

# PRIME RESIDENTIAL LAKEFRONT LAND

WITH ADDITIONAL COMMERCIAL POTENTIAL

721± acres • Lake County, FL

*Incredible  
DEVELOPMENT  
OPPORTUNITY!*

## LOCATION

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

## SIZE

721± acres  
Seller will divide.

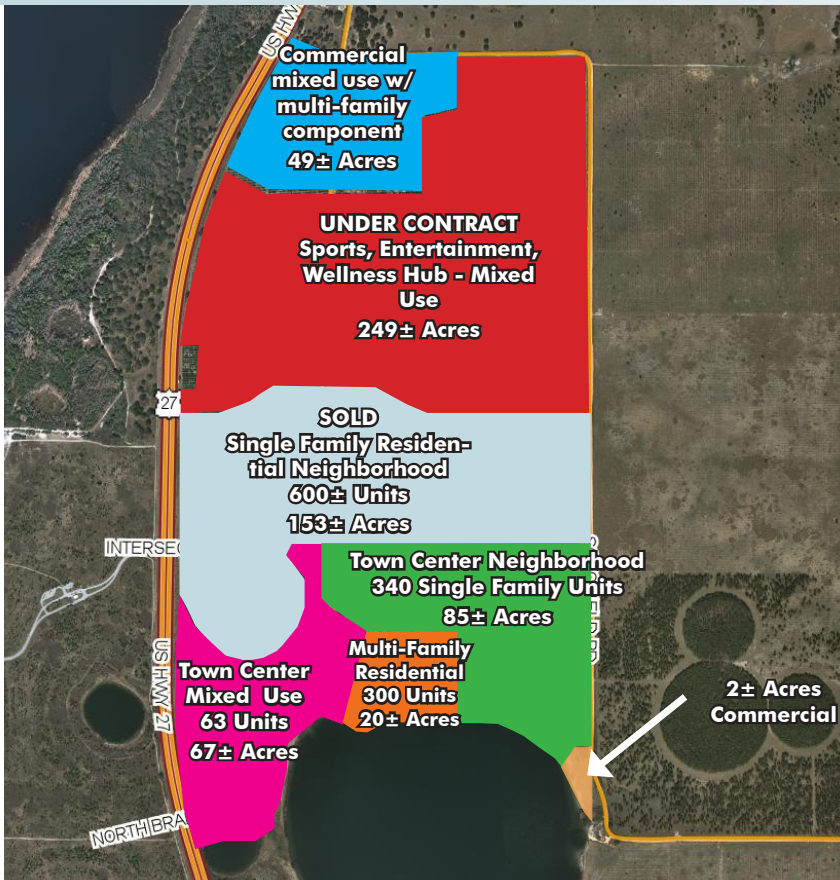
## FRONTAGE

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 w/ portions including a Town Center Designation within the Wellness Way overlay district



		Acres	Number of Proposed Units	Price per Acre	Total Price
	Single Family	85±	340 units	\$115,000/acre	\$9,775,000
	Multi-Family	20±	300 units	\$200,000/acre	\$4,000,000
	Town Center	67±	Mixed Use + 63 residential units	\$200,000/acre	\$13,400,000
	Commercial	2±	No units	\$200,000/acre	\$400,000
	NW Corner Commercial w/ multi-family component	49±	Commercial & Multi-Family component 400 - 600 units	\$150,000/acre	\$7,350,000
	Bulk Purchase	223±		\$150,000/acre	\$33,150,000
	Southern Sections Bulk Purchase	174±		\$150,000/acre	\$26,100,000

DEVELOPMENT LAND FOR SALE

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

Maury L. Carter & Associates, Inc.

407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



Maury L. Carter & Associates, Inc.<sup>TM</sup>  
Licensed Real Estate Broker

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CENTRALLY LOCATED!  
*just minutes from*  
WALT DISNEY WORLD!



***Incredible development opportunity!***

**Acreage Available for: Commercial – Residential – Multifamily – Mixed Use**

A lot has changed since we first put this property on the market. Activity is hot. If you are a builder, or developer, and are looking for premier land in one of Central Florida's hottest areas of development, look no further.

#### **What is Available and Remaining to be Sold:**

- 85+/- remaining acres of single family residential with up to 340 units
- 20+/- remaining acres of Multifamily, with 300 units
- 67+/- remaining acres of "Town Center" or Mixed Use – 63 units
- 2+/- remaining acres of Mixed Use/Commercial – No units
- 49+/- remaining acres of commercial with a Multifamily component with 400+ units

#### **Current Activity to the Site:**

There has been massive activity on the property that will benefit the rest of the remaining parcels. At this time, we have closed on the Phase I of a 150+/- acre contract to Hanover Family Builders (Phase I closed end of December 2018, Phase II set to close in 2020).

In addition to that, 249+/- acres are under contract with Olympus Sports & Entertainment. Olympus Sports and Entertainment is set to close within the first quarter of 2019. This project is a major professional sports training, wellness and recreational facility. The addition of Olympus to this site will have enormous impacts on value and marketability of the remaining parcels. In addition, it is estimated that Olympus will create approximately 6,000 jobs and \$1.4 billion in economic impacts to the region over a 10 year period. This facility will host amateur and professional athletes from around the world and will be "broadcast ready". For more information, please Google search "Olympus Sports & Entertainment Clermont". Once the search results appear, there will be many

#### **Utilities:**

It is estimated that both water and sewer will be to site and stubbed out for "plug in" to the remaining land available during the 4th quarter of 2019.

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## Wellness Way Project:

This property is a part of, and subject to, The Wellness Way Sector Plan. The Wellness Way is considered to be the Planned Gateway to Southeast Lake County, from neighboring Horizon's West to the east. Please google "Lake County Wellness Way" to learn about the requirements and zoning of this land and how it will affect your use. Since each user's requirements are different, it is up to the buyers to review this information and make sure the land use and restrictions fit their needs and goals.

## Property Highlights:

- 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
- Excellent development site offering natural beauty and recreation within a short distance from city amenities.
- 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. Another public park is slated to be built and constructed to the east of this property in the coming years.

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

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LOCATION MAP

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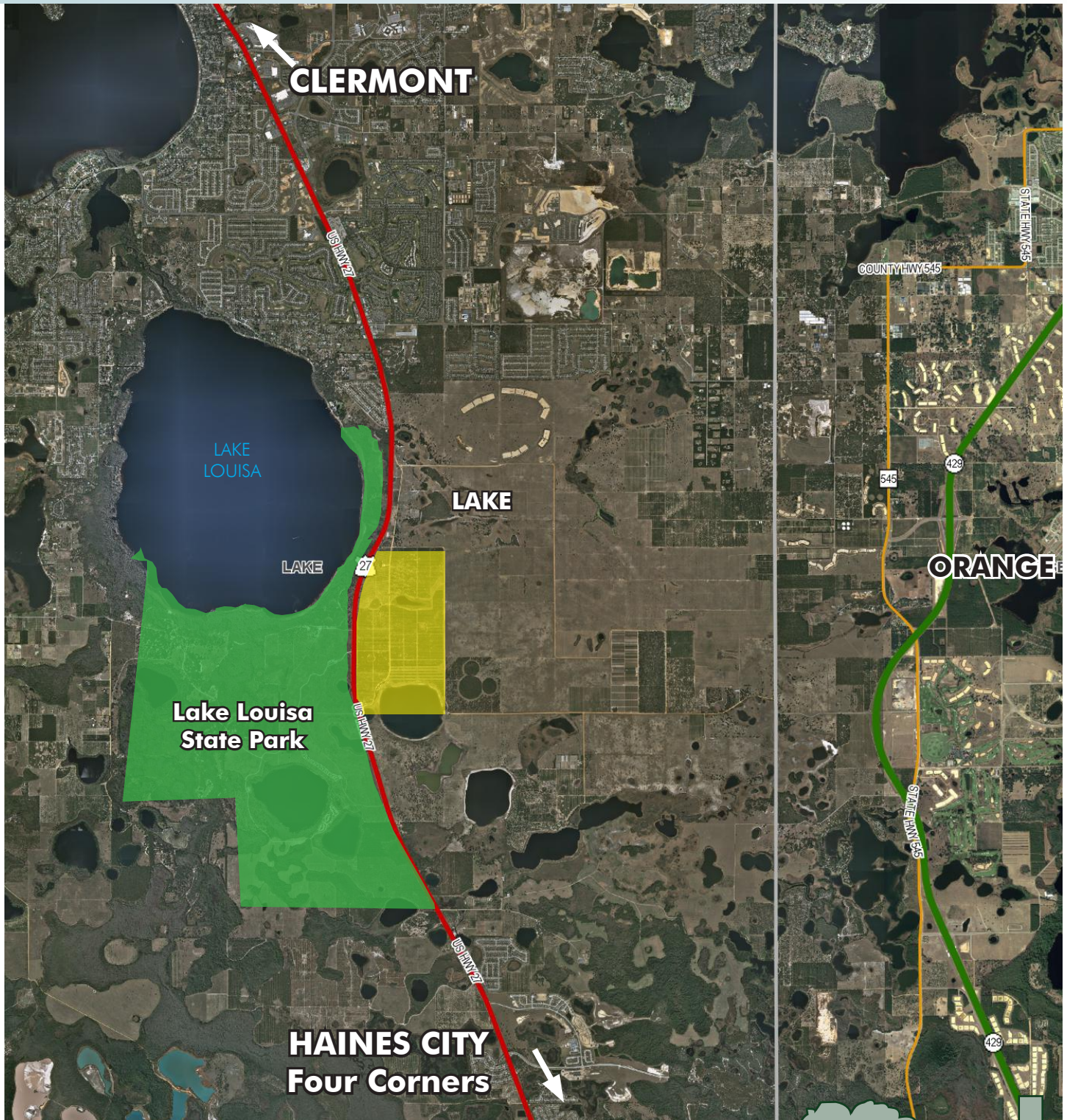




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REGIONAL MAP

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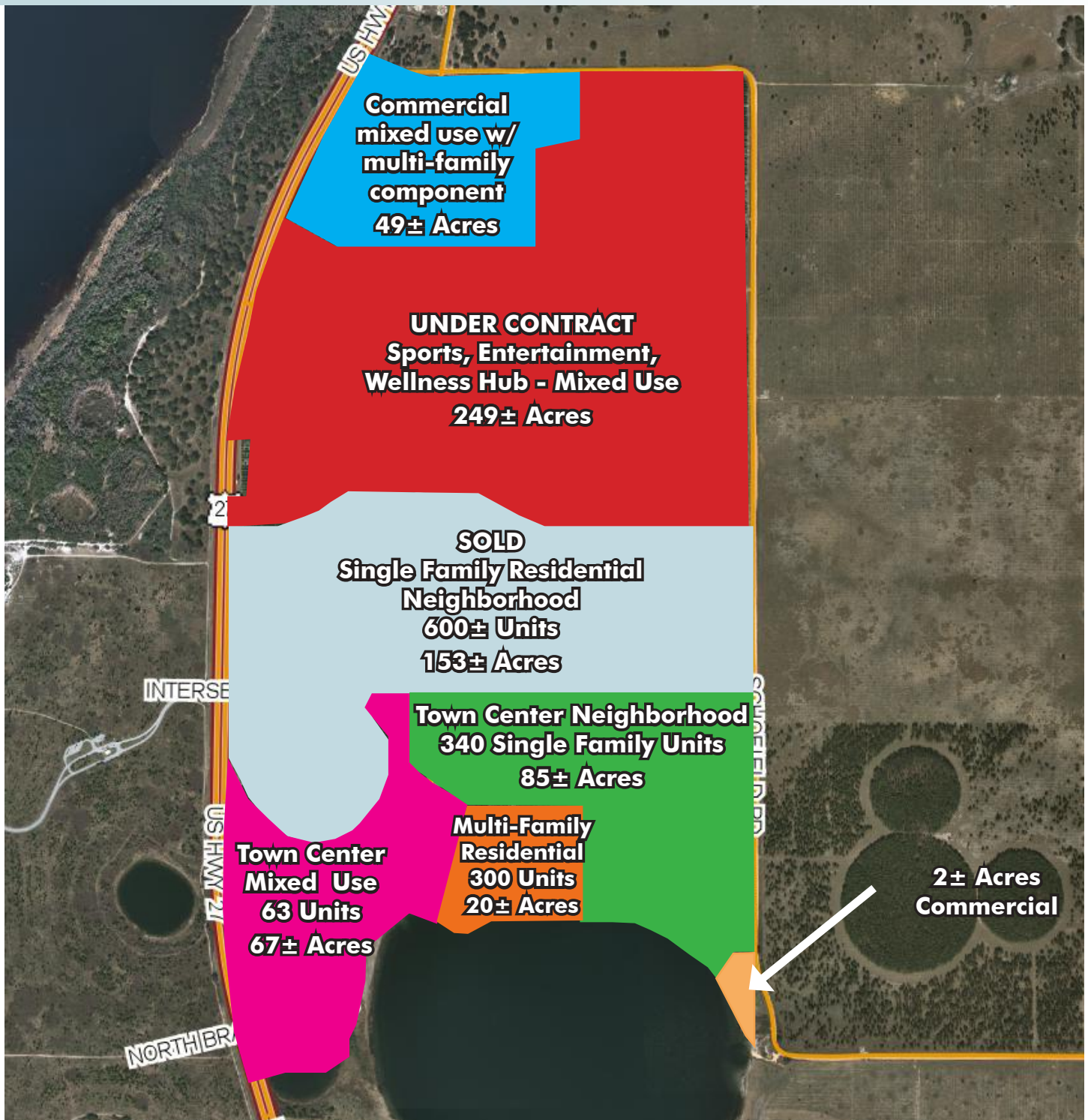




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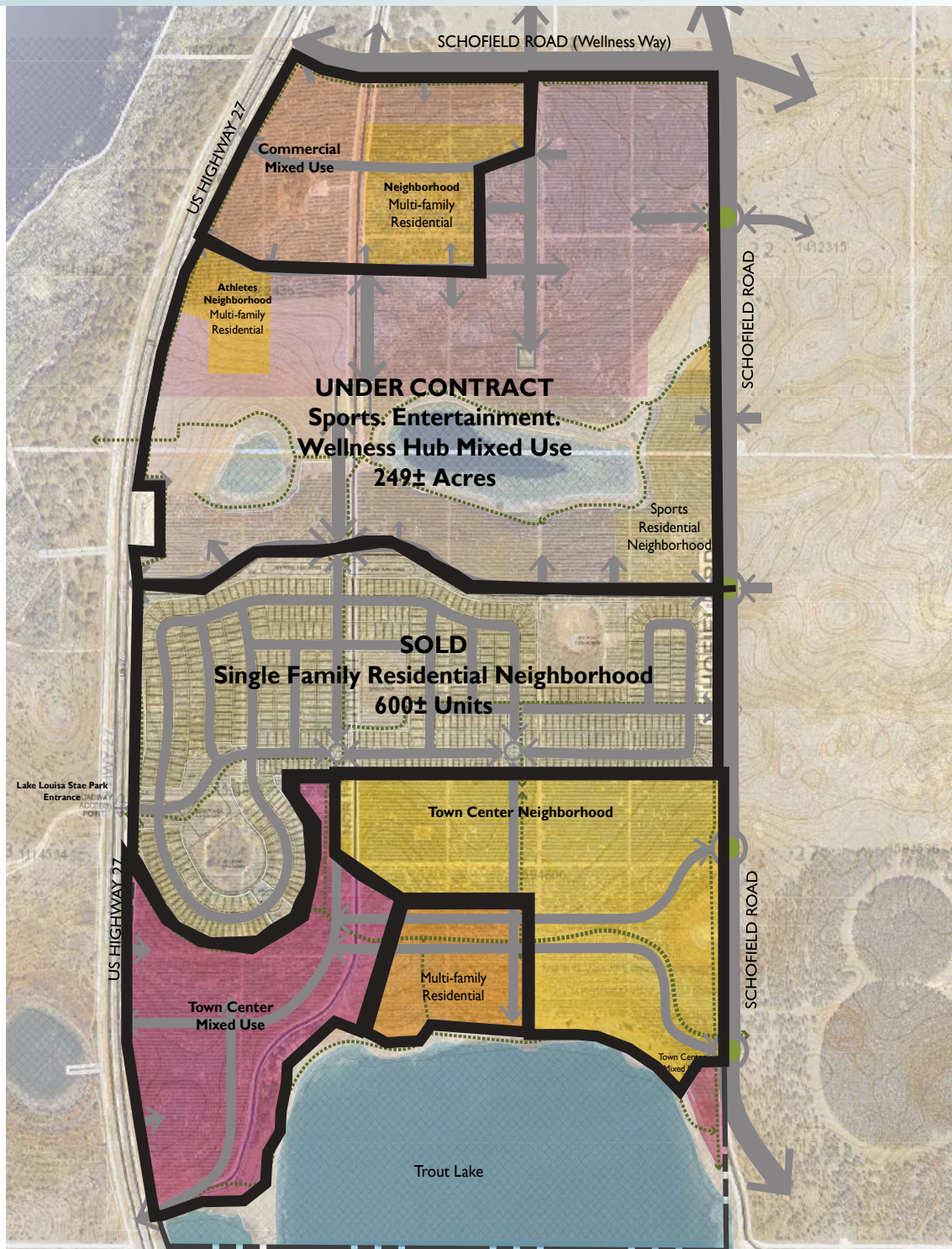
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CONCEPTUAL MAP

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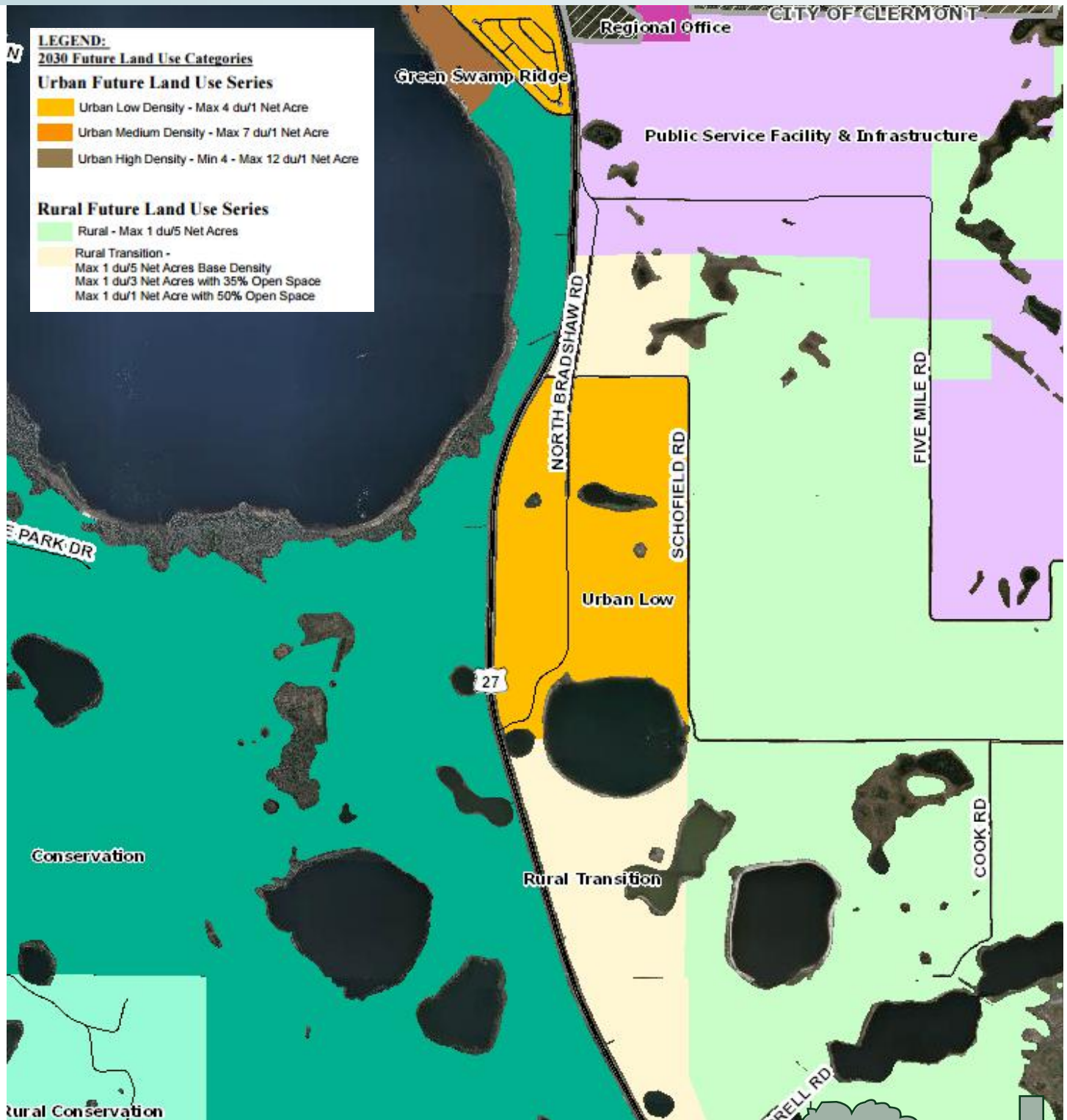




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LAKE COUNTY FLU MAP

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Old Florida  
SCENERY!



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