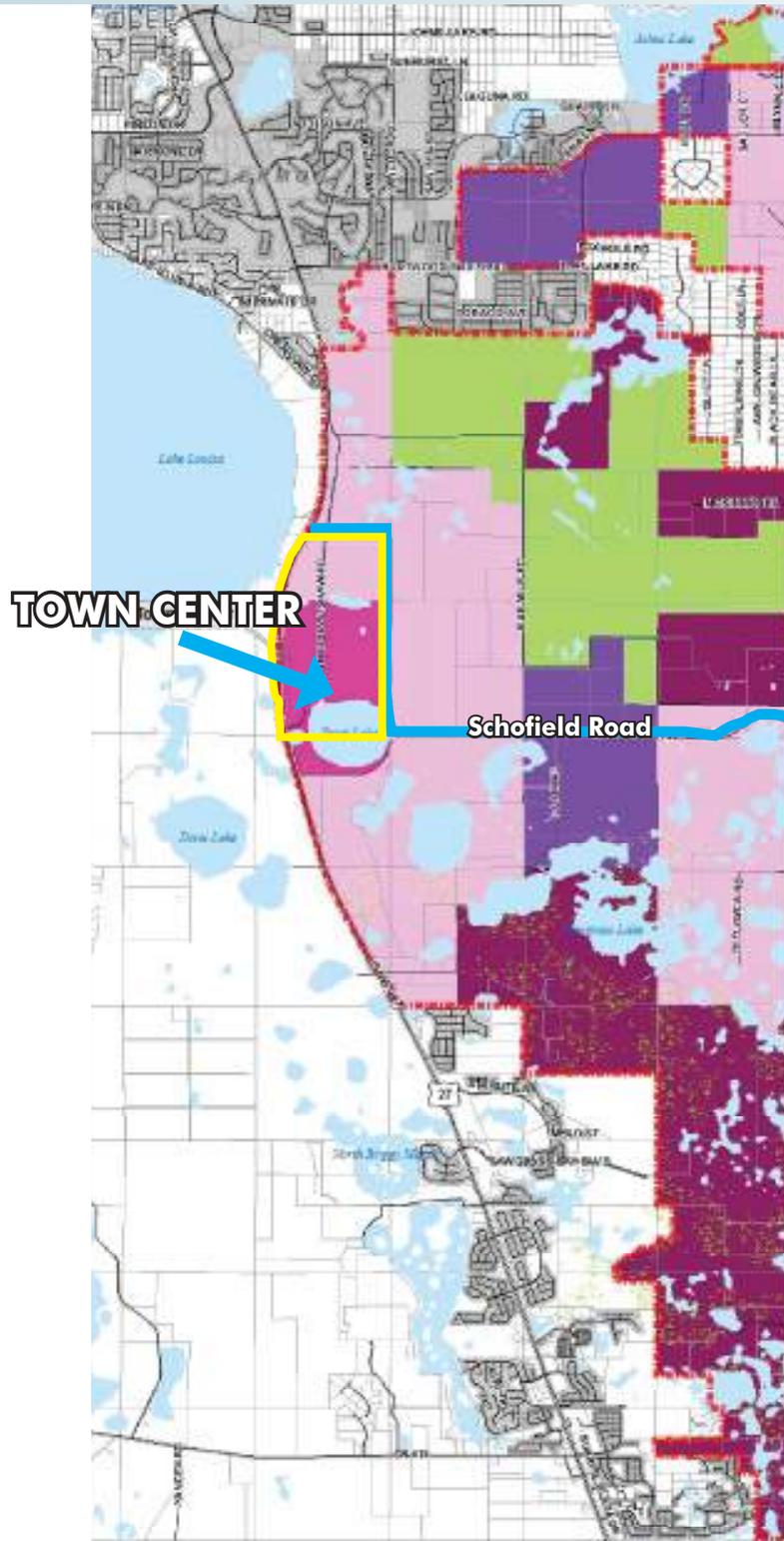
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LEGEND

- County Boundary
- WWUSA Boundary
- Conserv II Area
- Wetlands
- Wellness Way - Service Areas**
- Wellness Way 1
- Wellness Way 2
- Wellness Way 3
- Wellness Way 4
- Town Center

WELLNESS WAY FUTURE LAND USE

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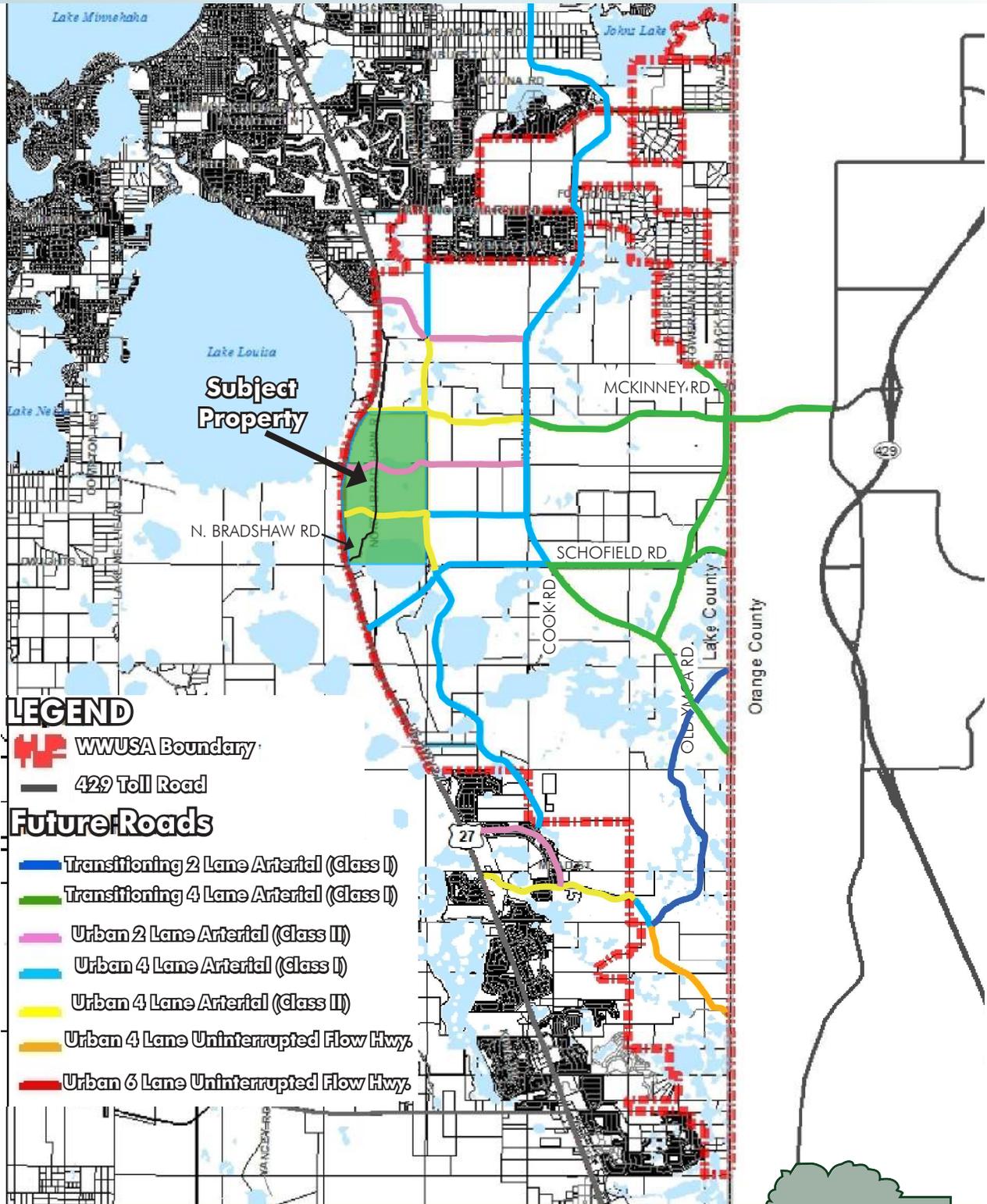
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WELLNESS WAY FUTURE ROADS MAP

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REGIONAL MAP

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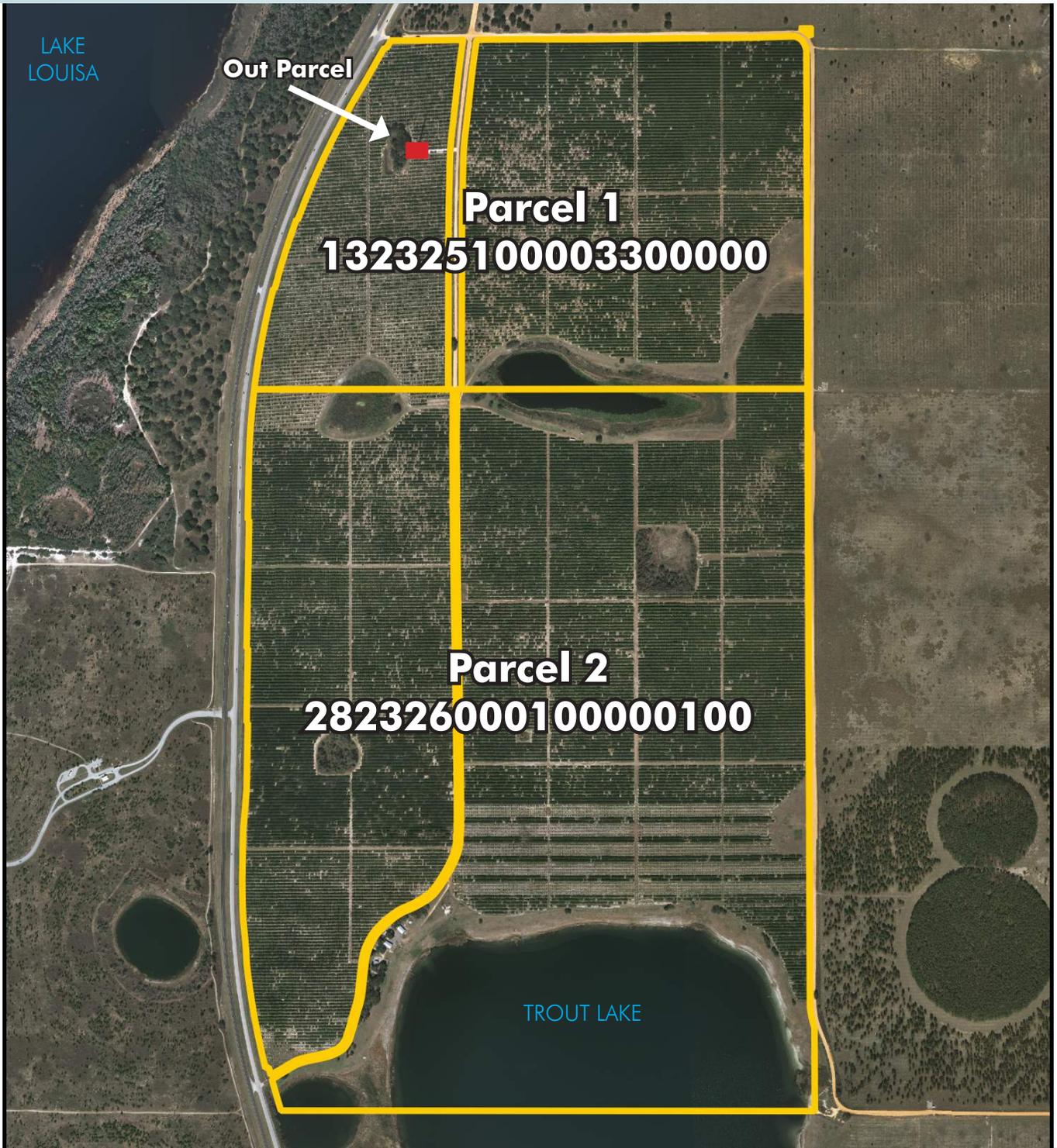
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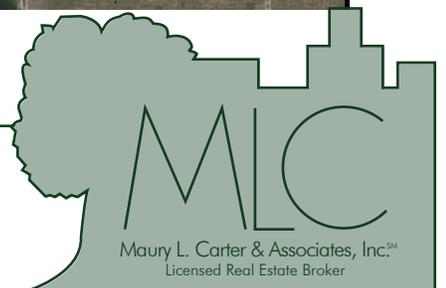
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PROPERTY MAP

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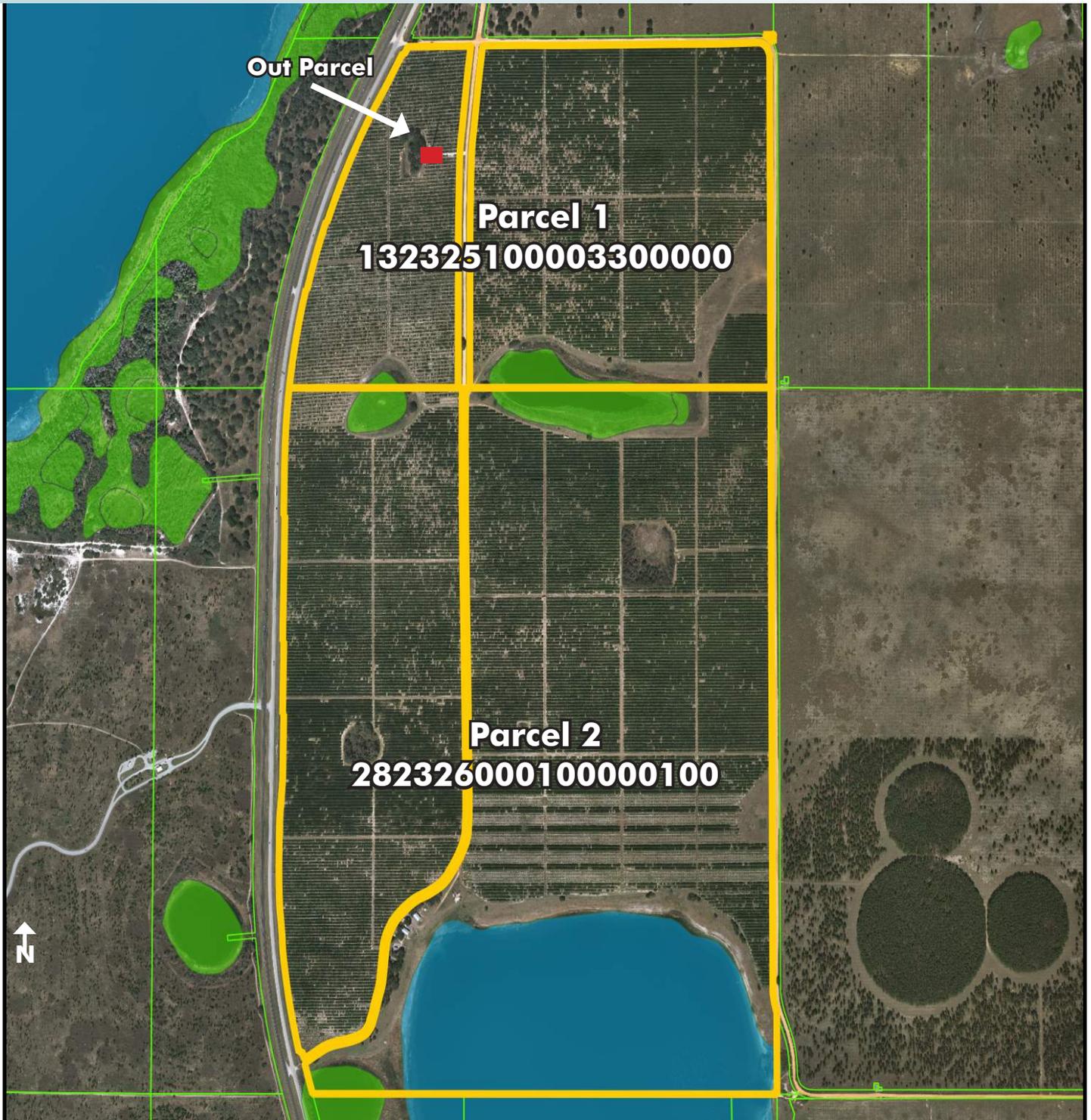
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WETLANDS MAP

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BEAUTIFUL
old FLORIDA scenery



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