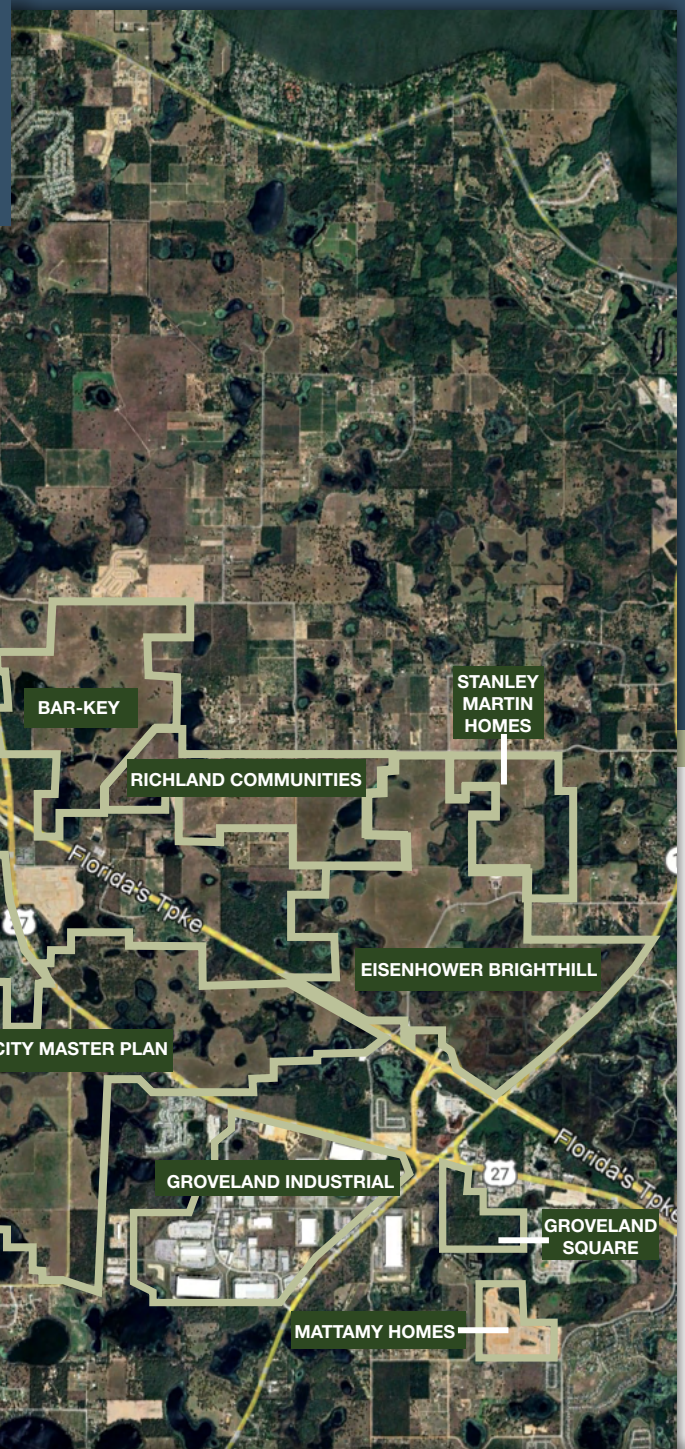




**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



125 ± AC DEVELOPMENT

OPPORTUNITY IN GROVELAND

3145 Austin Merritt Rd. Groveland, Lake County, FL

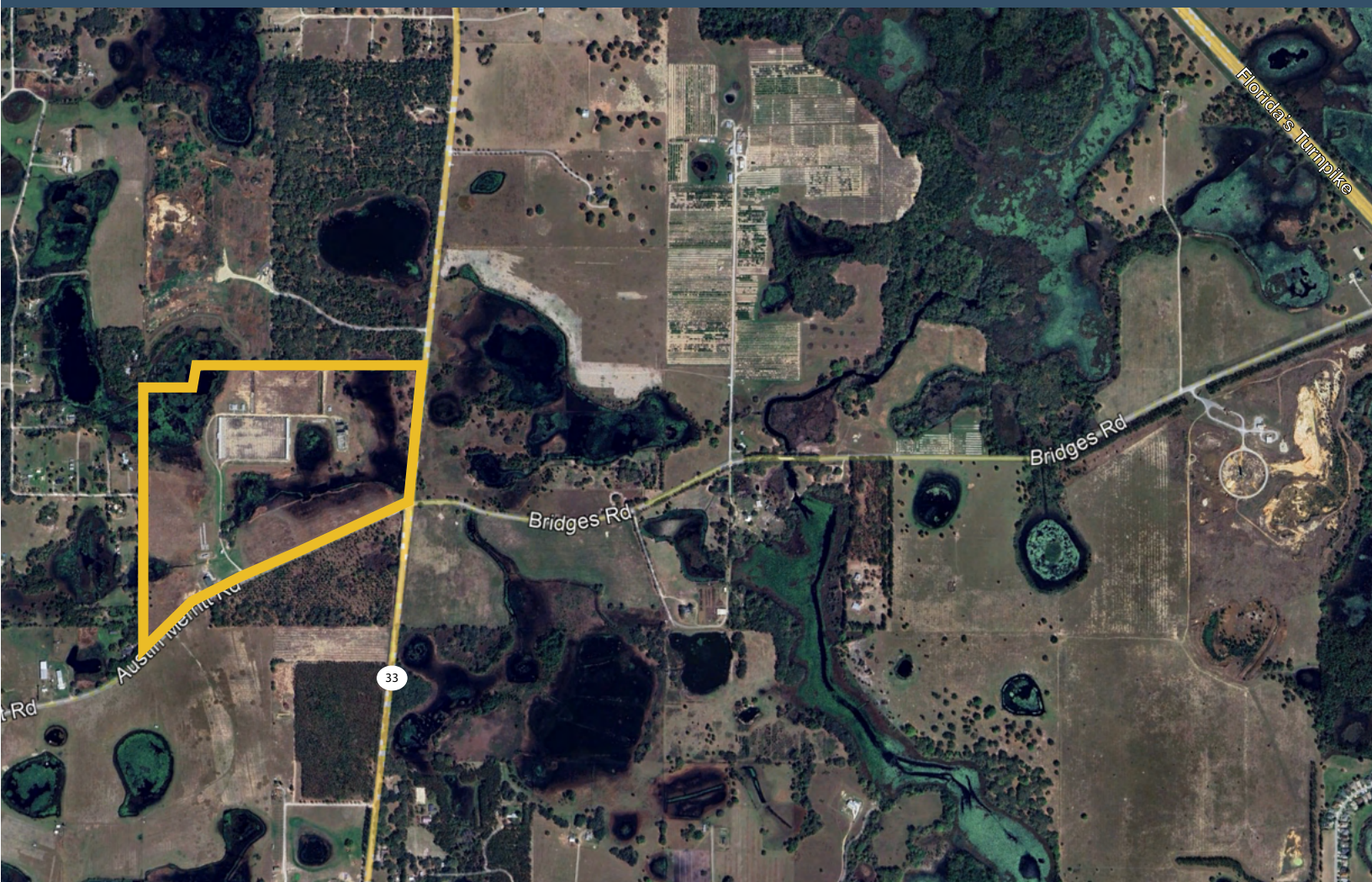
PROPERTY DETAILS

- Price: \$5,500,000
- Size: 125 ± acres
- Location: 3145 Austin Merritt Rd. Groveland, FL 34736
- Zoning: A (Agriculture)
- FLU: R (Rural)
- Utilities: Electric & Well
- Road Frontage: 1,392' on CR33 and 3,100' on Austin Merritt Rd.

Property Highlights

This property offers high visibility and easy access. Ideally located just 2.5 miles from US Highway 27 and 3 miles from Florida's Turnpike, the site allows seamless connectivity to major roadways. It is well suited for immediate agricultural operations and is strategically positioned on a 4-lane intersection presenting a unique opportunity for future development.

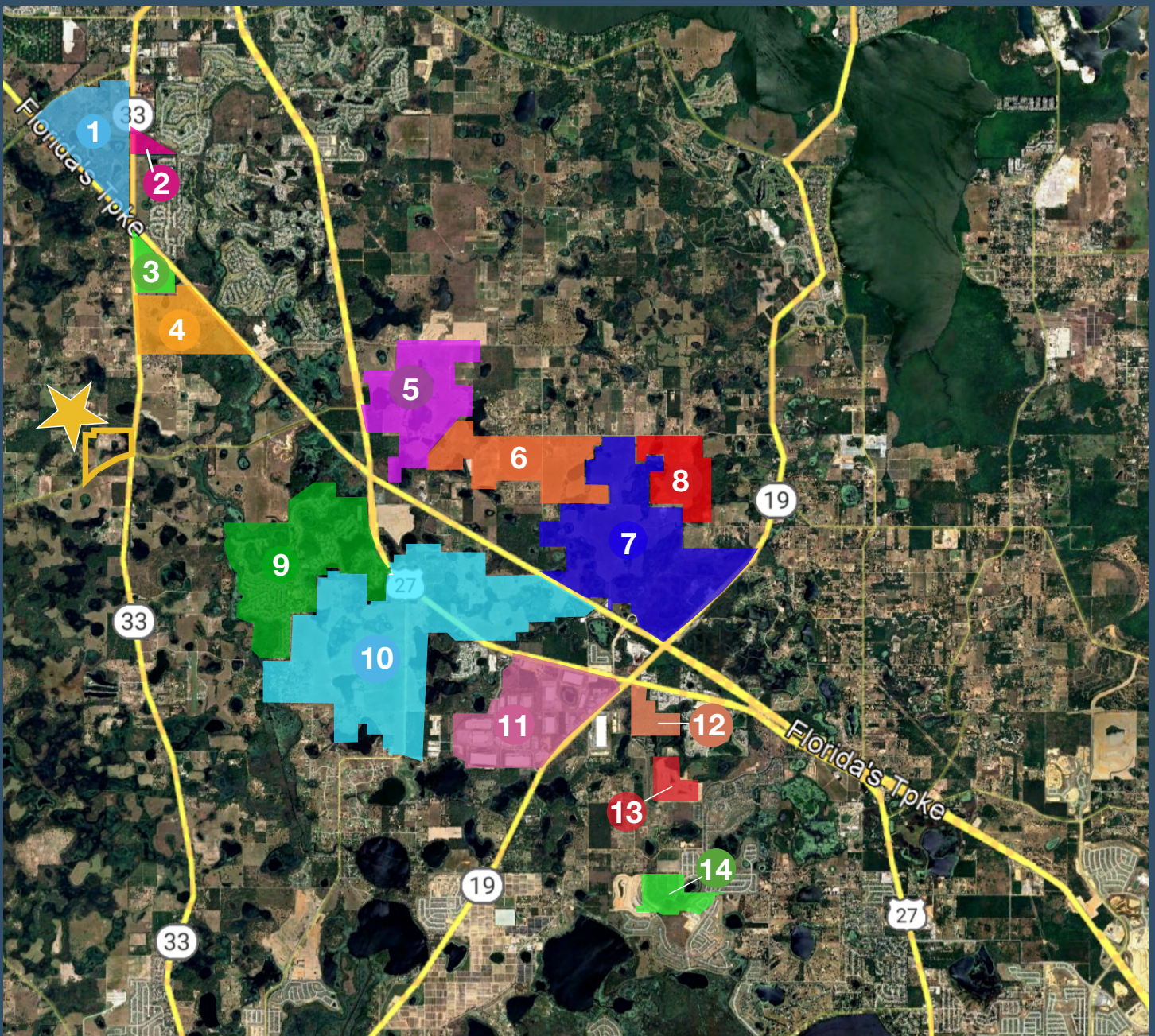
With Groveland's steady growth and infrastructure expansion, this parcel stands out as a prime candidate for commercial, residential, or mixed-use development. Whether you're looking to invest in agricultural land or secure a future development site, this property offers rare versatility and long-term opportunities. Additionally, there are over 9,000+ planned residential units within 5 miles. Call today for more information.



LOCAL DEVELOPMENTS

Legend

- | | |
|-----------------------------------|---------------------------|
| 1 Denham Village (to be approved) | 8 Stanley Martin Homes |
| 2 Manor Oaks | 9 Royal Highlands |
| 3 Tieraa Vista | 10 Villa City Master Plan |
| 4 Preservation Place | 11 Groveland Industrial |
| 5 Bar-Key | 12 Groveland Square |
| 6 Richland Communities | 13 Mattamy Homes |
| 7 Eisenhower Brighthill | 14 Meadow Point |



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 24,602
- 32.9% growth from 2020
- Median HH Income: \$92,258
- Median Home Value: \$344,000

Groveland, 2024 U.S. Census

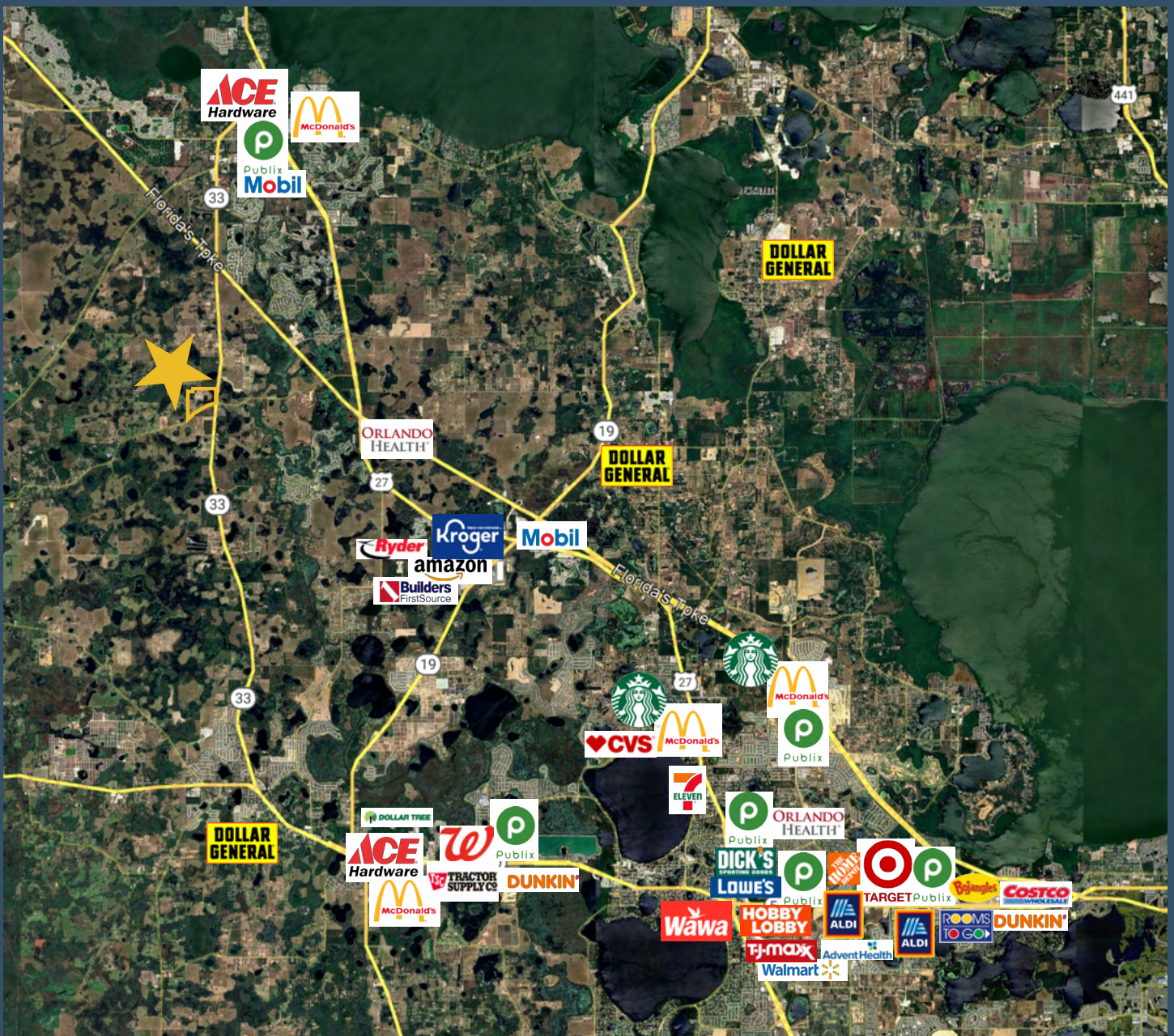
County Demographics

- Total Population: 67,764
- Average HH Income: \$58,738
- Median Home Value: \$316,800

Lake County, 2024 U.S. Census

Daily Traffic Counts

- CR 33: 7,000
- FL Turnpike: 51,300
- HWY 27: 27,500
- HWY 50: 16,800
- SR 19: 12,900
- I-75: 58,200



REGIONAL MAP

Drive Times

- Clermont: 20 min
- The Villages: 40 min
- Orlando: 40 min
- Mt Dora: 45 min
- Walt Disney World: 45 min
- Orlando Int'l Airport: 50 min
- Ocala: 50 min.
- Sanford: 1 hr 10 min
- Tampa: 1 hr 15 min
- Daytona: 1 hr 30 min

