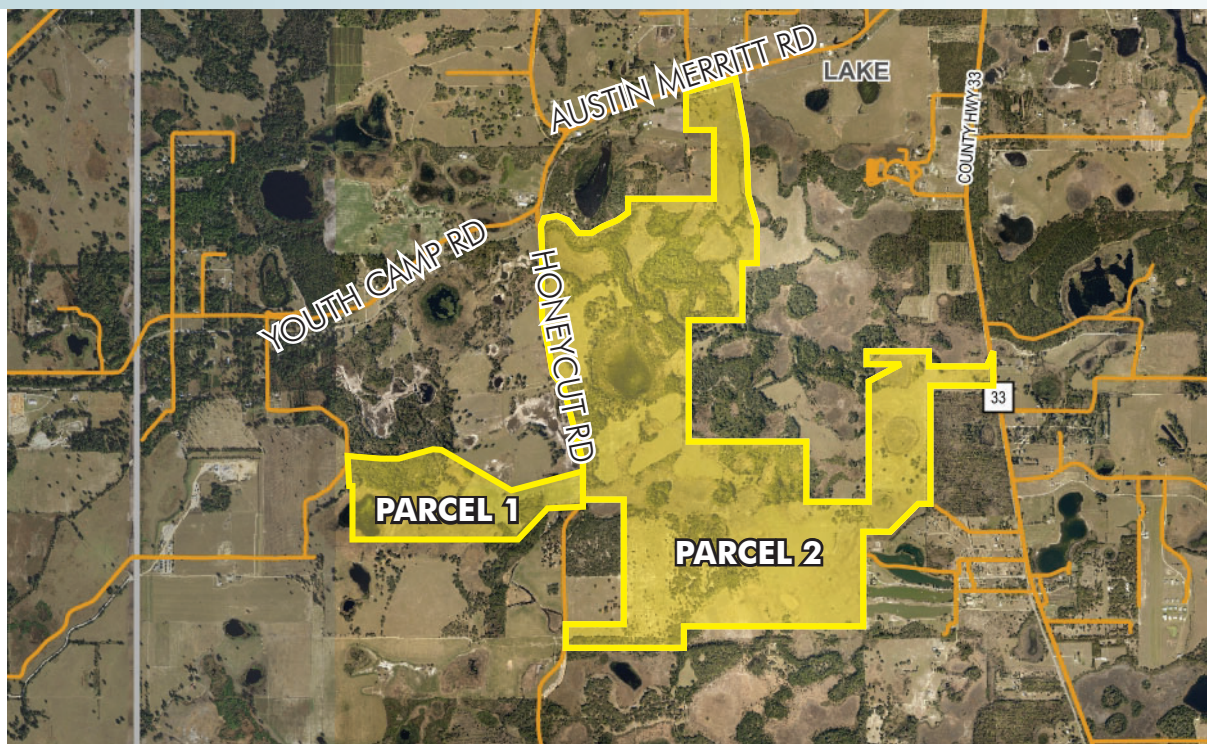


# RESIDENTIAL DEVELOPMENT LAND

1,246± acres  
Lake County, FL

LAND FOR SALE



## **BOTH PARCELS**

**YIELD** The two properties combined currently yields up to 1140-1330 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** 164± acres

**PRICE** \$1,066,000 (\$6,500 per acre)

**ZONING/FUTURE LAND USE** The property has a future land use category of Rural Residential which allows 1 unit per acre. The property still has a zoning of Agriculture as it has not been rezoned within the City.

**ROAD FRONTAGE** 620± on west side of Honeycut Road

**UTILITIES** City of Mascotte

## **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** \$7,033,000 (\$6,500/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

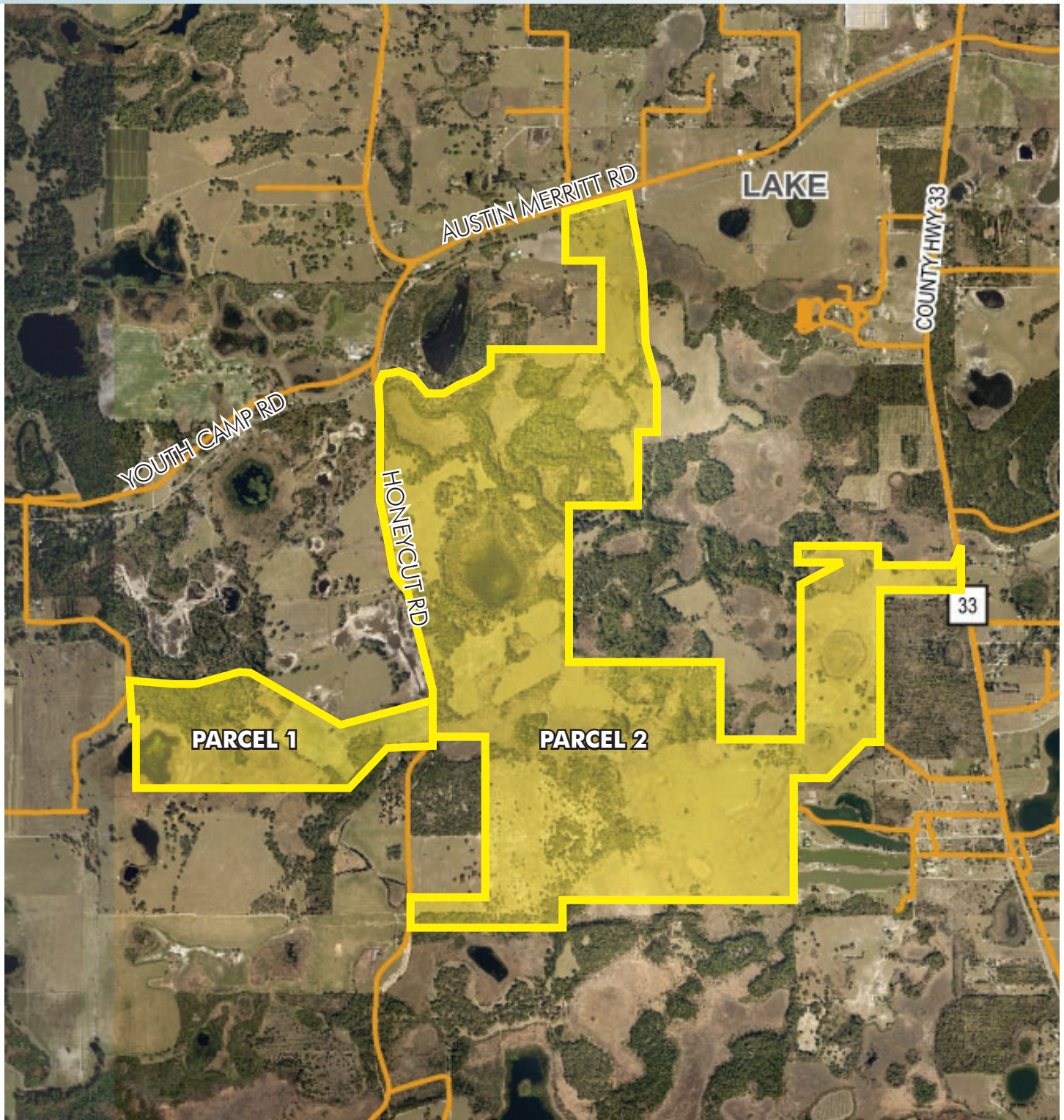
Maury L. Carter & Associates, Inc.  
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# RESIDENTIAL DEVELOPMENT LAND

1,246± acres  
Lake County, FL



PROPERTY MAP

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

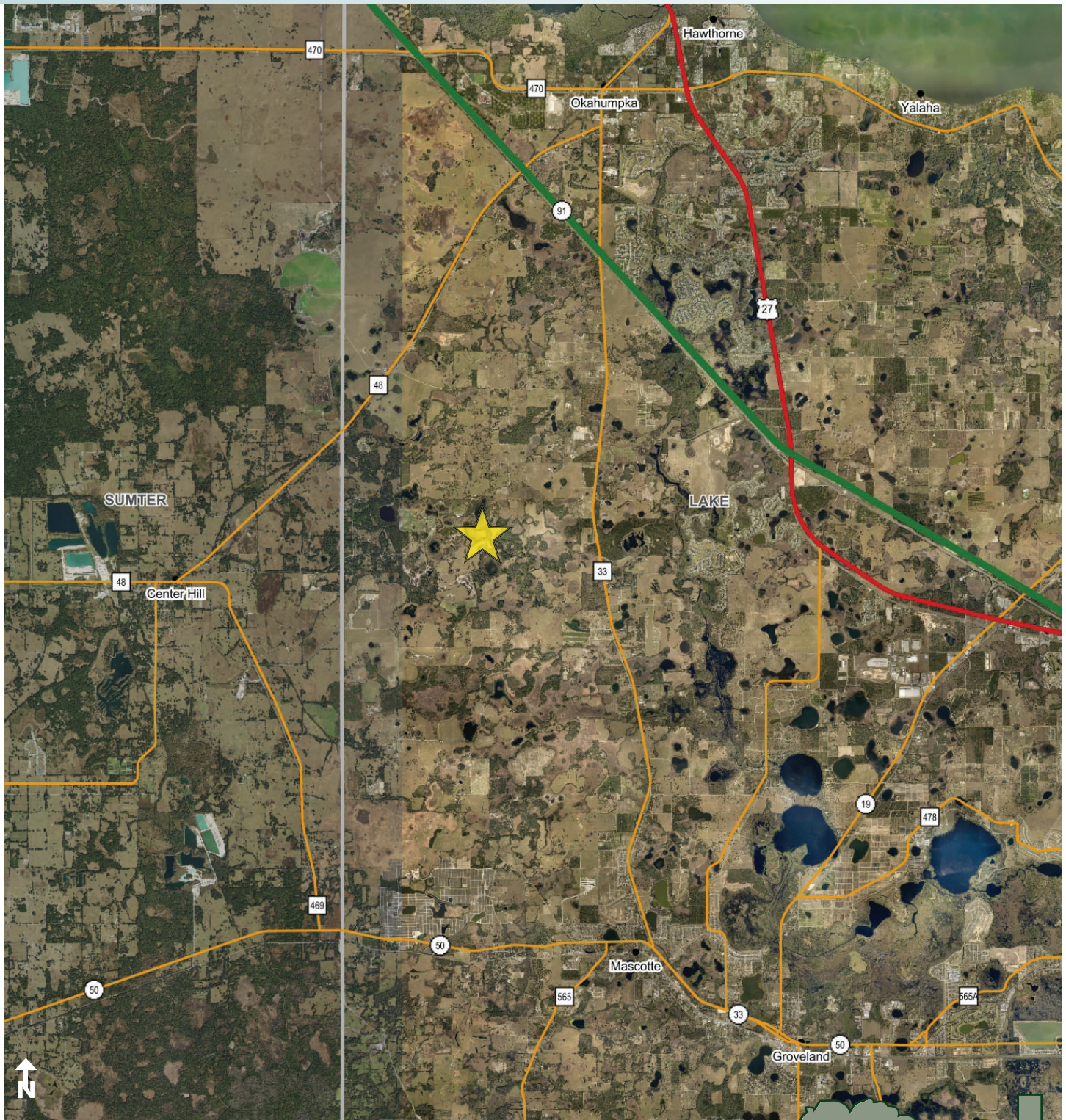
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REGIONAL MAP

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

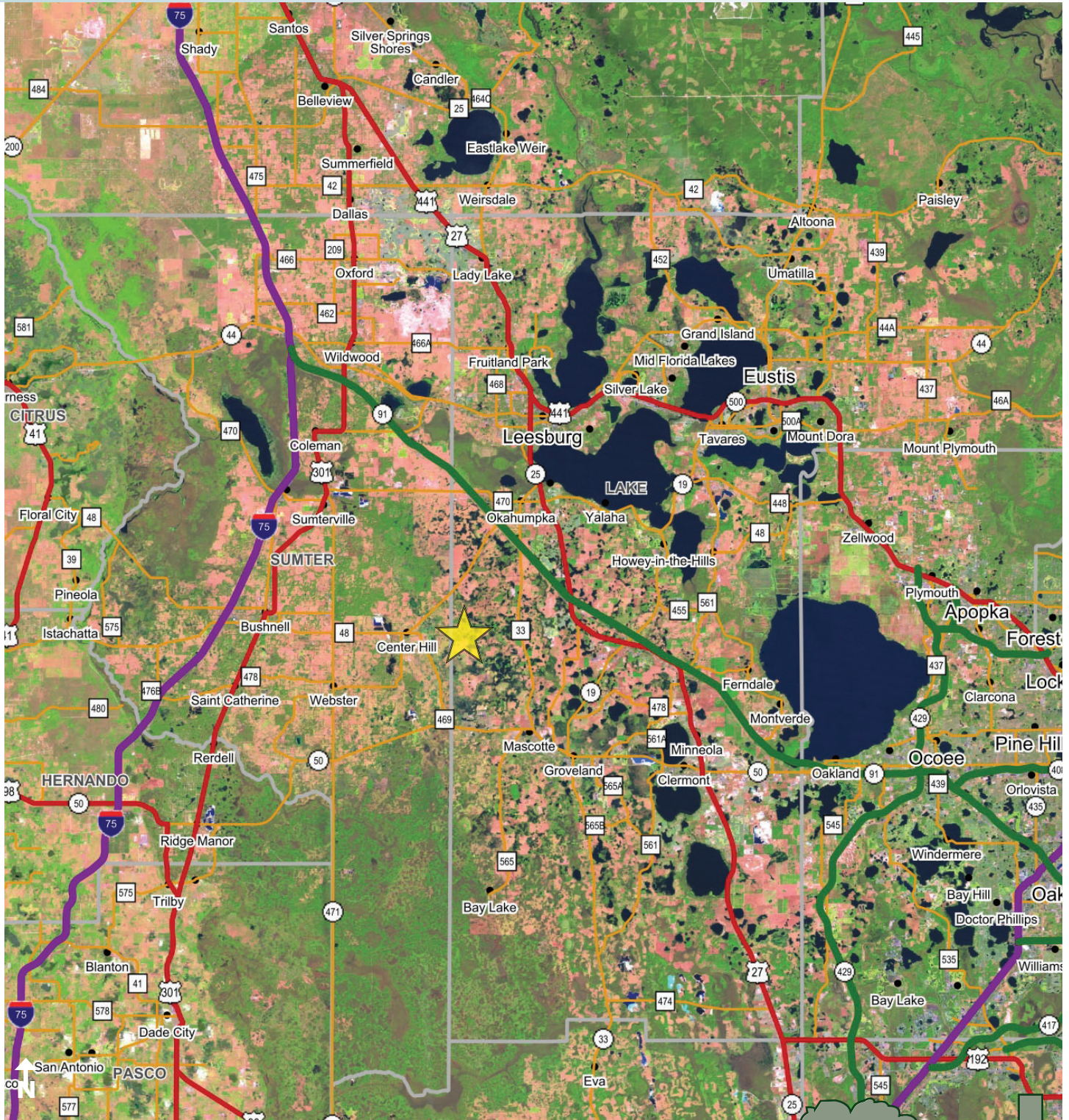
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# RESIDENTIAL DEVELOPMENT LAND

1,246± acres  
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LOCATION MAP

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