

# RESIDENTIAL DEVELOPMENT LAND

286± acres

Lake County, FL

LAND FOR SALE

## LOCATION

Located near fast-growing Clermont and just minutes from the planned new Florida Turnpike/Hills of Minneola interchange. Property is on the south side of East Dewey Robbins Road, 2± miles west of Highway 19. Fast access to Highway 27, Florida Turnpike and Highway 19.

## SIZE

286± acres

## PRICE

\$4,004,000 (\$14,000 per acre)

## ZONING/FUTURE LAND USE

Future Land Use is mixed use. Annexed into Groveland.

195± acres zoned for 323 single-family units, 264 multi-family units, and 135,800sf of commercial/office. (See pages 4 & 5 for details).

## ROAD FRONTAGE

3,300± on East Dewey Robbins  
3,760± on South Dewey Robbins

## DESCRIPTION

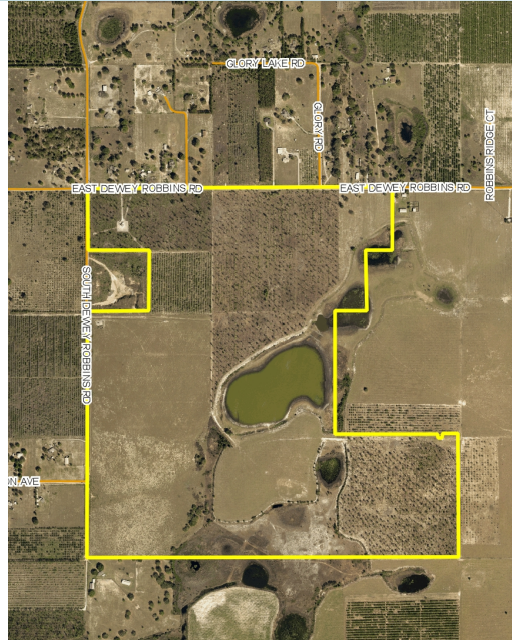
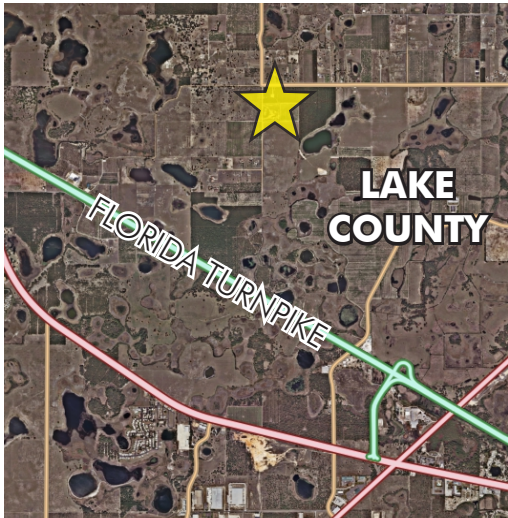
Beautiful rolling hills and water views.

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

## ADDITIONAL PARCEL

Additional 345 acres available to the east. Link to flyer:

<https://www.maurycarter.com/wp-content/uploads/2019/03/Residential-Development-Land-345-Acres-1.pdf>



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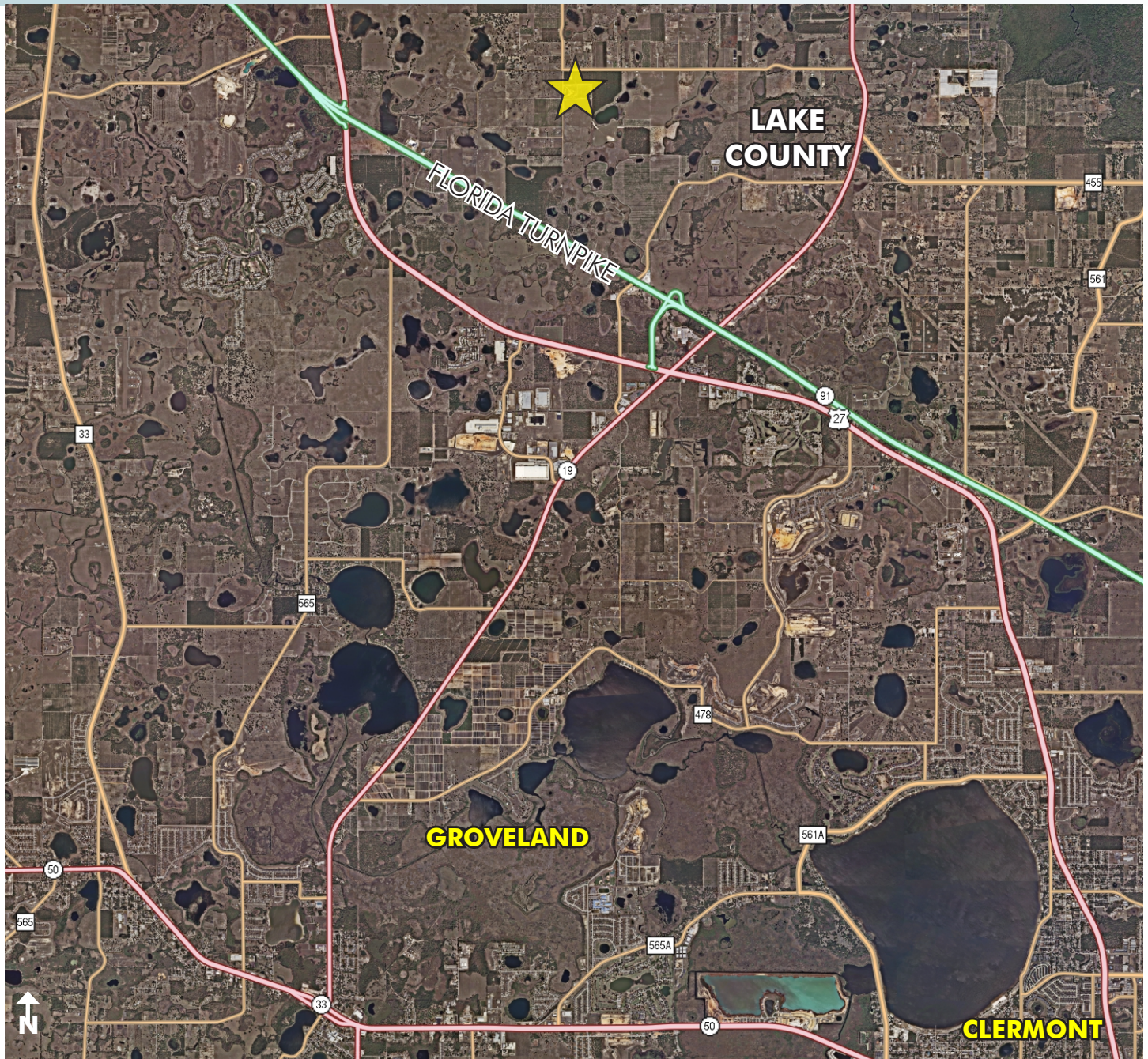




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REGIONAL MAP

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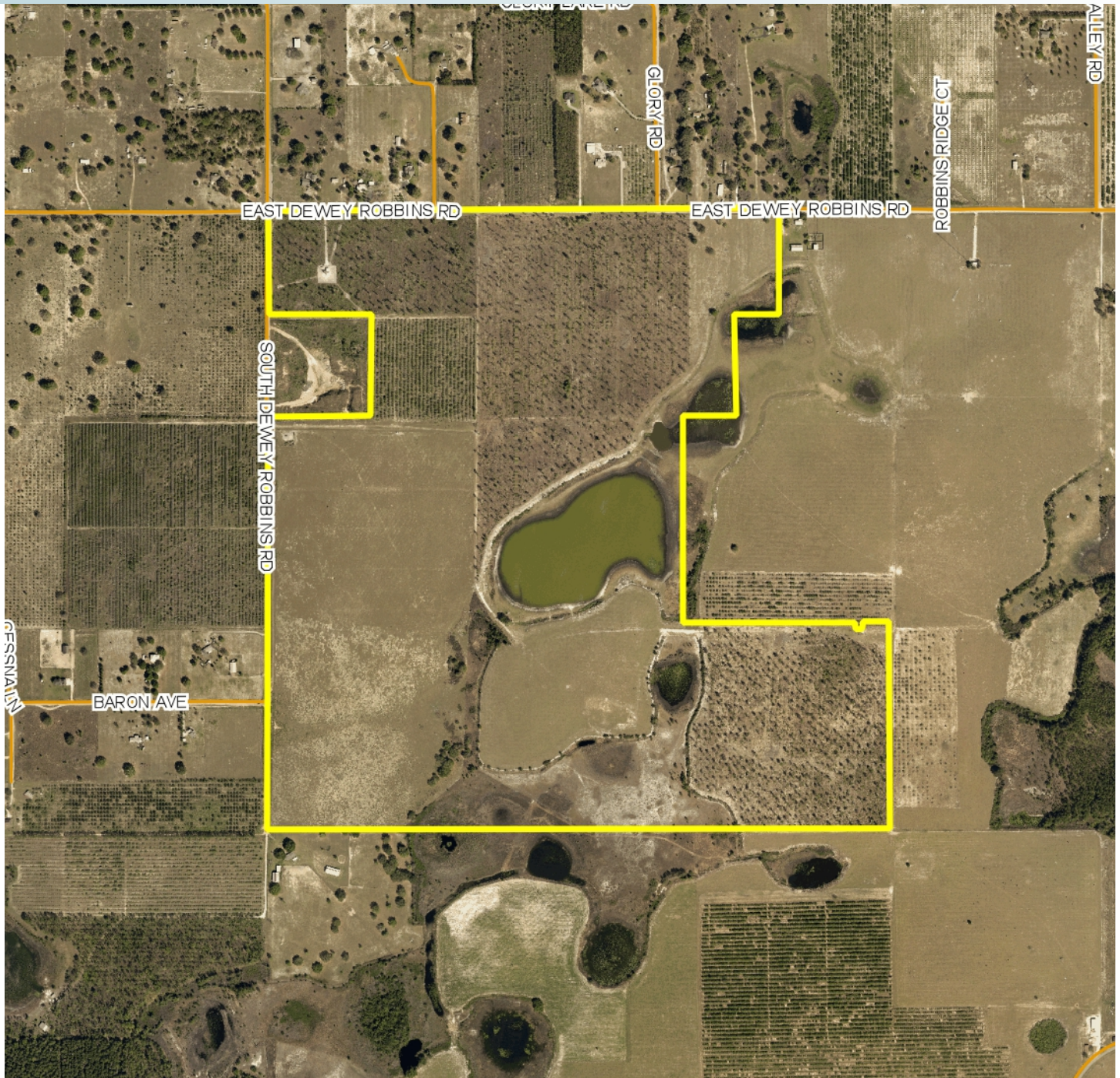




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PROPERTY MAP

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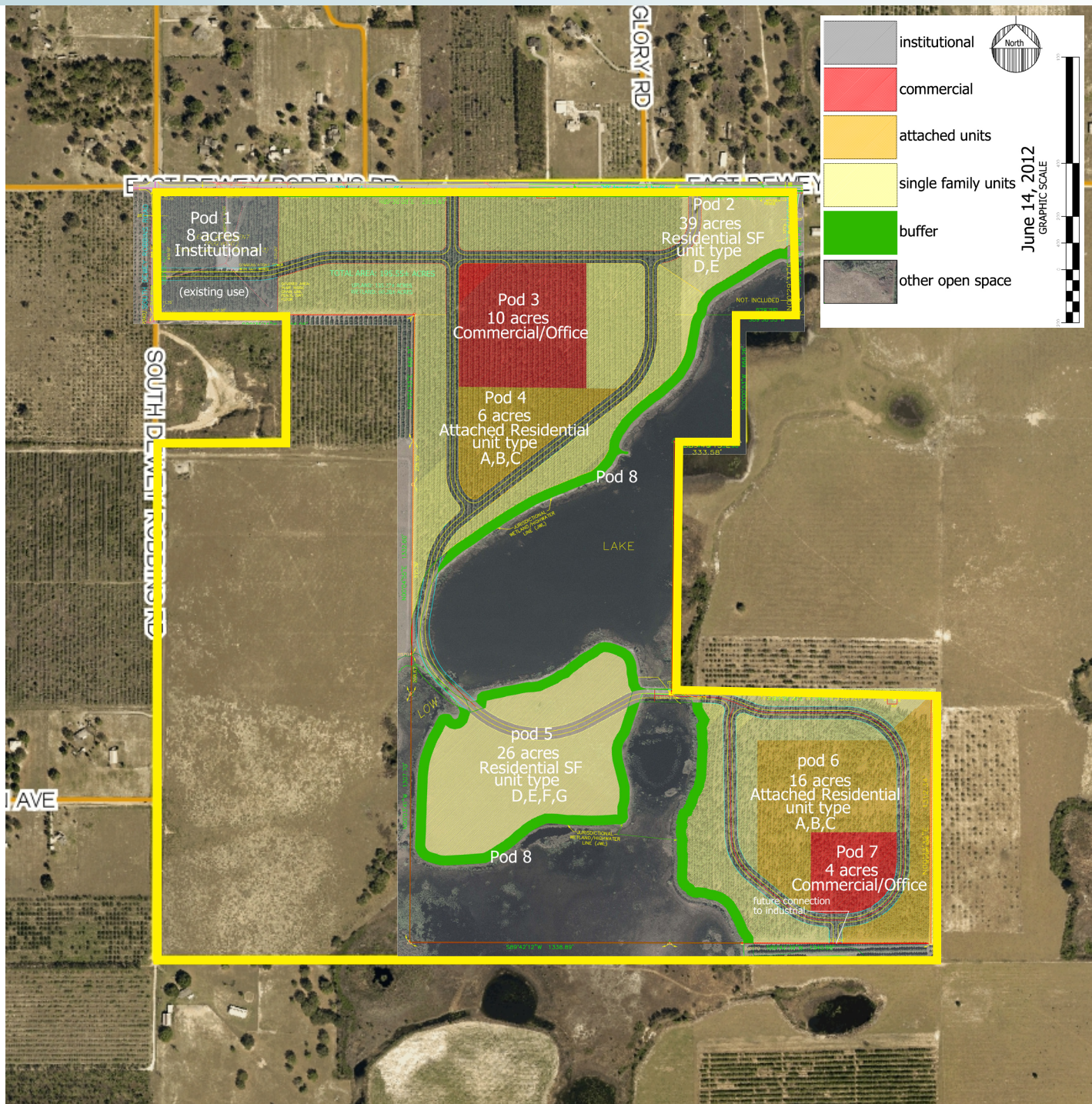




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CONCEPT PLAN FOR 195± ACRES OF 286± ACRES

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## BREAKDOWN OF CONCEPT PLAN FOR 195± ACRES

Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial	Floor Area Institutional
Pod 1	Institutional	Phase 1	8±				0
Pod 2	Residential SF	Phase 2	39 ±	195			
Pod 3	Commercial/Office	Phase 3	10 ±		39,125	56,675	
Pod 4	Attached Residential	Phase 3	6±	72			
Pod 5	Residential SF	Phase 4	26±	128			
Pod 6	Attached Residential	Phase 4	16±	192			
Pod 7	Commercial/Office	Phase 4	4±		16,000	24,000	
Pod 8	Parks/Open Space/Buffers	All Phases	67 ±*				
WET	Wetlands		58 ±				
<b>Totals</b>			<b>198.3±</b>	<b>587</b>	<b>55,125</b>	<b>80,675</b>	<b>0</b>

\* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 198.3± acres

Net Land Area = 140.3 acres ( 198.3 acres total - 58 acres wetlands and open water)

Minimum Open Space = 39.66± acres (20% of gross land area)

Total residential units = 587

Single Family Residential 323 units (55% of total residential units) Attached Residential 264 units (45% of total residential units)

Comm/Office 14 acres = 10% of net land area (Minimum commercial acreage 7.01 acres (5%), Maximum commercial acreage 35.1 (25%))

\*Concept Plans - commercial and office floor area subtotals are subject to change due to market conditions but will not violate DRI thresholds.

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