

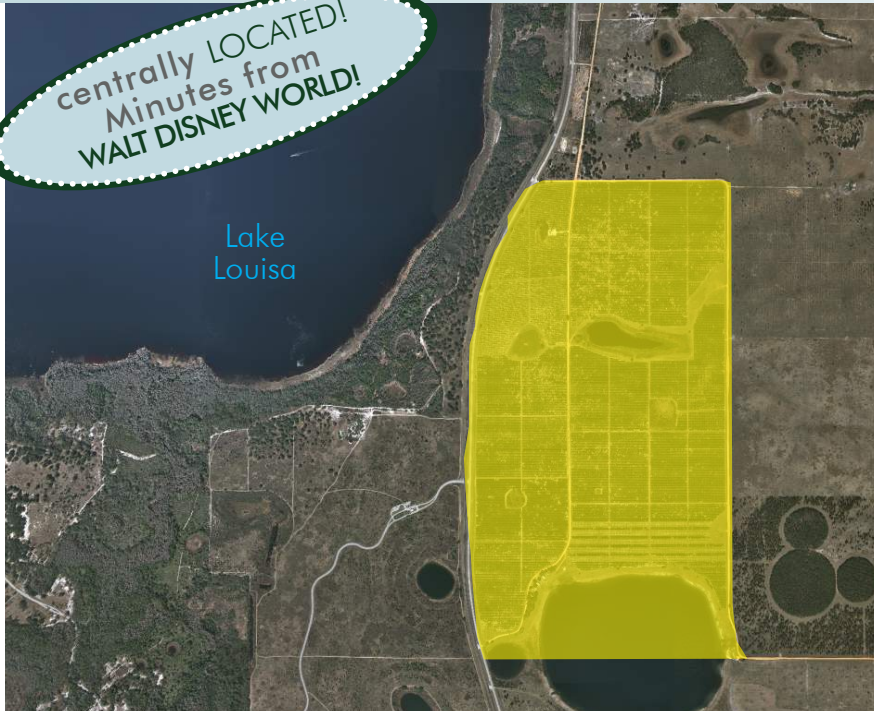
PRIME RESIDENTIAL LAKEFRONT LAND

WITH ADDITIONAL COMMERCIAL POTENTIAL

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

FLU is Urban Low (4du/ac) in Lake County. Judge rules that Wellness Way project is out of compliance. Therefore, this 721 ± acre parcel is one of the ONLY properties in the immediate Lake County area to retain residential zoning. **DON'T MISS OUT!**

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.

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

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DEVELOPMENT LAND FOR SALE

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DEVELOPMENT LAND FOR SALE

DESCRIPTION

Excellent development 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 makes 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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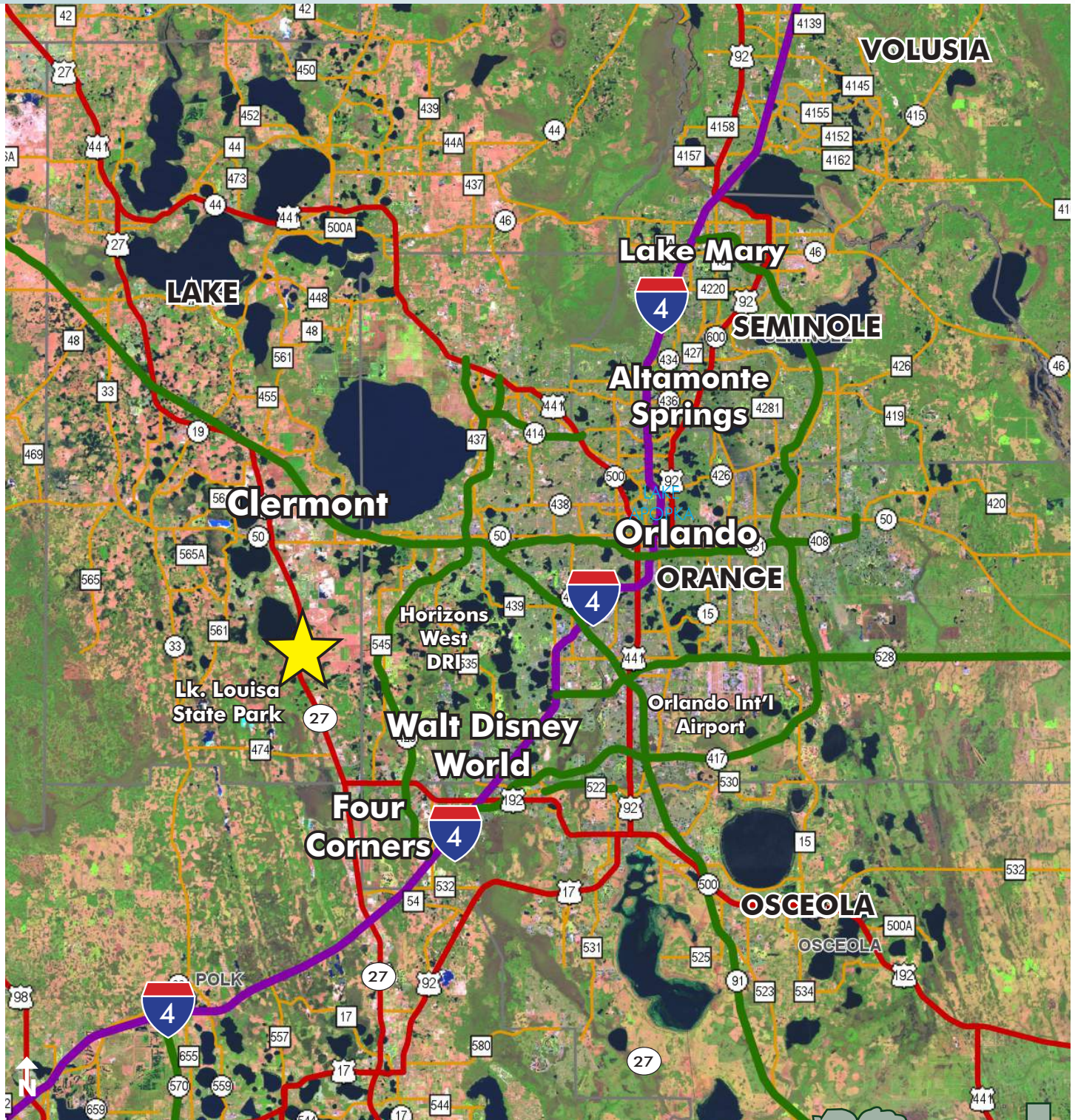
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LOCATION MAP

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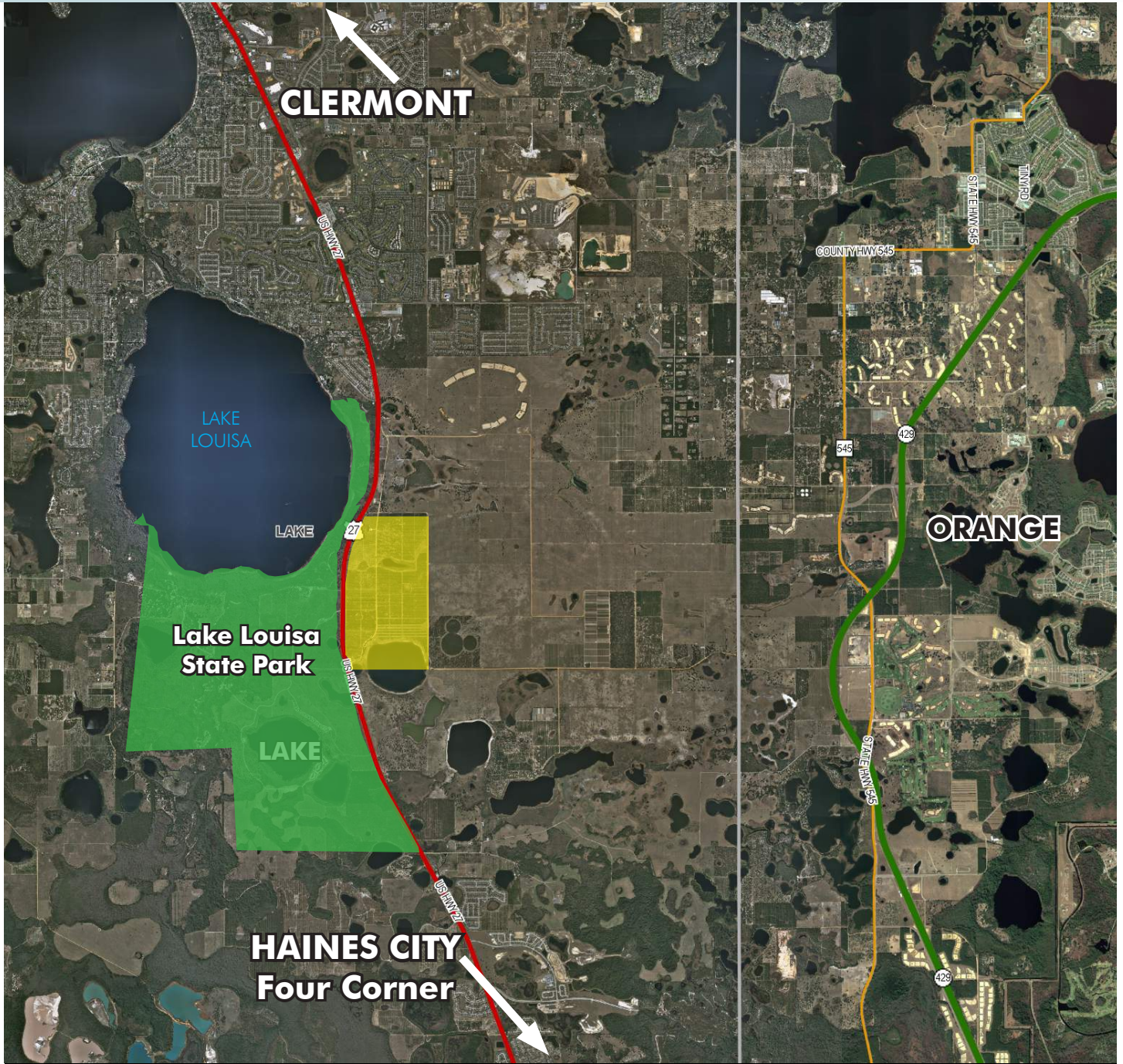
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REGIONAL MAP

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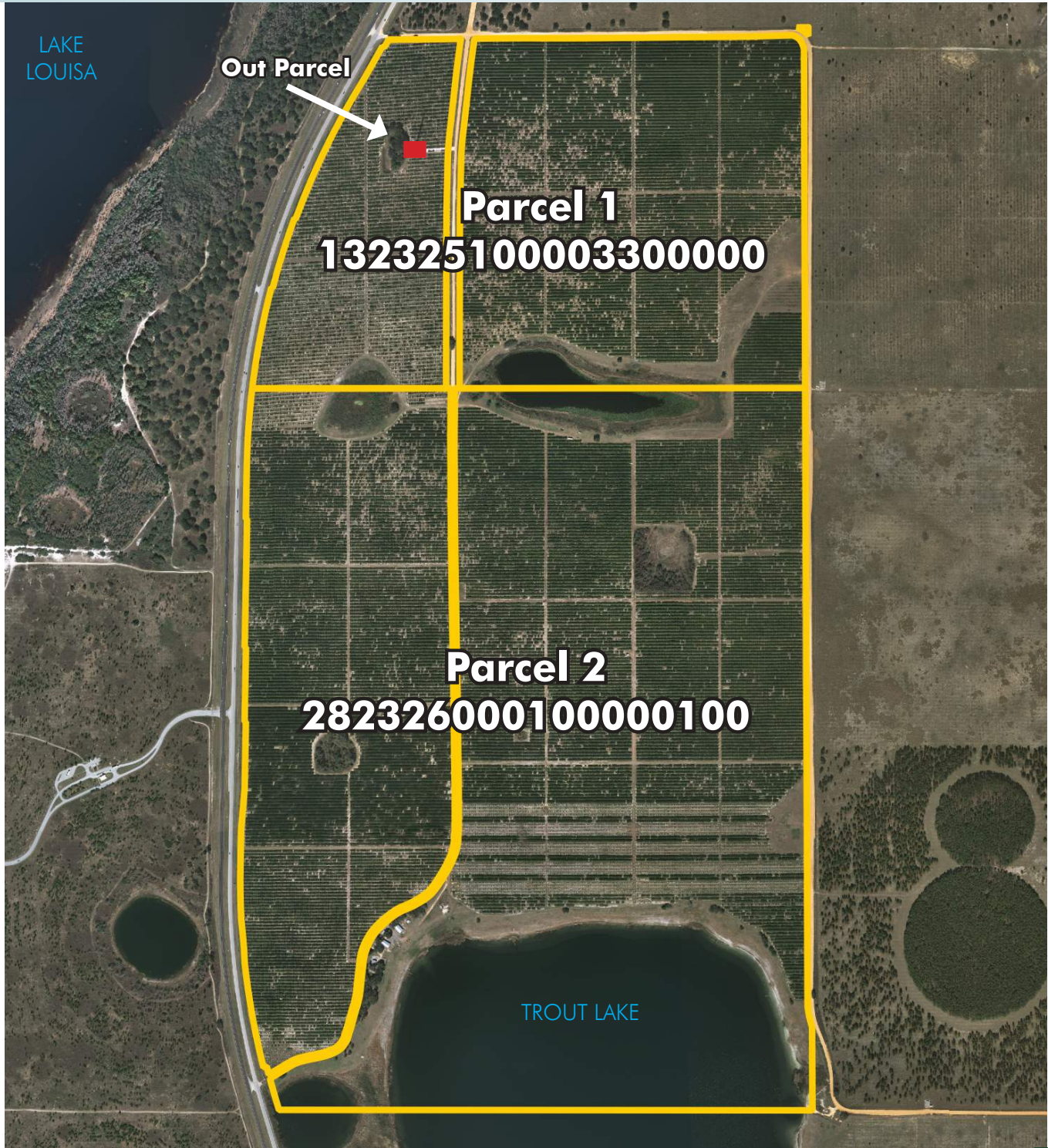
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PROPERTY MAP

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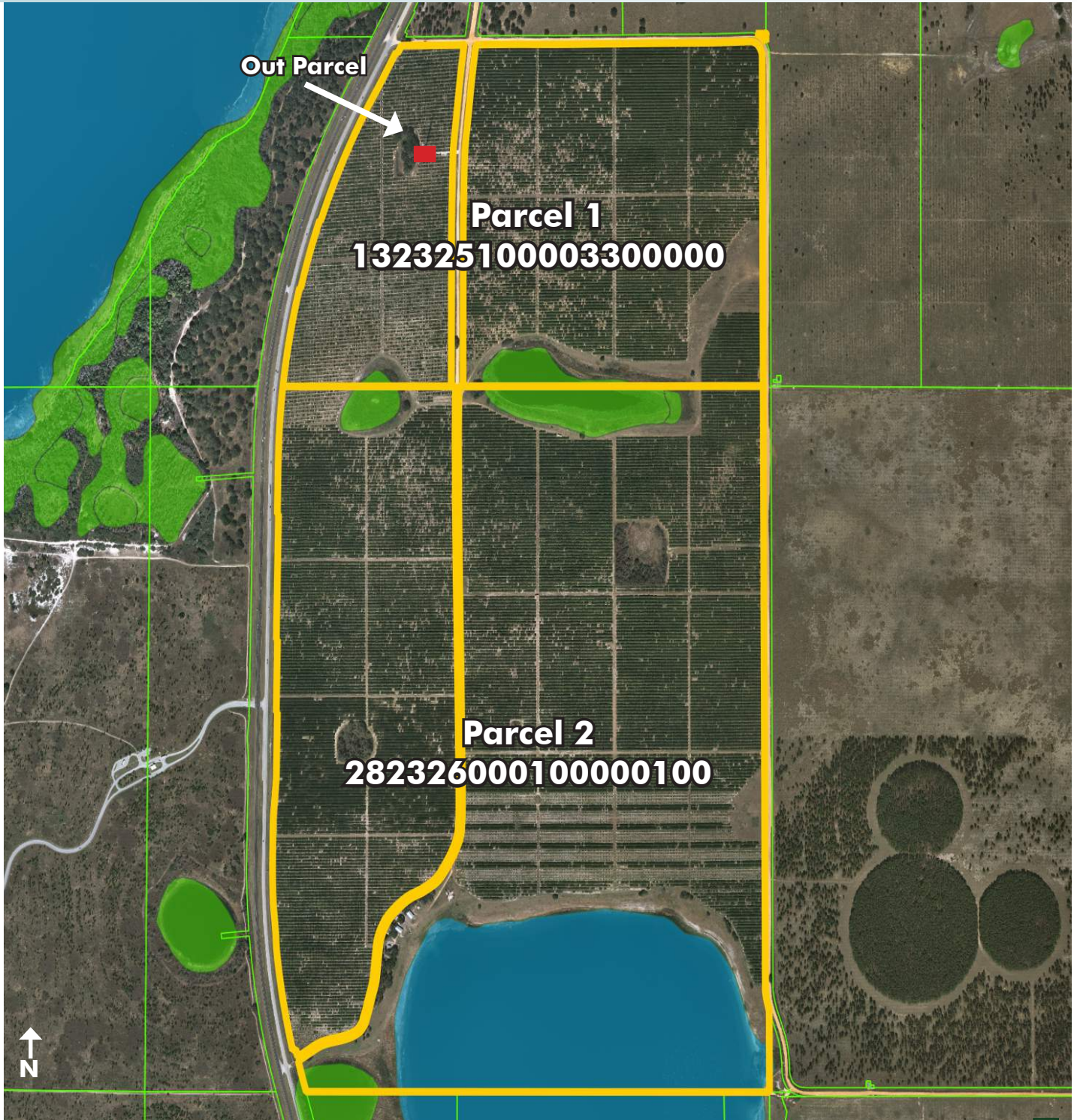
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WETLANDS MAP

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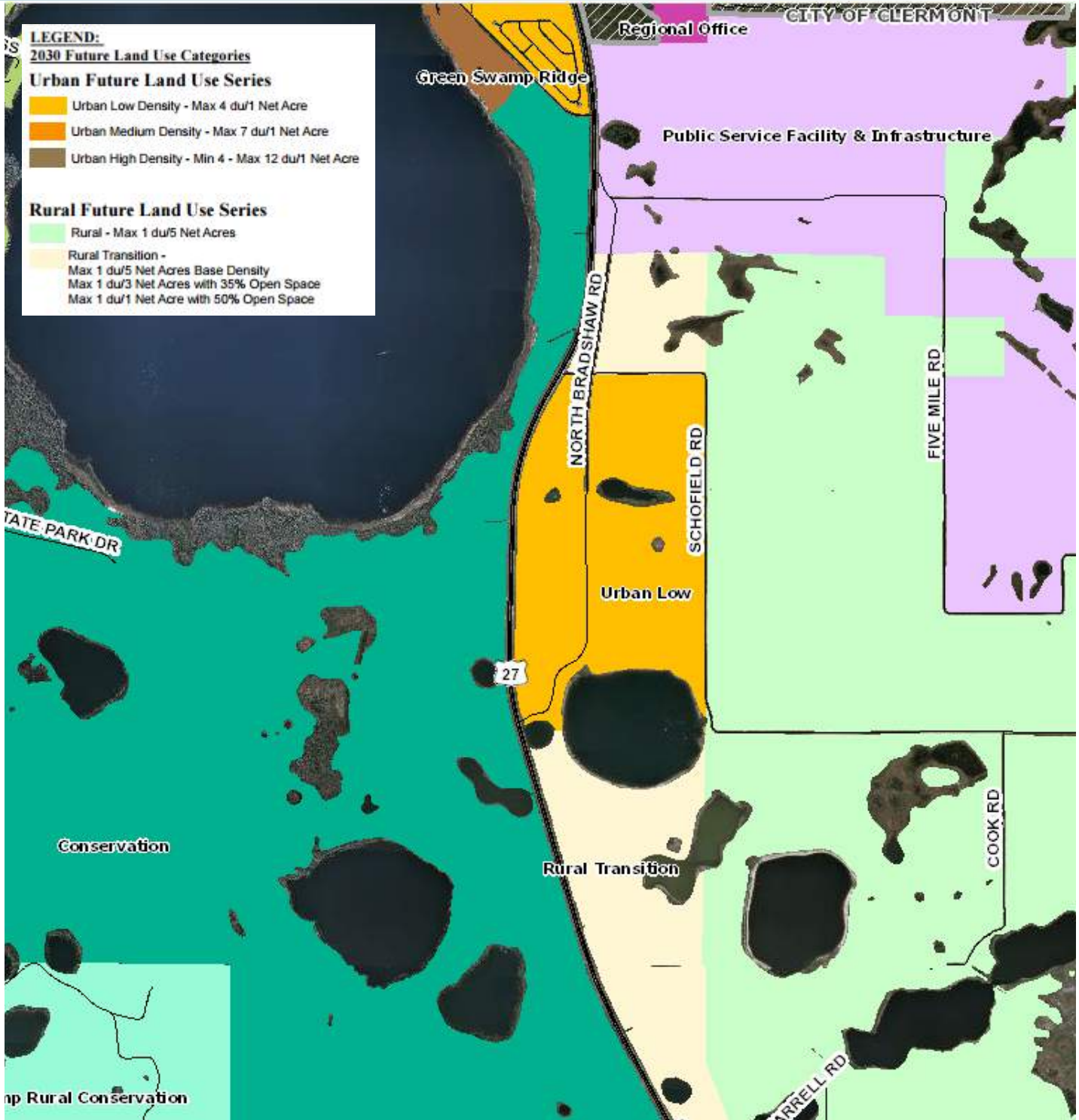
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LAKE COUNTY FLU MAP

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BEAUTIFUL
old FLORIDA scenery



DEVELOPMENT LAND FOR SALE

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