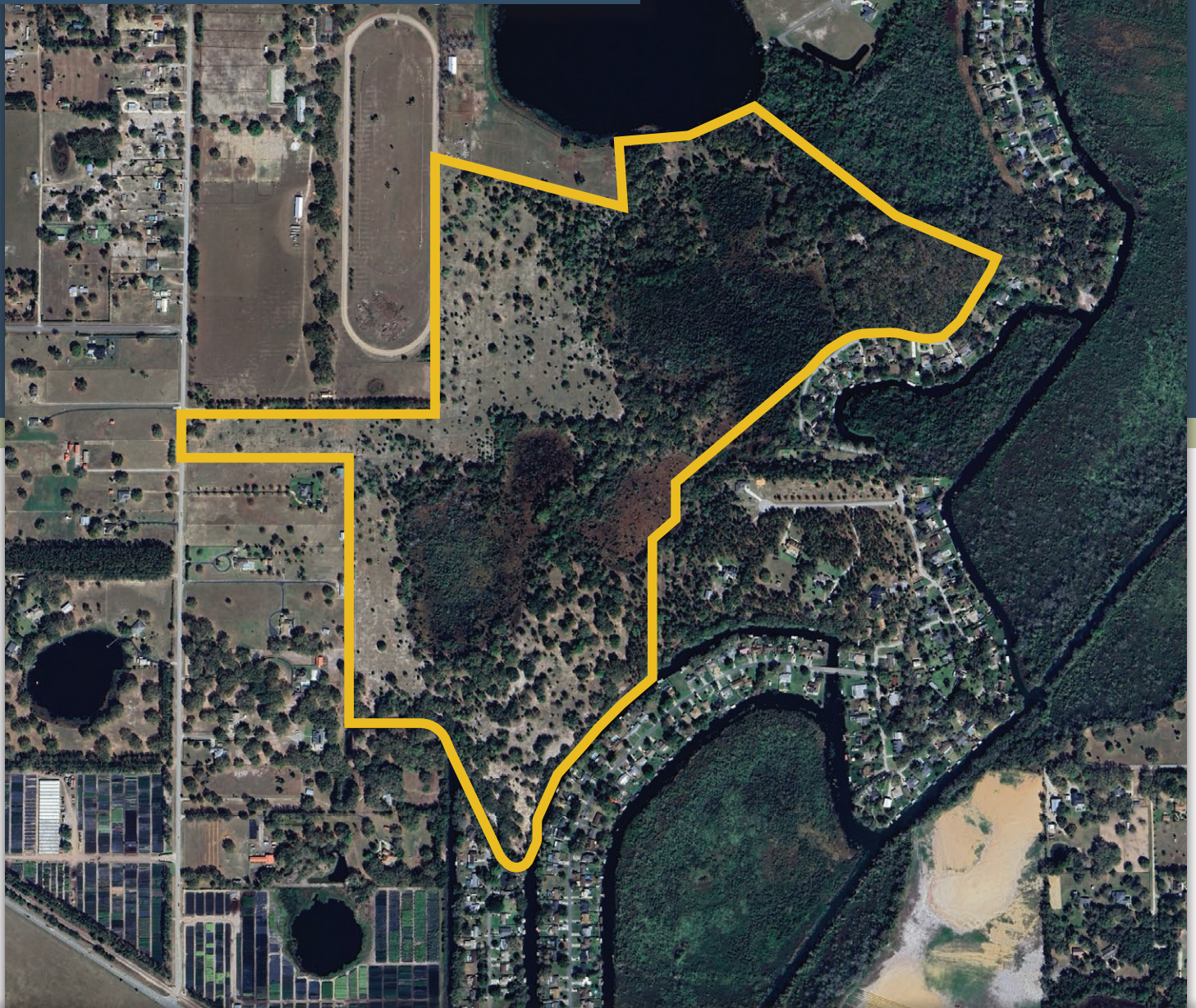




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



TAVARES RESIDENTIAL DEVELOPMENT OPPORTUNITY

205 ± AC, Lake County

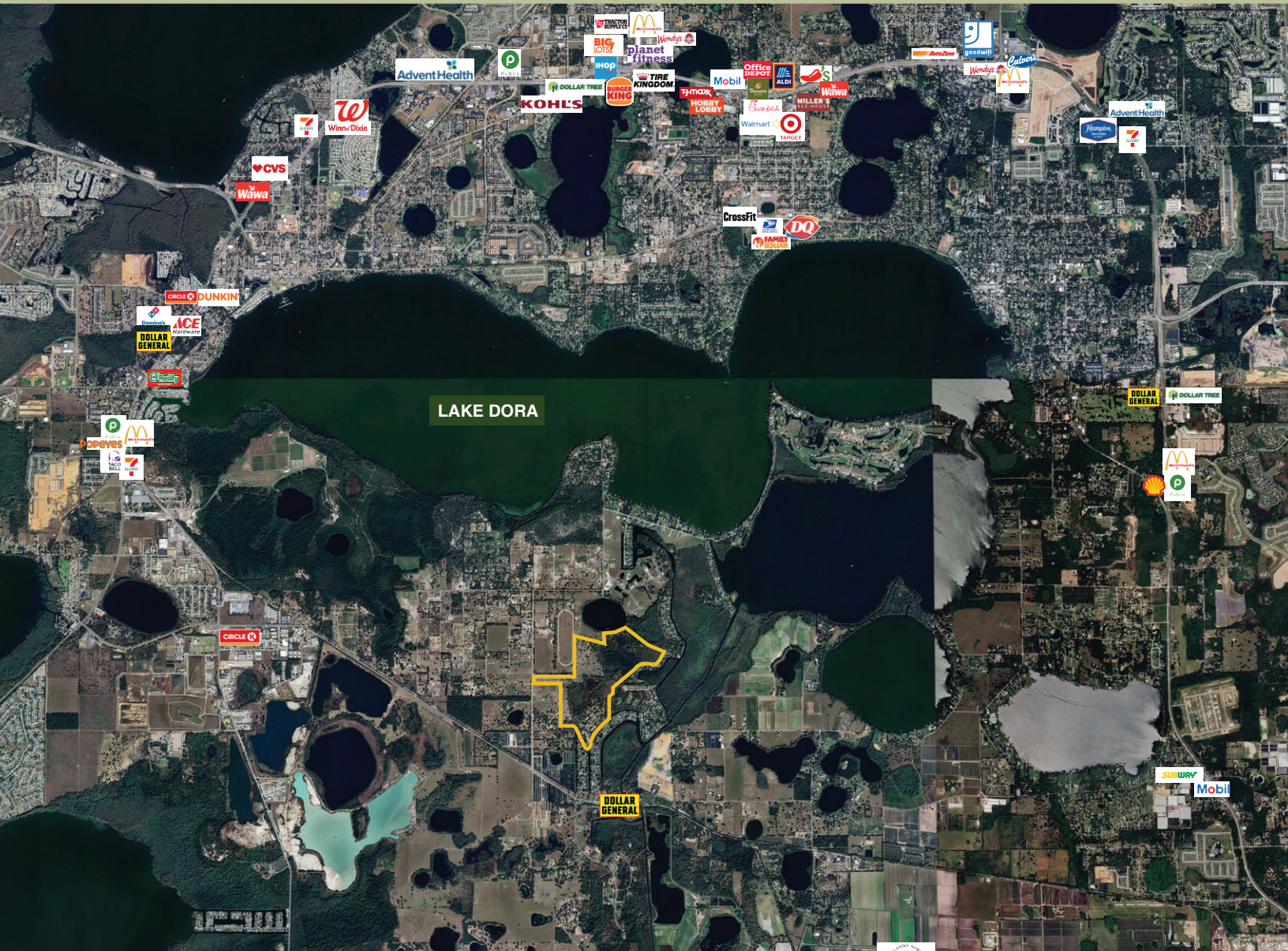
PROPERTY DETAILS

- Size: 205± acres
- Location: Shirley Shores Rd
Tavares, FL 32778
- Zoning: R-3, A
- FLU: Rural Transition
- Utilities: All Utilities
Possible
- Road Frontage: 280' on
Shirley Shores Rd & 3,000'
on Winner Circle Dr
- Price: \$18,000,000

Property Highlights

Located near CR 448, US 441, and Lake Dora, this property is situated in a quiet, yet convenient area with quick travel time to the Cities of Apopka, Mount Dora, and Leesburg. Because it is adjacent to the City of Tavares, there is potential for annexation.

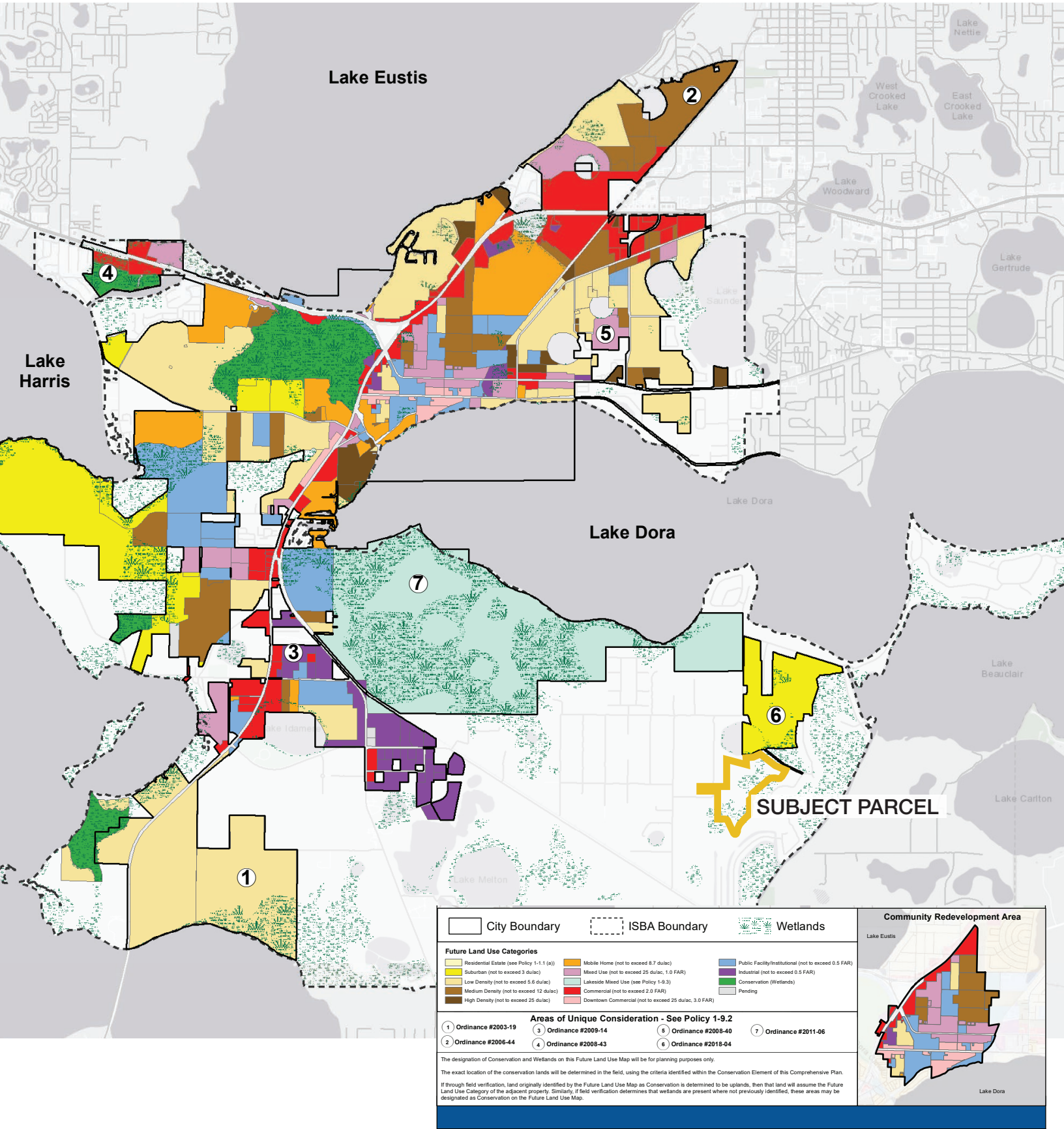
Lake County is one of the fastest growing markets in the Southeast, fueled by steady immigration and a fast pace of population growth. With key private employers and deep talent pool, Lake County will continue to be a hub of new job opportunities and business growth. This is directly evident by the countless acres under contract and currently in the permitting process in the immediate area.



GEOGRAPHICAL DETAILS



CITY OF TAVARES FUTURE LAND USE



REGIONAL MAP

Drive Times

- Clermont: 35 min.
- Titusville: 1 hr 30 min
- Downtown Orlando: 45 min.
- Tampa: 1 hr 45 min
- Orlando Int'l Airport: 55 min.
- Ocala: 1 hr 45 min
- Kissimmee: 1 hr 15 min

