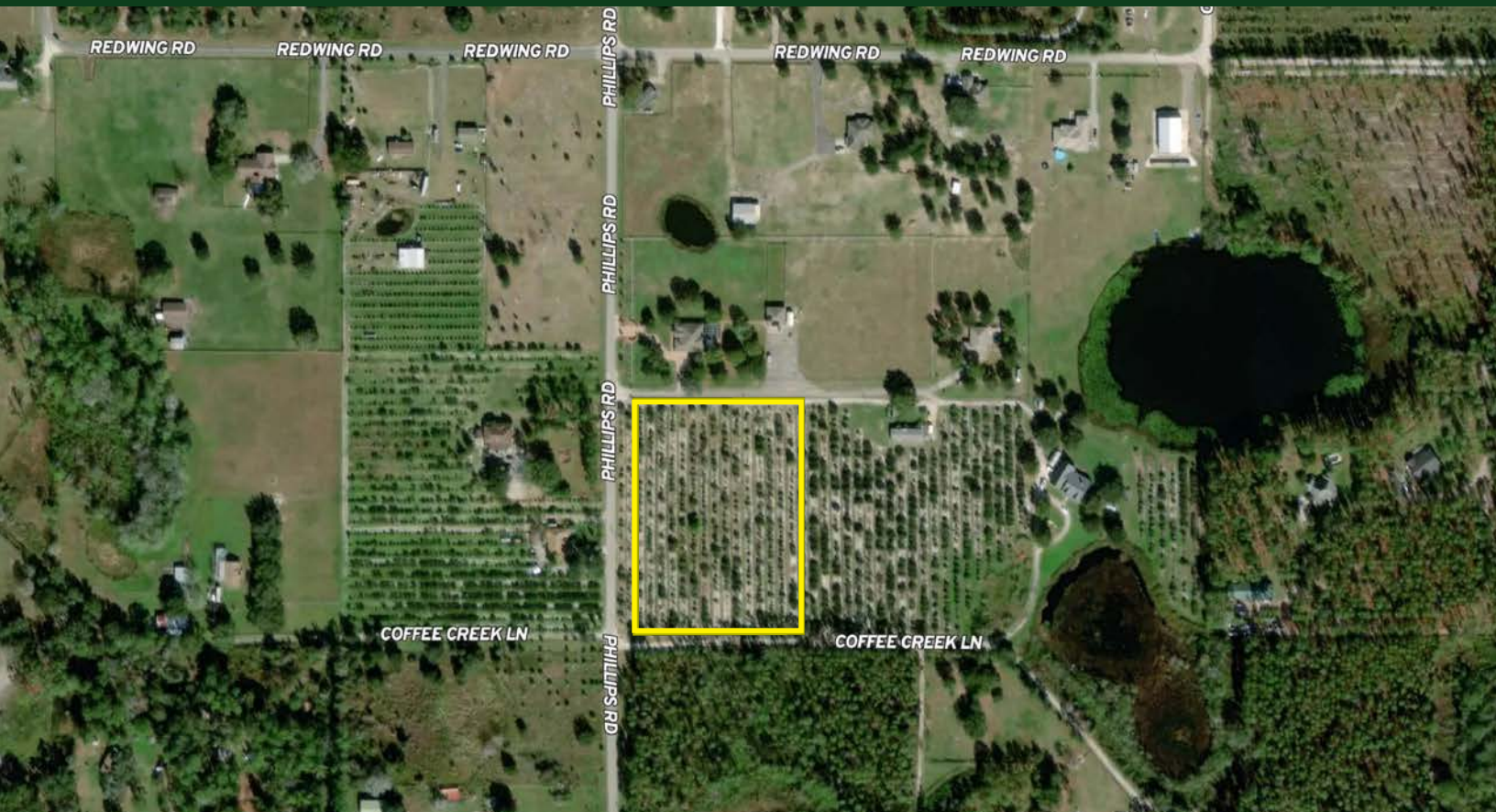


**FOR
SALE**

5 AC RESIDENTIAL OPPORTUNITY IN GROVELAND

Coffee Creek Ln, Groveland, FL 34736



ABOUT THE PROPERTY

SIZE	5± acres
PRICE	\$350,000 (\$70,000/acre)
ZONING	Agriculture
FLU	Green Swamp Rural (1du/5ac)
UTILITIES	Electricity available (well, septic needed)
ROAD FRONTAGE	530'± on Phillips Rd 380'± on Coffee Creek Ln
PARCEL ID	01-22-24-5200-058-00000

DESCRIPTION

Great opportunity to build your dream home!

This property is located on the northeast corner of Phillips Rd and Coffee Creek Ln in the fast-growing area of Lake County.

This is the perfect location for a 5 acre homesite with short drives to new amenities in Groveland and Clermont. Just one hour to Downtown Orlando and Walt Disney World Resort, and under one and a half hours to Tampa!

Do not miss the opportunity to own this gorgeous homesite on acreage! Call for a showing today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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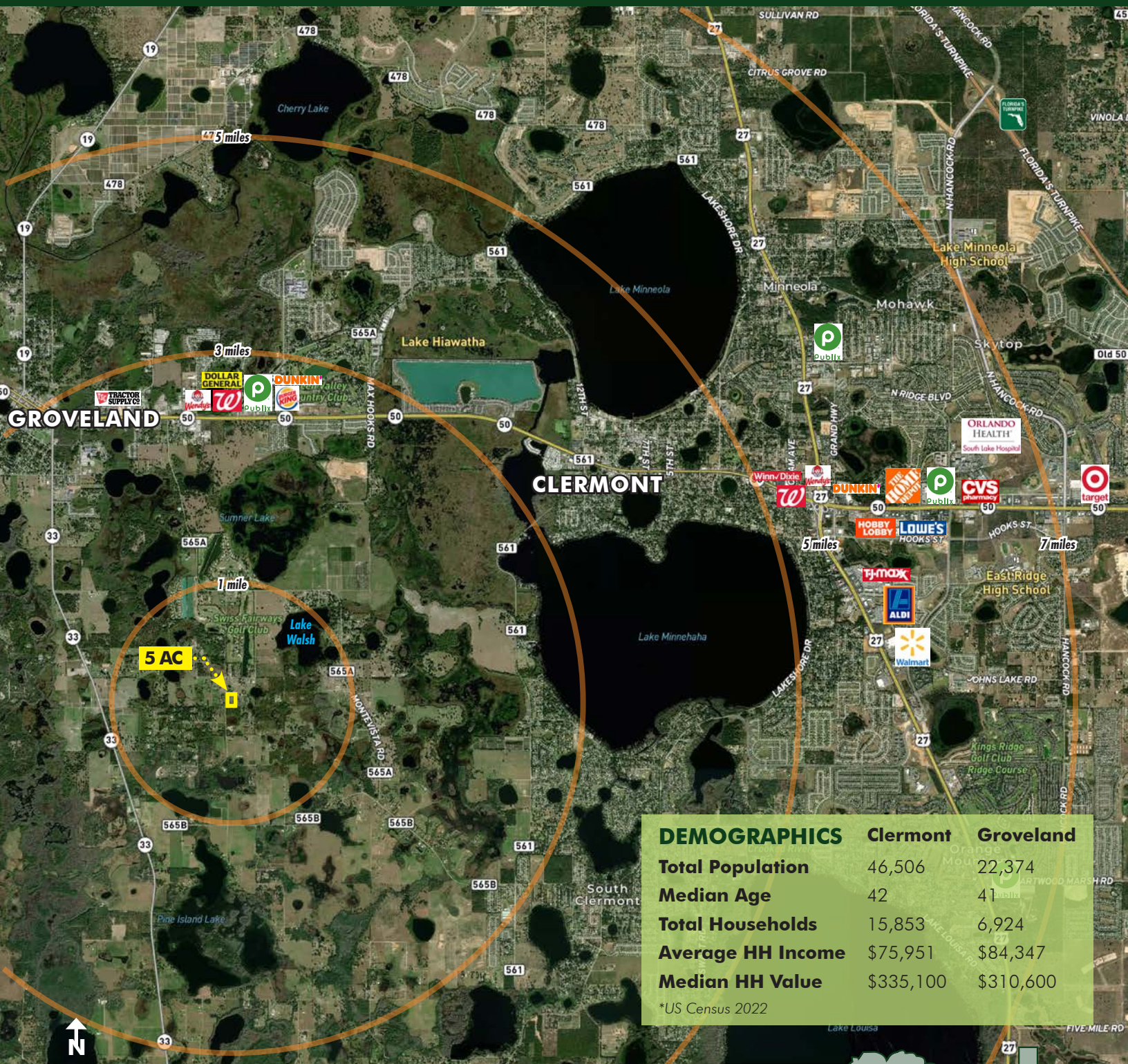


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Coffee Creek Ln, Groveland, FL 34736

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REGIONAL MAP

DEMOGRAPHICS	Clermont	Groveland
Total Population	46,506	22,374
Median Age	42	41
Total Households	15,853	6,924
Average HH Income	\$75,951	\$84,347
Median HH Value	\$335,100	\$310,600

*US Census 2022

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DRIVE TIMES

Groveland: 5 min

Clermont: 10 min

Downtown Orlando: 45 min

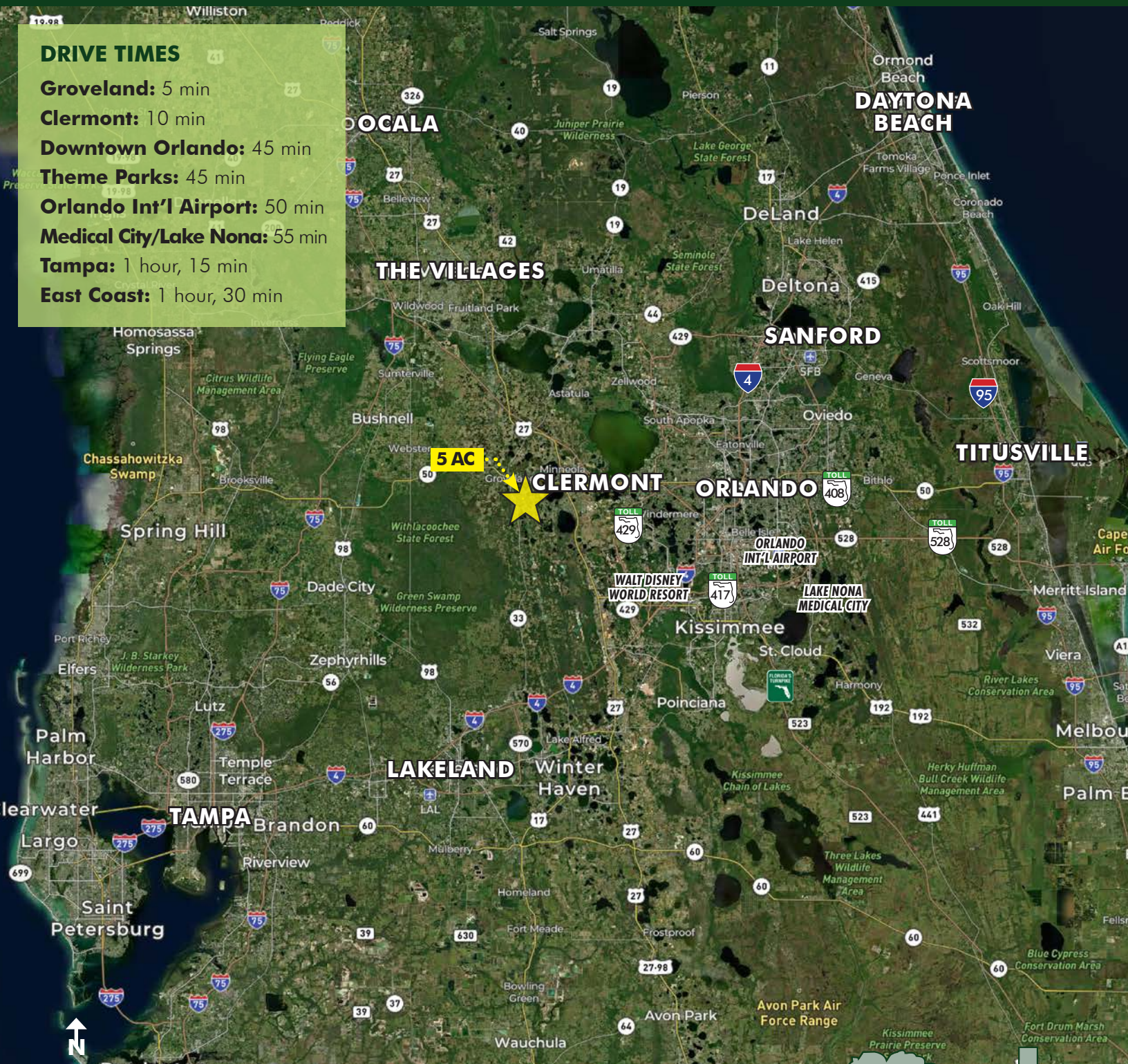
Theme Parks: 45 min

Orlando Int'l Airport: 50 min

Medical City/Lake Nona: 55 min

Tampa: 1 hour, 15 min

East Coast: 1 hour, 30 min



LOCATION MAP

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