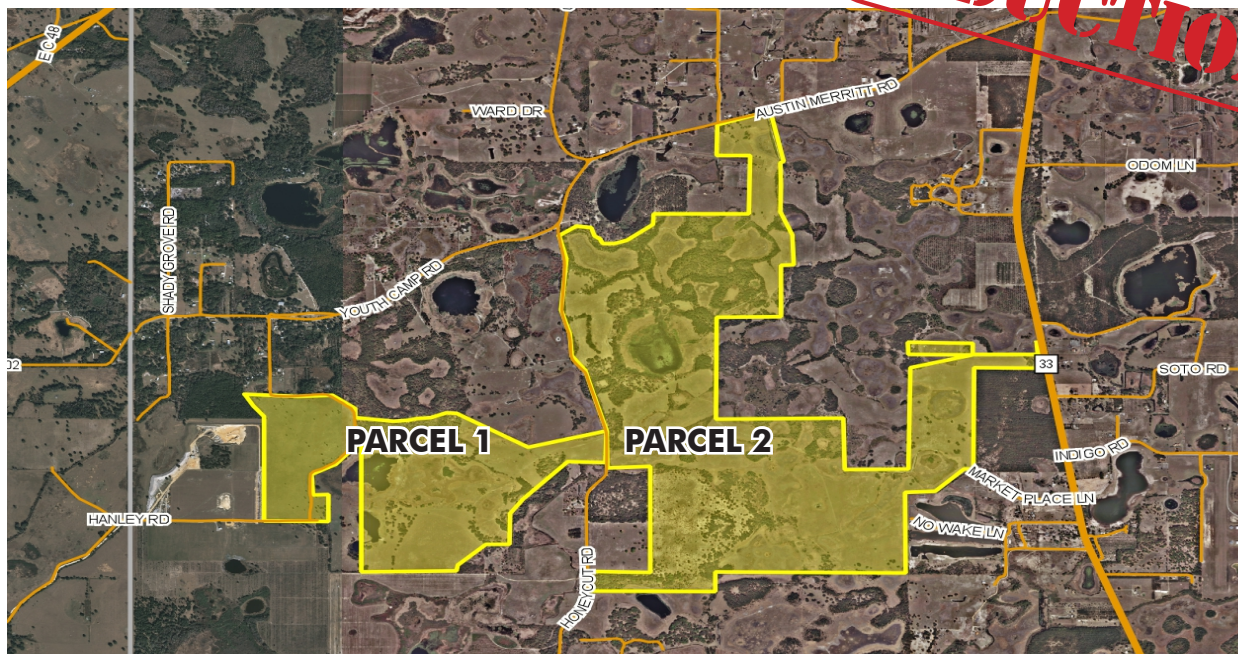


RESIDENTIAL DEVELOPMENT LAND

1,494± acres
Lake County, FL

**MAJOR PRICE
REDUCTION**



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

NOW: \$2,265,000 (\$5,498/acre)

54% Reduction in price

WAS: ~~\$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.

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

NOW: \$5,954,000 (\$5,503/acre)

54% Reduction in price

WAS: ~~\$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.

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

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

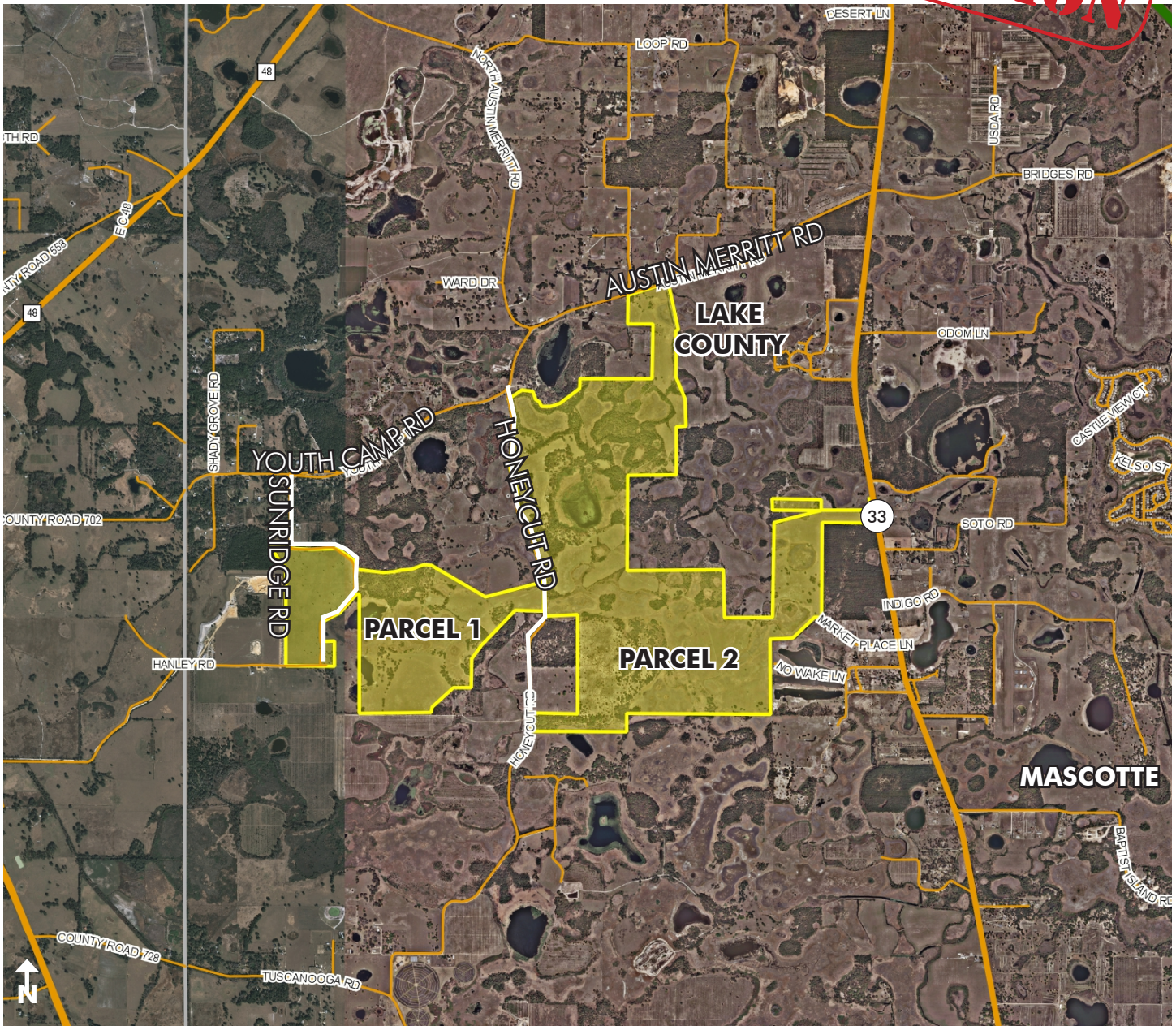
Maury L. Carter & Associates, Inc.
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RESIDENTIAL DEVELOPMENT LAND

1,494± acres
Lake County, FL

**MAJOR PRICE
REDUCTION**



REGIONAL MAP

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

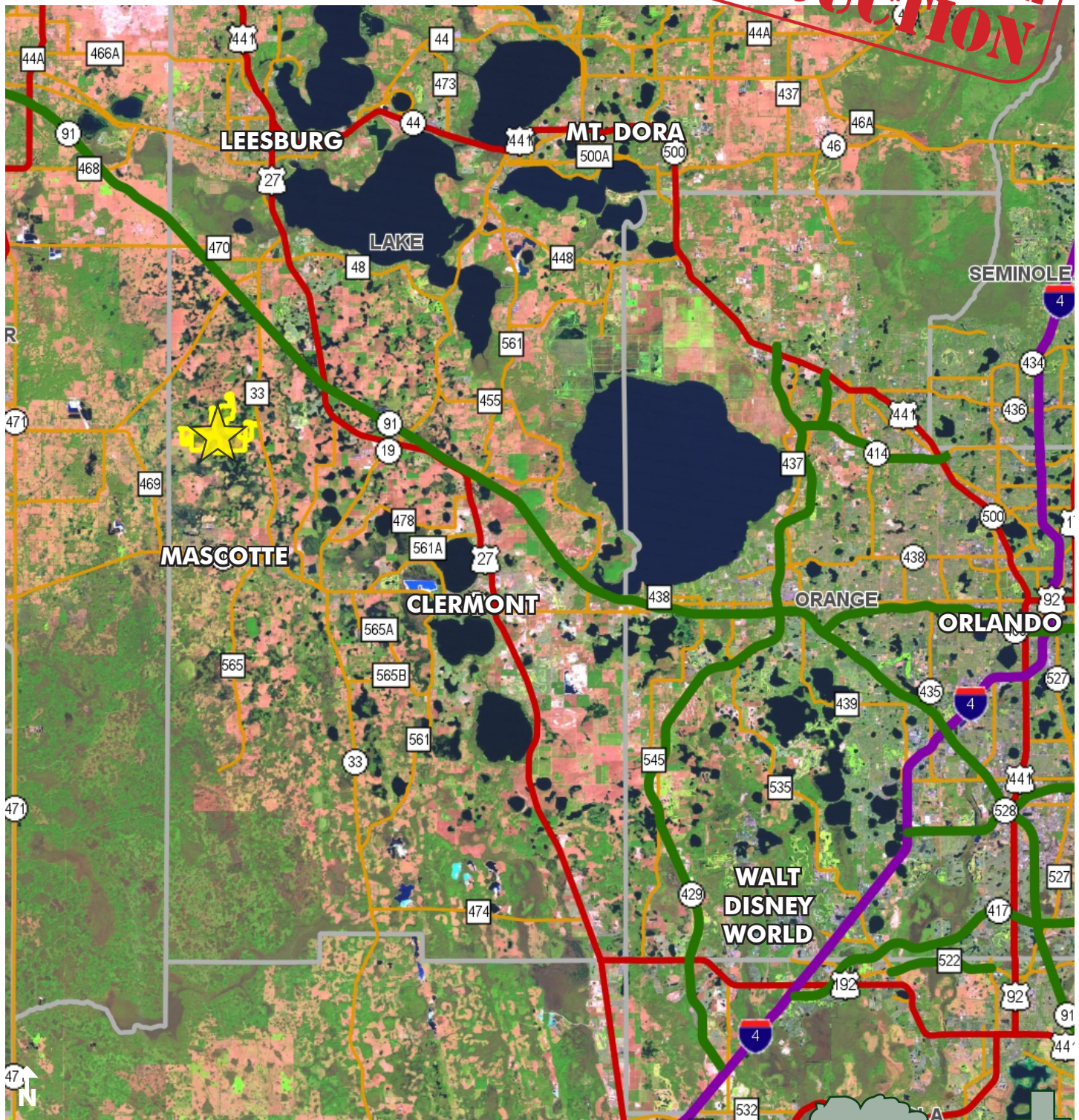
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LOCATION MAP

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

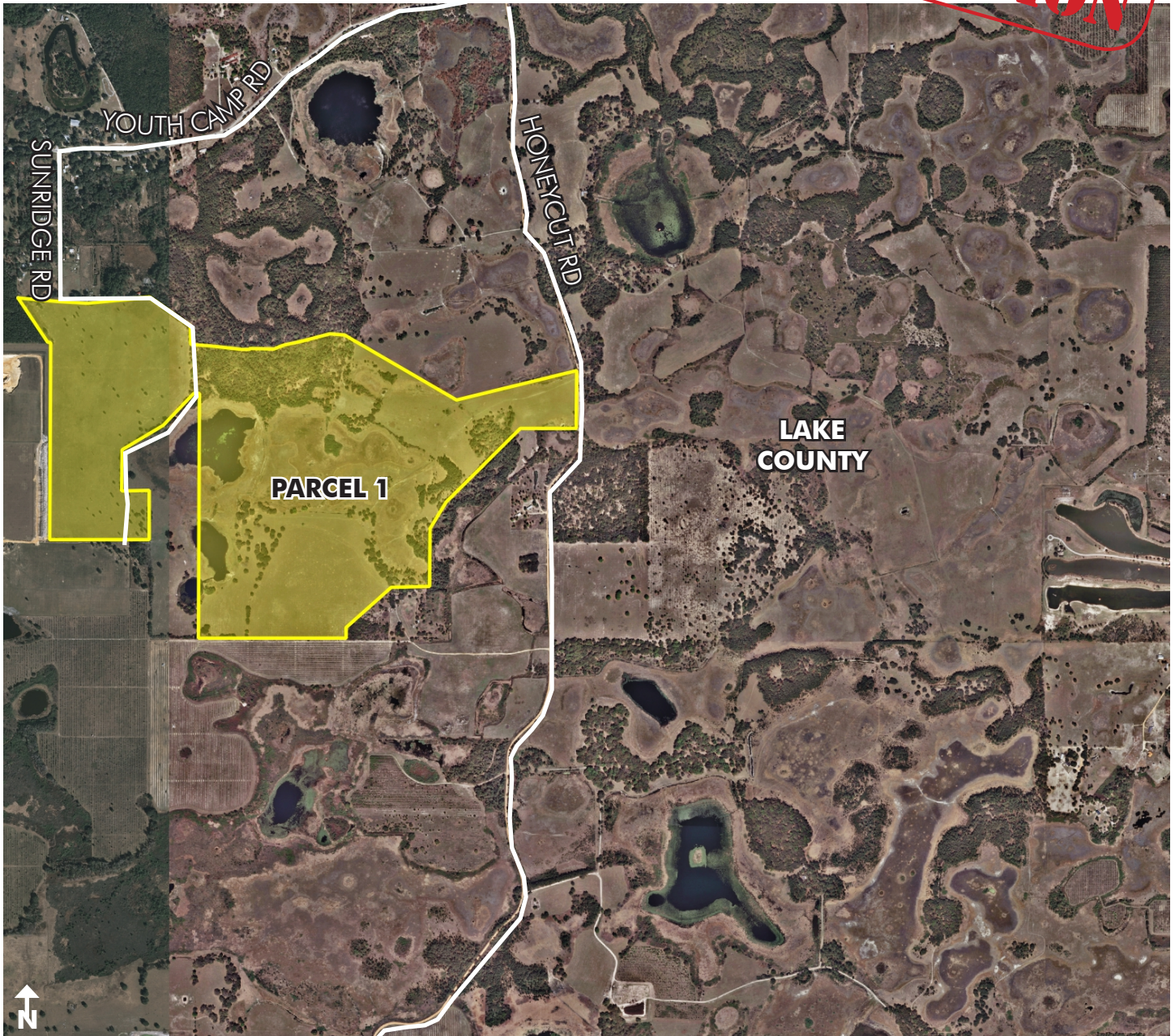
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PROPERTY MAP

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

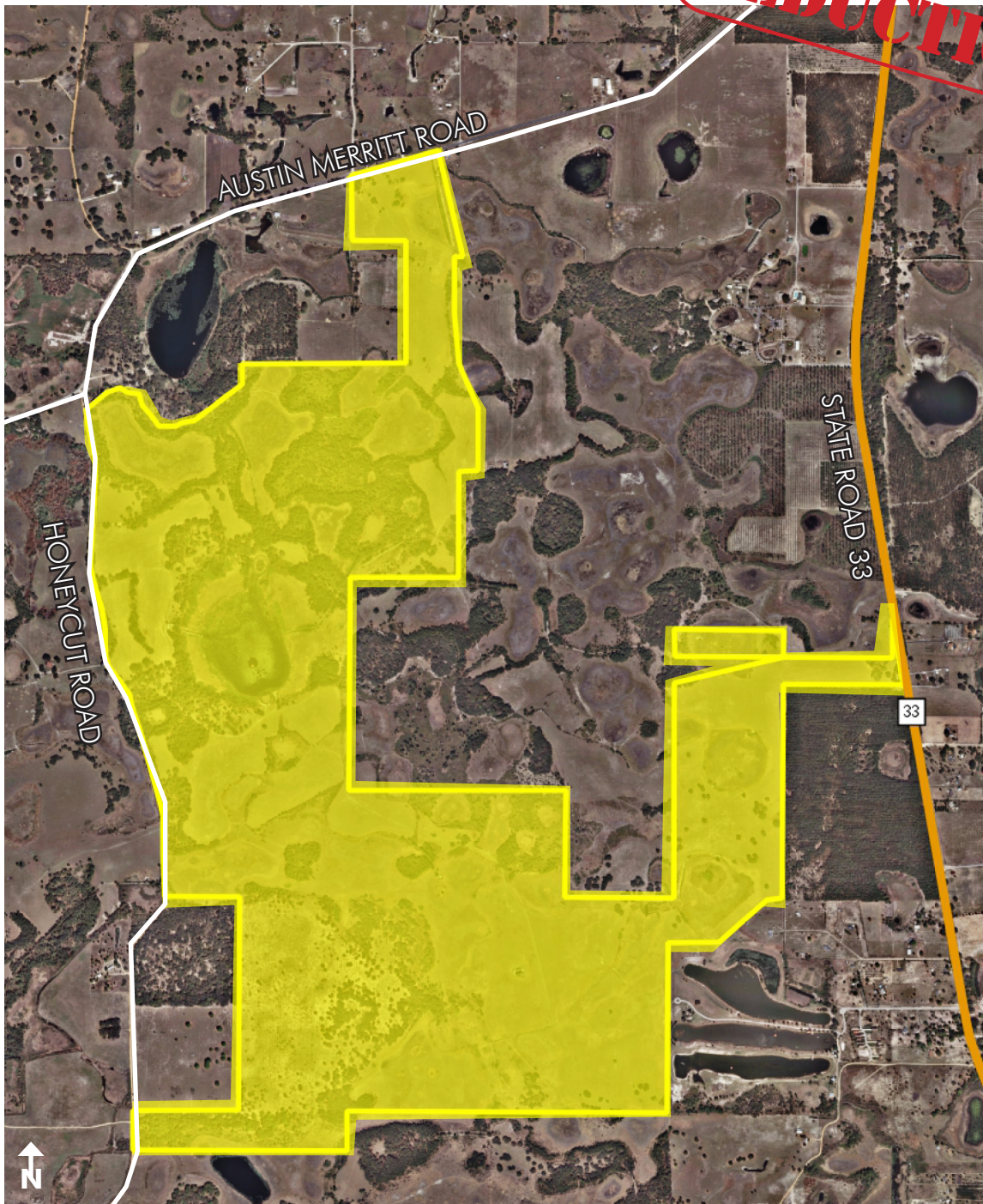
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PROPERTY MAP

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PROPERTY PHOTOS

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