

# LAKE GRIFFIN PRESERVE

510± acres

Lake County, FL

UNIQUE  
*opportunity*  
WON'T LAST LONG!

enjoy WATERFRONT,  
RECREATION & beautiful  
old Florida scenery



## Central Florida Haven!

Lake Griffin Preserve is a 510± acre oasis near Leesburg, Florida, just an hour northwest of Orlando *in the midst of the nation's fastest growing metro area*. Held by the same family for over 130 years, and only the third ownership since the Spanish Land Grant, this undeveloped property is a rare anomaly in an area of the state that is known for its growth and development.

According to US Census Data, **The Villages**, an age-restricted adult community just 5± miles from Lake Griffin Preserve, had the fastest growing population rate for the third straight year. The community, with a population of 119,000, was also ranked on the Forbes 2016's Best Places to Retire list. The latest expansion of The Villages in their efforts to meet the sales demands (an impressive 200 resales per month and 200 new construction sales per month) was in Lake County towards Lake Griffin.

**Lake Griffin Preserve's most notable feature is its 1.3± miles of shoreline on the 9,428± acre Lake Griffin.**

The lake is seven miles long and three miles wide, and is a popular lake for crappie, as well as largemouth bass, bluegill, speckled perch, and catfish.



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Maury L. Carter & Associates, Inc.

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



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



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## LOCATION

Lake Griffin Preserve is located in Leesburg, Florida, just an hour northwest of Orlando and 5.5 miles from The Villages, in Lake County, Florida. Northeast of the 620-acre Lake Griffin State Park. Lake Griffin is the last lake in the Harris Chain of Lakes.

## SIZE

510± acres

## ZONING

Agricultural (1 unit/5 acres)

## LAKE FRONTAGE

1.3± miles on Lake Griffin



## DESCRIPTION

Moss-draped live oaks and palms line the sandy shoreline of this splendid Old Florida property. Not yet protected by a conservation easement, but would be an ideal candidate. Much of the land to the south of the property is Lake County Water Authority holdings. The Lake Griffin State Park is 620 acres just southwest of the property and is famous for having the state's second largest live oak. Lake Griffin Preserve is just a few short miles to 43 golf courses, schools, new retail and dining options, and hospitals.

Approximately 80 acres of cleared pasture and former orange grove, areas of natural pines, and a small duck pond. Property has roads throughout and some fencing and cattle, which currently affords the owners an ag exemption on property taxes. Future vote may involve Fruitland Park annexing large parcels with PUD into the city limits.

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

LAND FOR SALE

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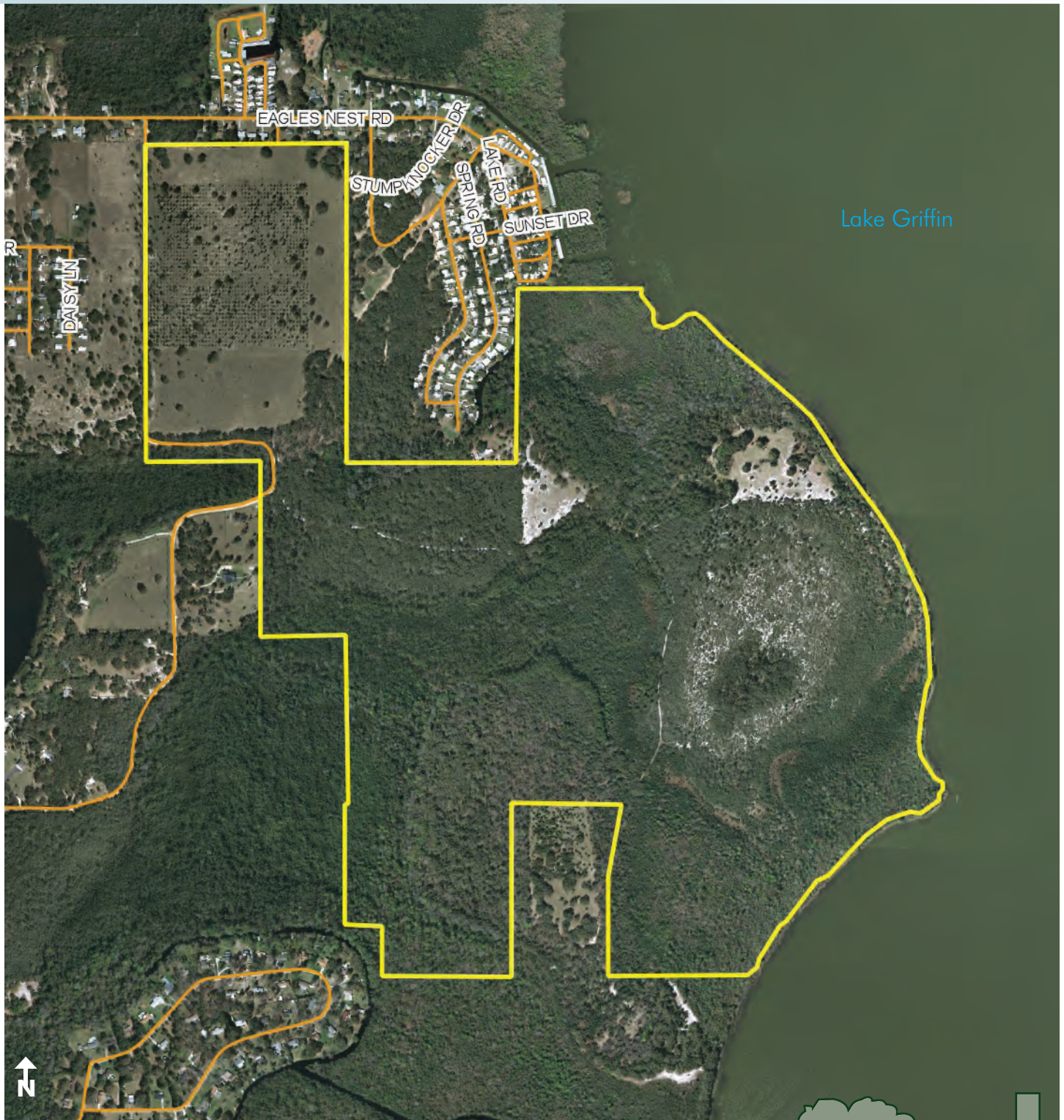




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PROPERTY MAP

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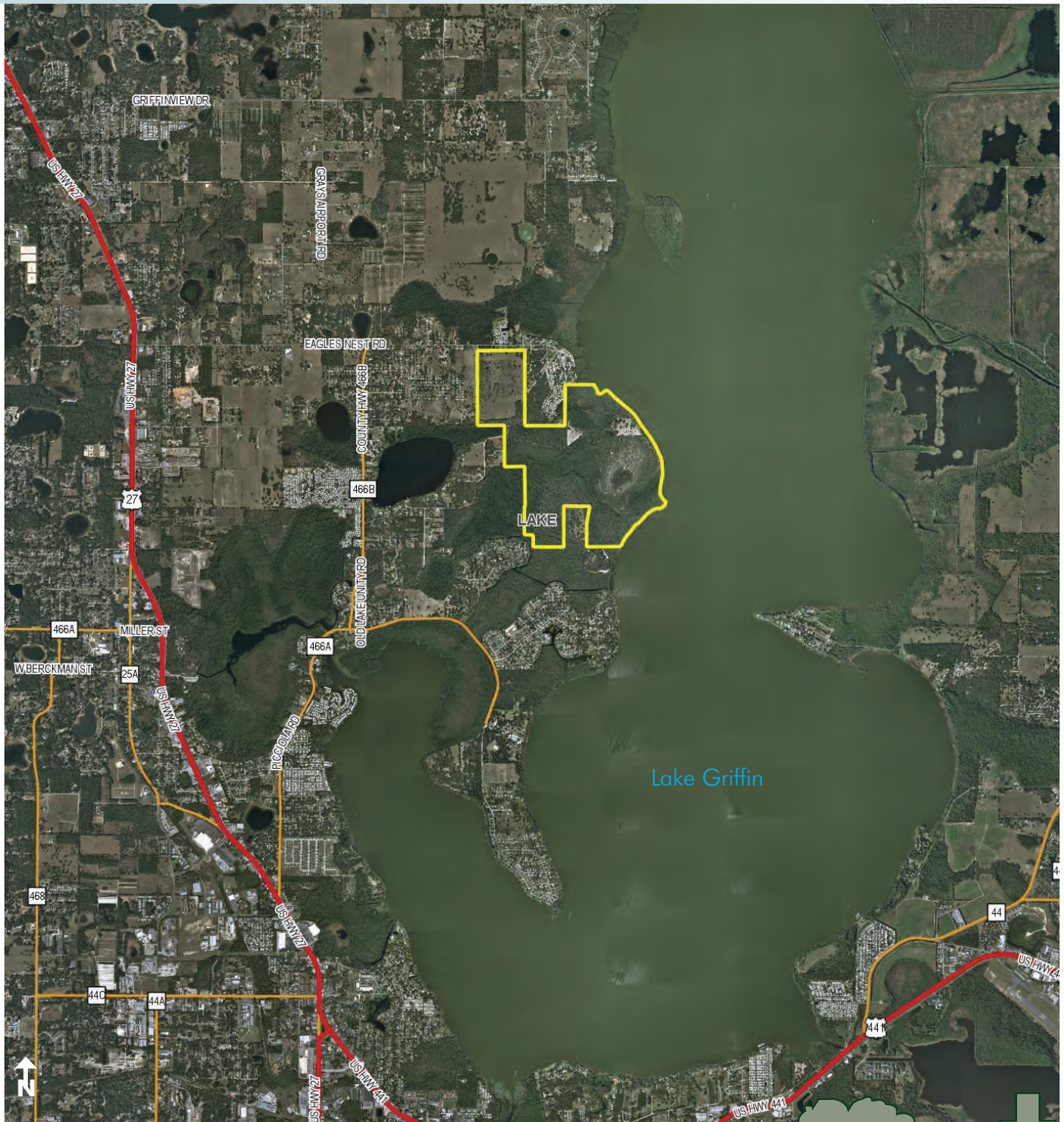




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REGIONAL MAP

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