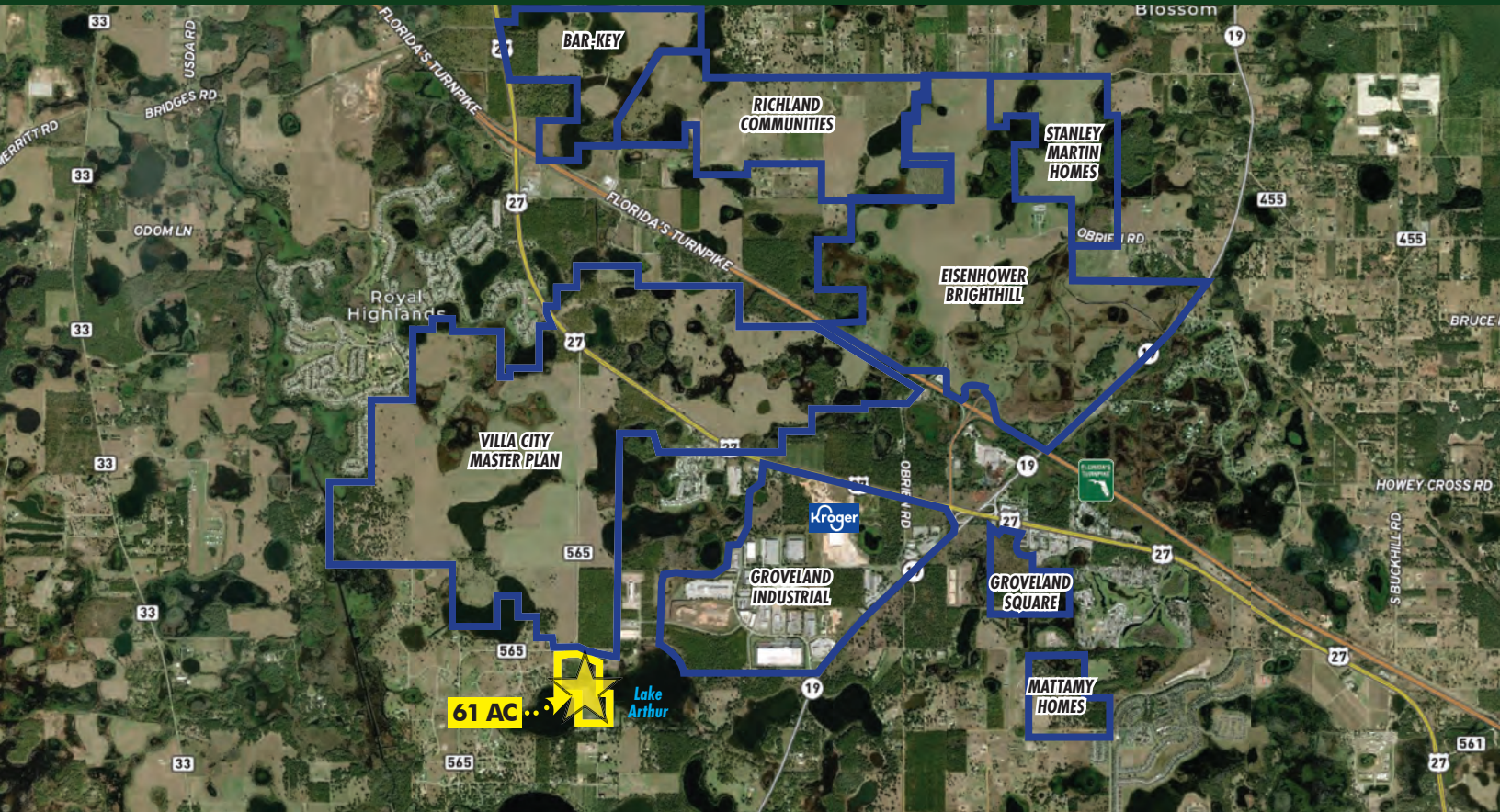


**FOR  
SALE**

# 61 ACRE WATERFRONT OPPORTUNITY IN GROVELAND

Villa City Rd, Groveland, FL 34736



## ABOUT THE PROPERTY

**SIZE** 61 ± acres

**PRICE** Subject to offers

**ZONING** R-1

**FLU** Rural (1 unit / 5 acres)

**ROAD  
FRONTAGE** 300' ± on Villa City Rd  
348' ± on Lake Arthur Rd

### PARCEL IDs

30-21-25-0003-000-03000  
30-21-25-0004-000-01900

## DESCRIPTION

**Stunning Waterfront Land!** This beautiful 61-acre grove offers serene lakeside views and convenient access to Hwy 50, Hwy 27, and Florida's Turnpike. With lake views to the east and west, this property offers natural beauty, convenience, and privacy. This property is currently zoned for 12 residential homesites but higher density may be achievable. It is contiguous to Groveland's city boundary with the possibility of annexation into the city. With over 7,760 residential units, retail, and industrial proposed in the Villa City Master Plan and 2,500,000 square feet of industrial currently on Independence Blvd, this area will only continue to expand.

Lake County is one of the fastest growing markets in the Southeast, fueled by steady in-migration and a fast pace of population growth. With key private employers and deep talent pool, Lake County will continue to be a hub of new job opportunities and business growth. This is directly evident by the countless acres under contract and currently in the permitting process in the immediate area. This property is centrally located between Mascotte, Clermont, Howey-in-the-Hills, and Leesburg, with close access to major roads.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

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**PARCEL MAP**

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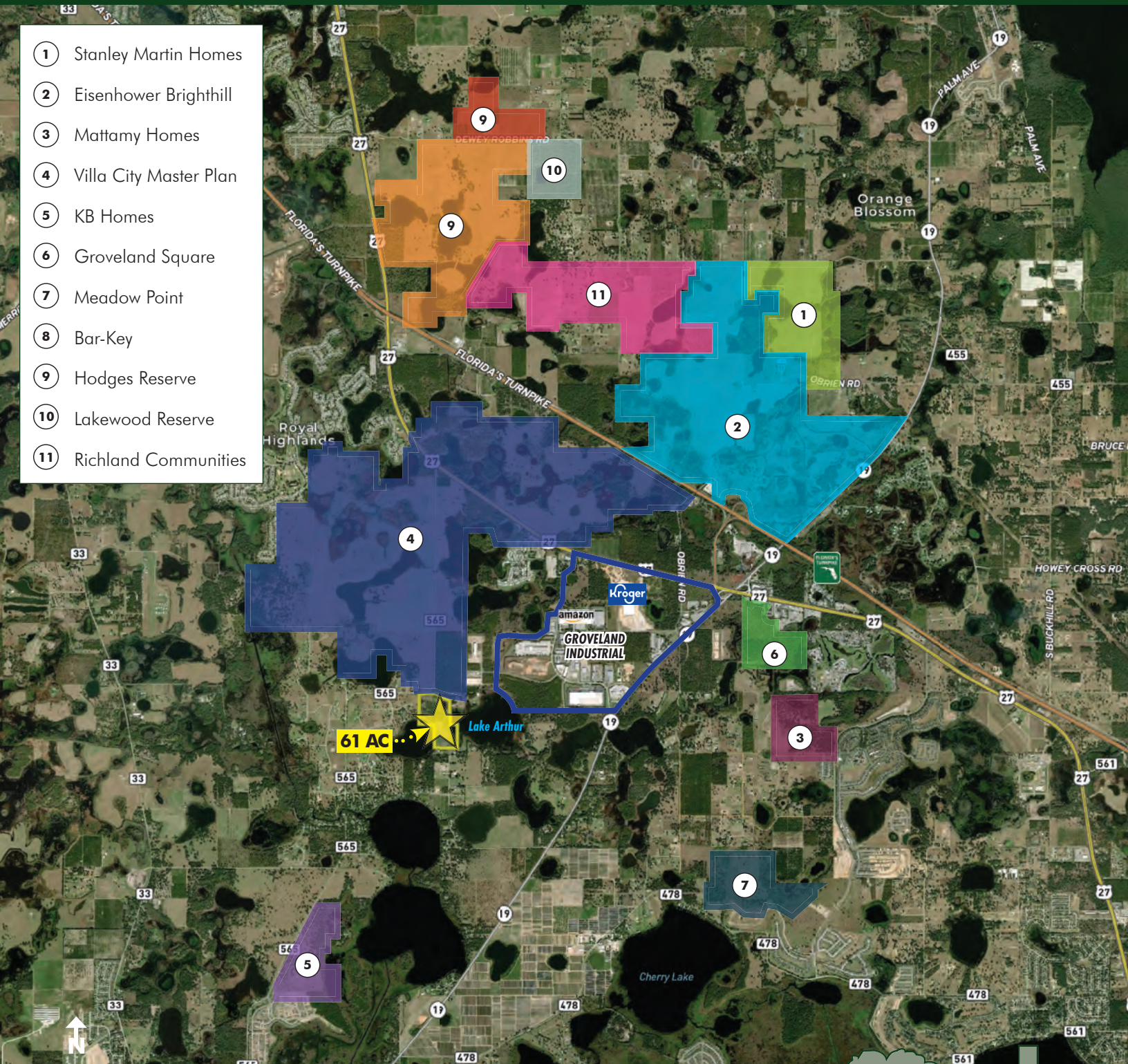


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- ① Stanley Martin Homes
- ② Eisenhower Brighthill
- ③ Mattamy Homes
- ④ Villa City Master Plan
- ⑤ KB Homes
- ⑥ Groveland Square
- ⑦ Meadow Point
- ⑧ Bar-Key
- ⑨ Hodges Reserve
- ⑩ Lakewood Reserve
- ⑪ Richland Communities

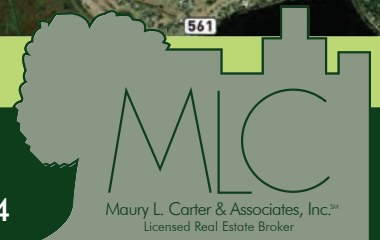


**AREA DEVELOPMENT MAP**

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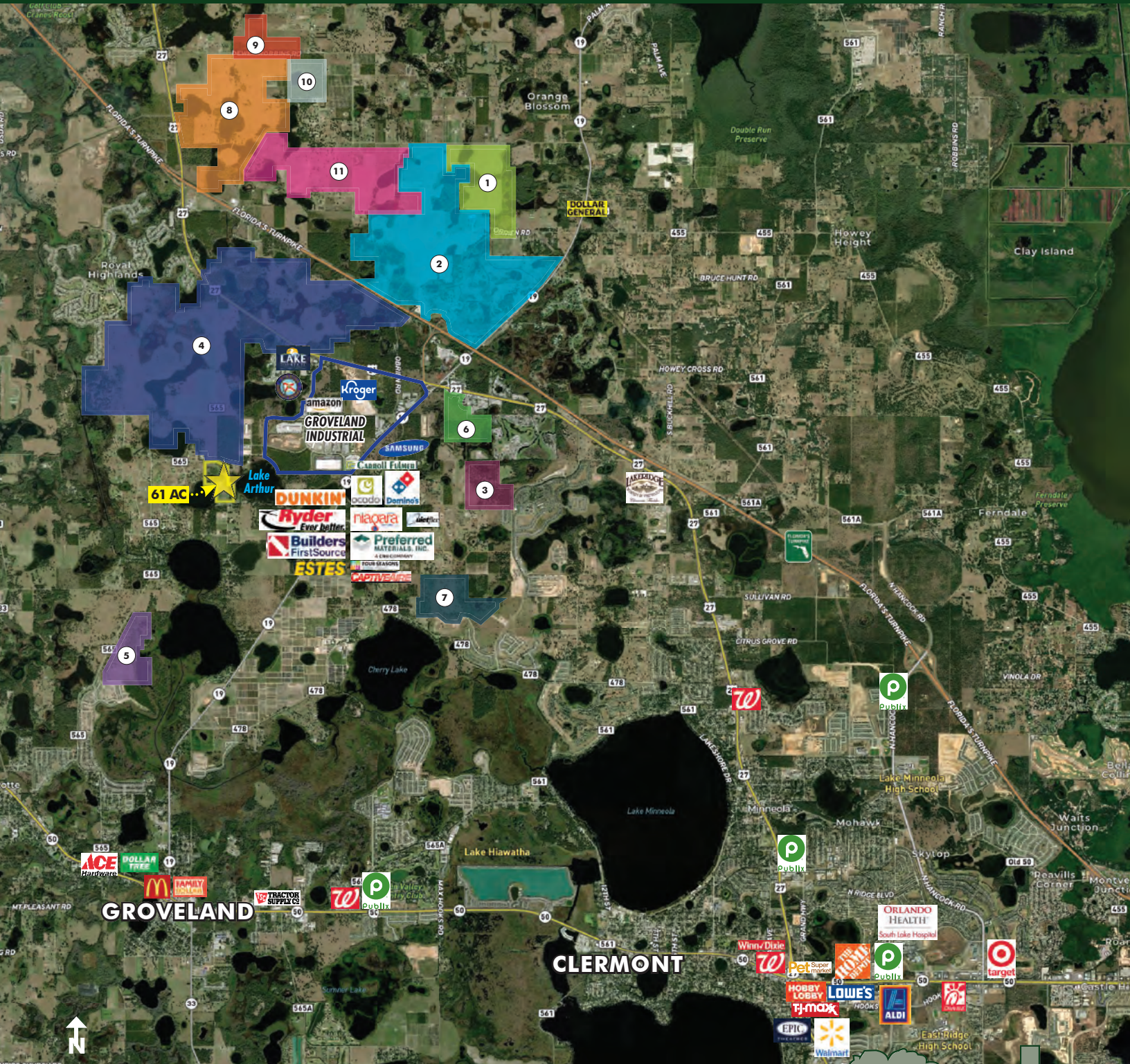




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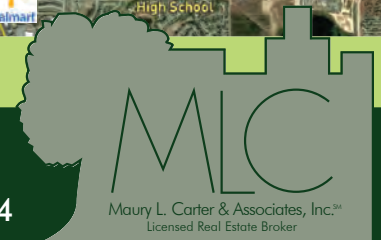


**REGIONAL MAP**

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## DRIVE TIMES

Daytona

**Groveland:** 10 min

Clermont: 15 min

**Downtown Orlando:** 40 min

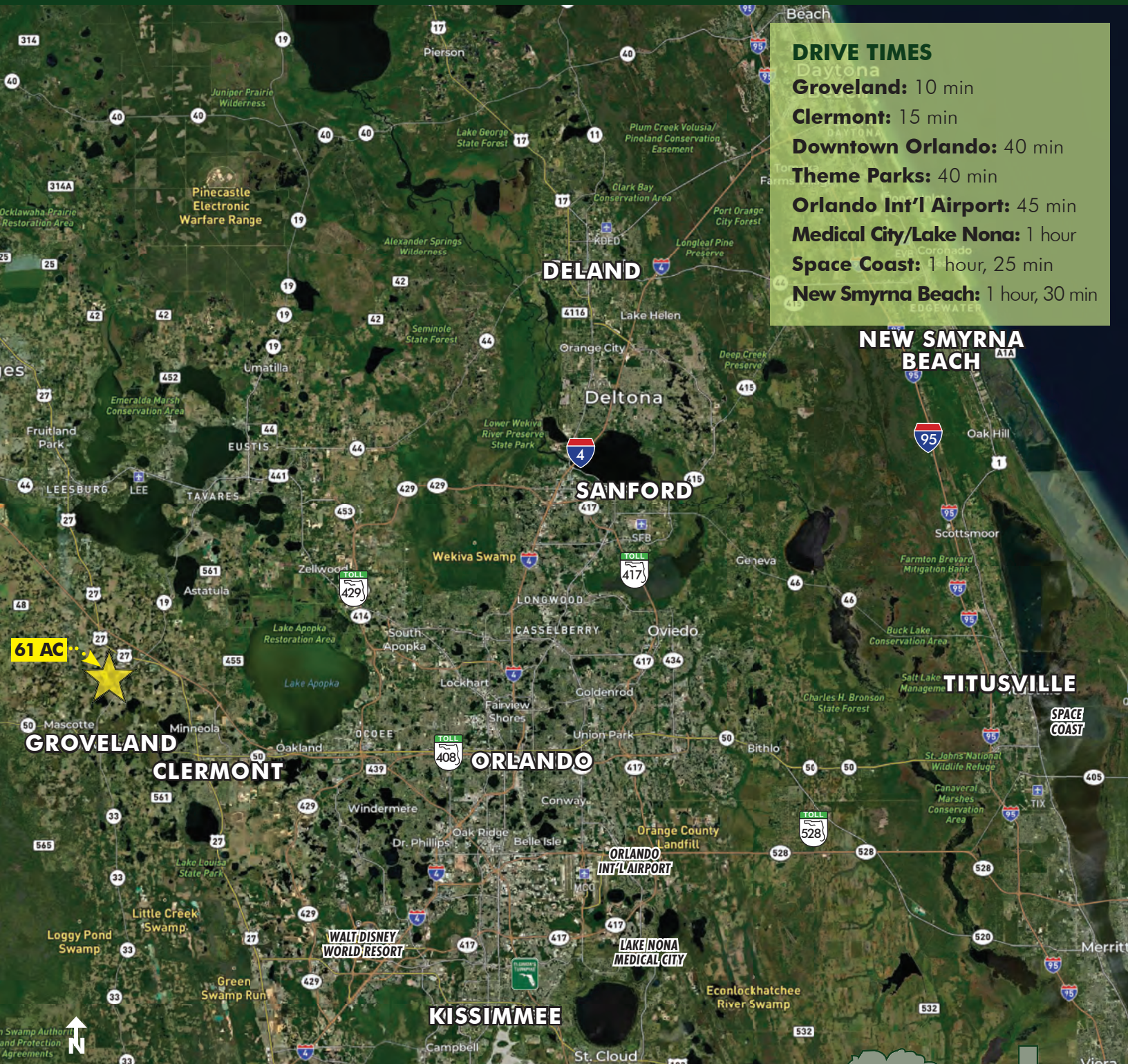
**Theme Parks:** 40 min

**Orlando Int'l Airport:** 45 min

**Medical City/Lake Nona:** 1 hour

**Space Coast:** 1 hour, 25 min

**New Smyrna Beach:** 1 hour, 30 min



## LOCATION MAP

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## LAKE COUNTY IN THE NEWS

### **More land deals close in booming Lake County**

**The deals in Groveland and Wellness Way topped \$30 million.**

By Laura Kinsler | [lkinsler@growthspotter.com](mailto:lkinsler@growthspotter.com) | GrowthSpotter PUBLISHED: October 4, 2024 at 4:56 p.m.

"Lake County's run of eye-popping land sales continued this week with two more closings totaling \$32.5 million in Groveland and Wellness Way.

Stanley Martin Homes sold its Peachtree Hills mixed-use subdivision on Dewey Robbins Road for \$18 million to Eisenhower Property Group, the Tampa-based developer of the adjacent Brighthill master-planned community on the former Little Everglades Ranch. EPG also secured a \$14 million construction loan from Arizona-based KL Servicers."



Read entire article here:

<https://www.growthspotter.com/2024/10/04/more-land-deals-close-in-booming-lake-county/?clearUserState=true>

### **GT USA pays \$165 million for Wellness Way land minutes from Disney**

**The master-planned community will bring nearly 3,000 more homes to Wellness Way.**

By Laura Kinsler | [lkinsler@growthspotter.com](mailto:lkinsler@growthspotter.com) | GrowthSpotter UPDATED: October 9, 2024 at 10:42 a.m.

"GT USA paid a staggering \$165 million Friday for 2,321 acres of undeveloped land in Lake County's Wellness Way area, breaking the county's previous sale record that was set just three months ago.

Daryl Carter and Conrad Carter with Maury L. Carter & Associates, together with Tony Roper and Jimmy Roper of Roper Real Estate represented the sellers in the transaction. "It's a smokin' piece of real estate," Daryl Carter told GrowthSpotter when he listed the Arnold property last November."



Read entire article here:

<https://www.growthspotter.com/2024/09/27/gt-usa-pays-165-million-for-wellness-way-land-minutes-from-disney/>

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