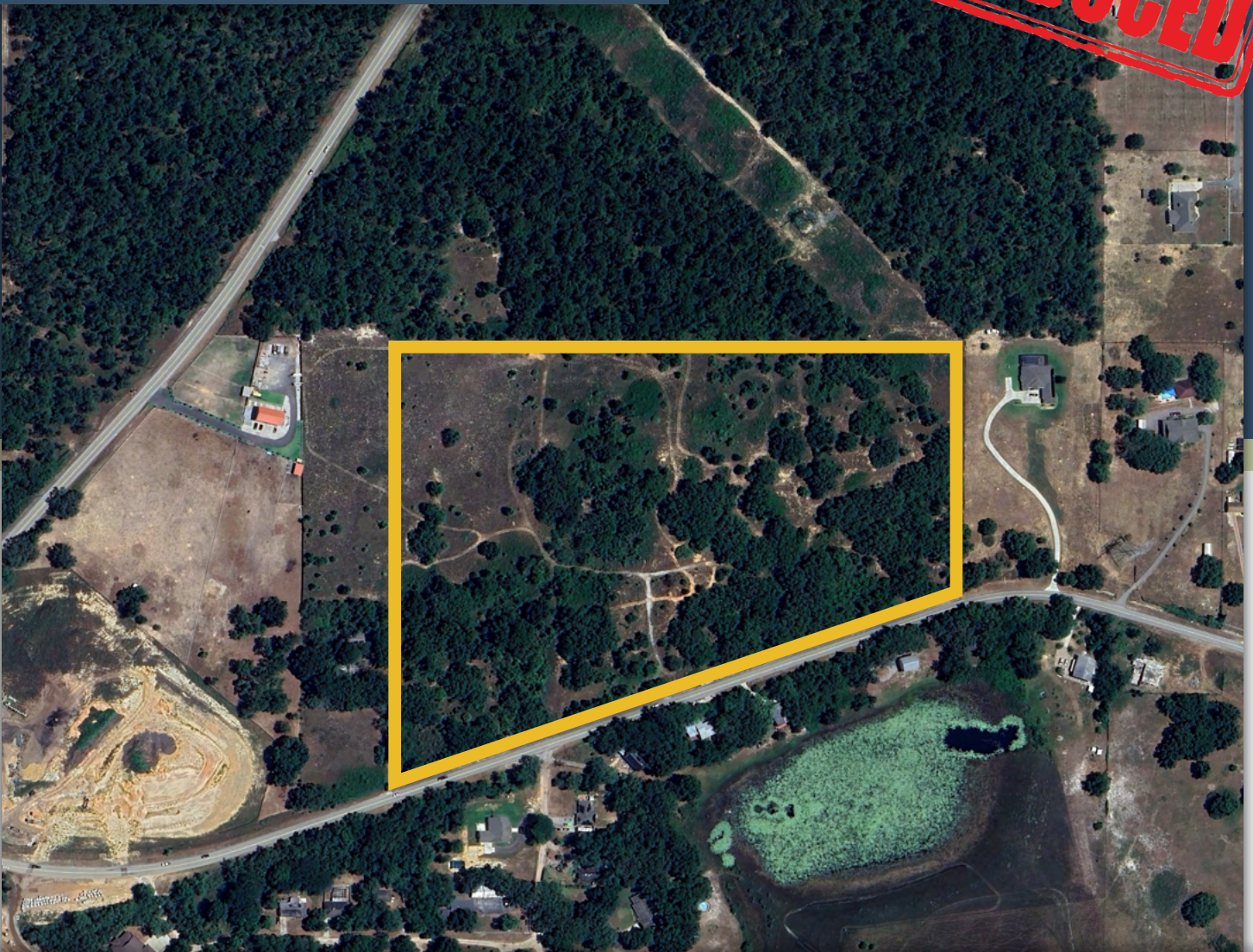




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

PRICE REDUCED



Lake County Residential Development Opportunity

26± ac near Minneola

Price: \$ 3,250,000

Down \$1,250,000 from Original Price

PROPERTY DETAILS

- Size: 26 ± acres
- Location: County Road 561A
Clermont, FL 34711
- Zoning: R-1
- FLU: Rural Residential
- Utilities: Electric
- Frontage: 1,470'±
on CR561A
- Price: \$3,250,000

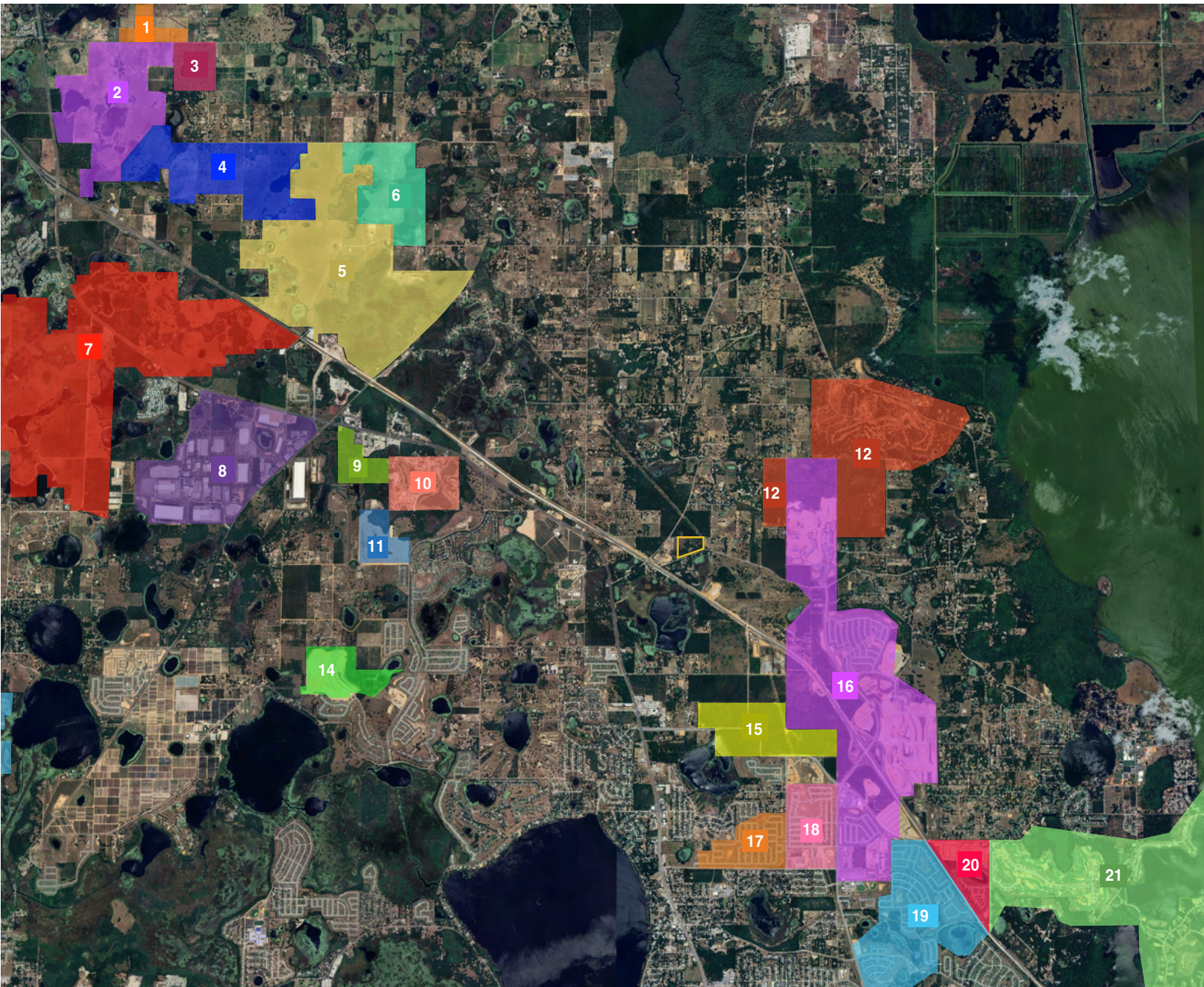
Property Highlights

Located on County Road 561A, this property is near the fast-growing areas of Minneola, Montverde, and Clermont. Fast access is possible because it is minutes from the Florida Turnpike and US Hwy 27.

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.



DEVELOPMENT MAP



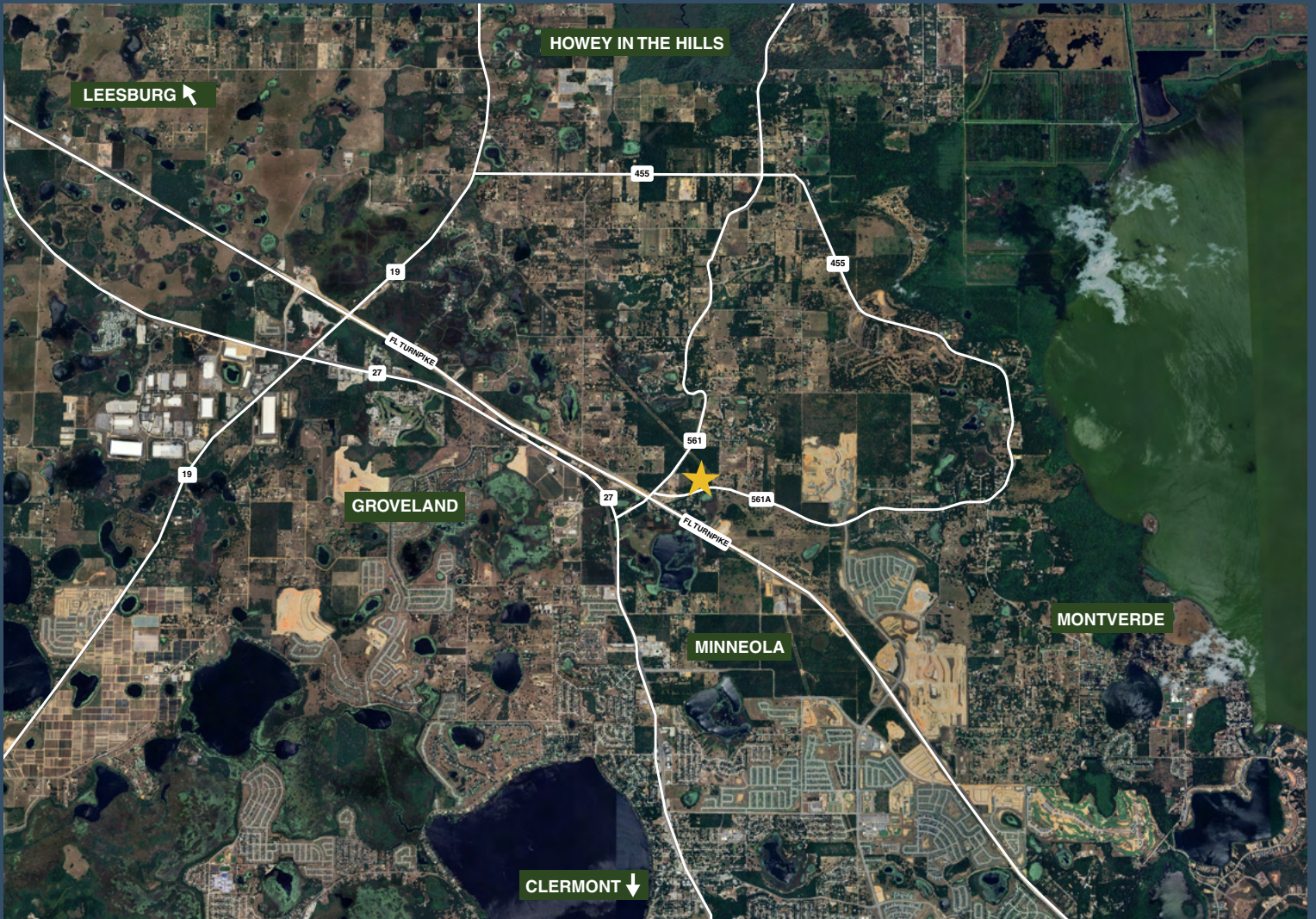
Legend

- | | | |
|-------------------------|--------------------------|------------------------|
| 1 Hodges Reserve | 8 Groveland Industrial | 15 Founders Hill |
| 2 Bar Key | 9 Groveland Square | 16 The Hills |
| 3 Lakewood Reserve | 10 Clerbrook Golf Course | 17 Ardmore Reserve |
| 4 Richland Communities | 11 Mattamy Homes | 18 Reserve at Minneola |
| 5 Eisenhower Brighthill | 12 Sugar Loaf | 19 Highland Ranch |
| 6 Stanley Martin Homes | 13 KB Homes | 20 Black East |
| 7 Villa City | 14 Meadow Point | 21 Bella Collina |

RETAIL MAP



GEOGRAPHICAL DETAILS



Average Daily Traffic Counts

- CR 561: 8,500
- CR 561A: 7,100
- CR 455: 2,050
- FL Turnpike: 57,500
- HWY 27: 36,500
- CR 19: 12,900

Florida Dept. of Transportation

REGIONAL MAP

