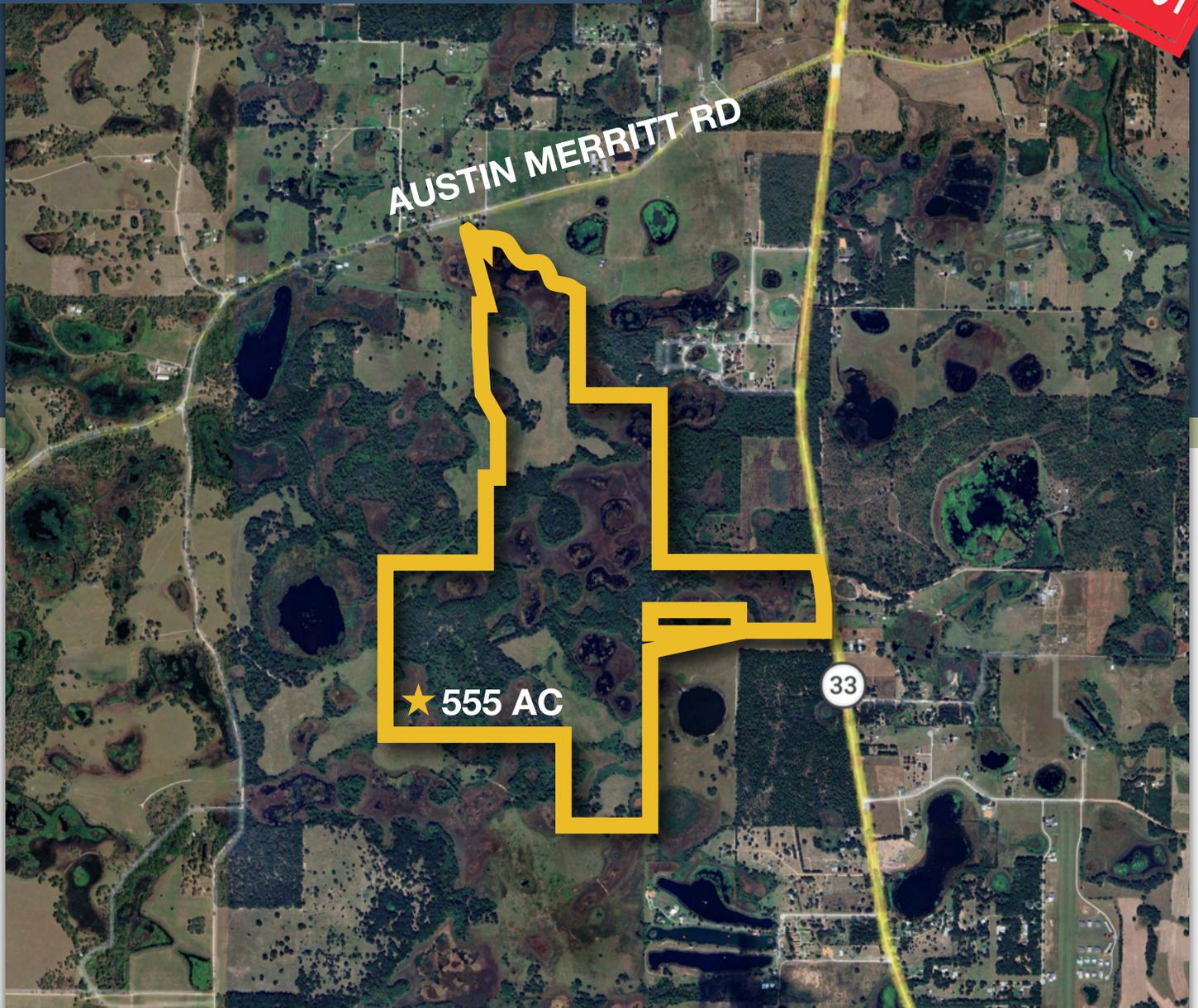




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

UNDER CONTRACT



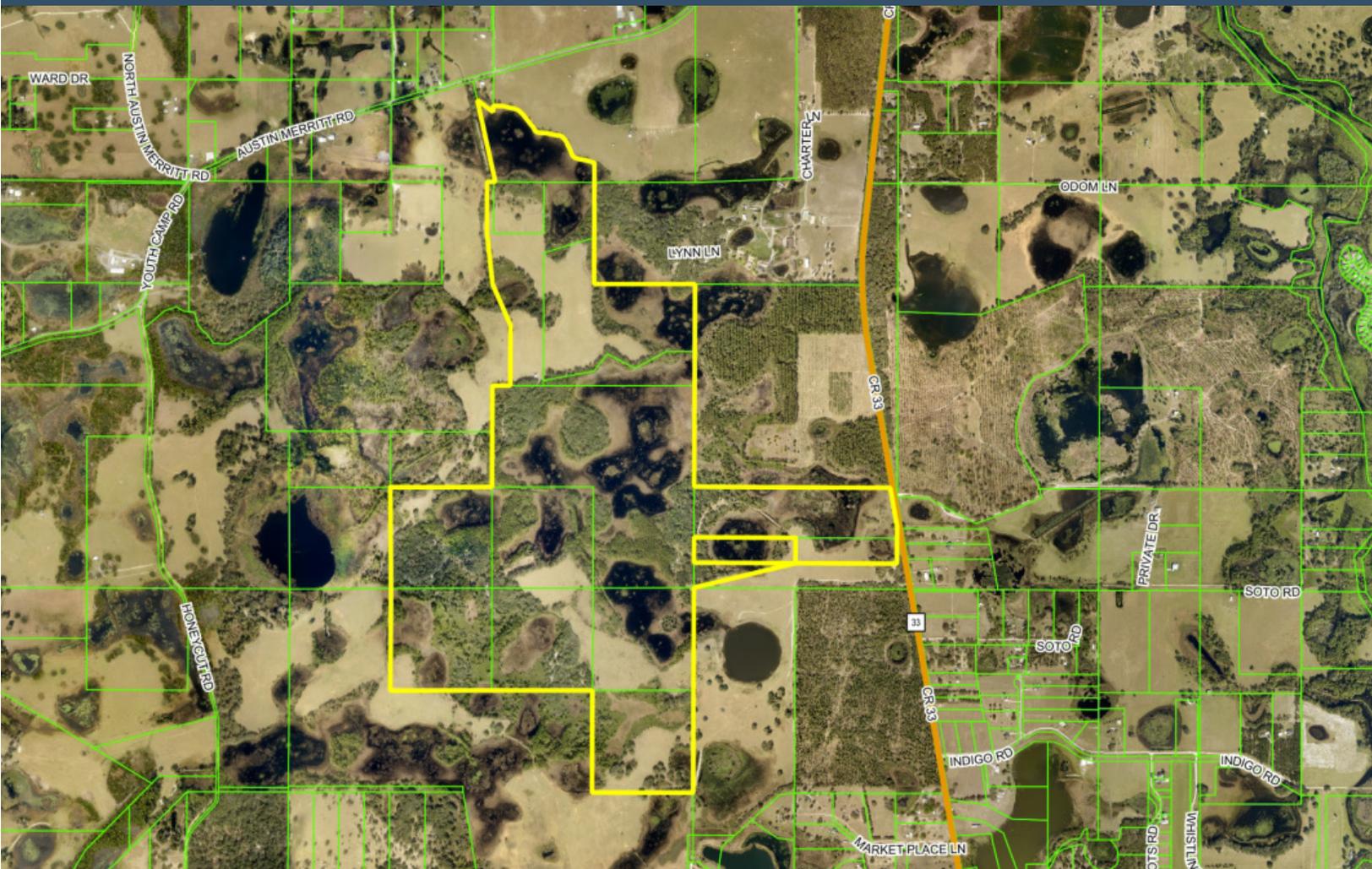
**±555 AC CENTRAL FLORIDA DEVELOPMENT
SITE ON STATE ROAD 33 IN LAKE COUNTY
Groveland, Florida, 34736**

PROPERTY DETAILS

- Size: ±555 acres
- Location: **Across from**
21007 State Road 33,
Groveland, FL, 34736
- Zoning: Agriculture
- FLU: Rural (440)

Property Highlights

This rare 555-acre agricultural parcel presents a premium opportunity in one of Central Florida's most dynamic growth corridors. Positioned less than 2 miles from SR 50 and minutes to the SR 50/ SR 27 intersection, the site offers direct access to major east-west and north-south travel routes that link Groveland with Clermont, Tavares, and the greater Orlando metro. Surrounded by significant residential and mixed-use growth, Lake County has experienced great population expansion over the past decade, with Groveland among the fastest-growing communities in Florida. Regional activity includes large-scale master-planned developments in nearby Clermont and ongoing residential expansion in Howey-in-the-Hills, all signaling strong demand for new housing, services, and employment centers. With proactive municipal planning and major transportation linkages at its doorstep, this property offers unmatched connectivity to emerging regional destinations and future economic growth.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 20,621
- Median HH Income: \$92,258
- Median Home Value: \$344,000

Groveland, US Census

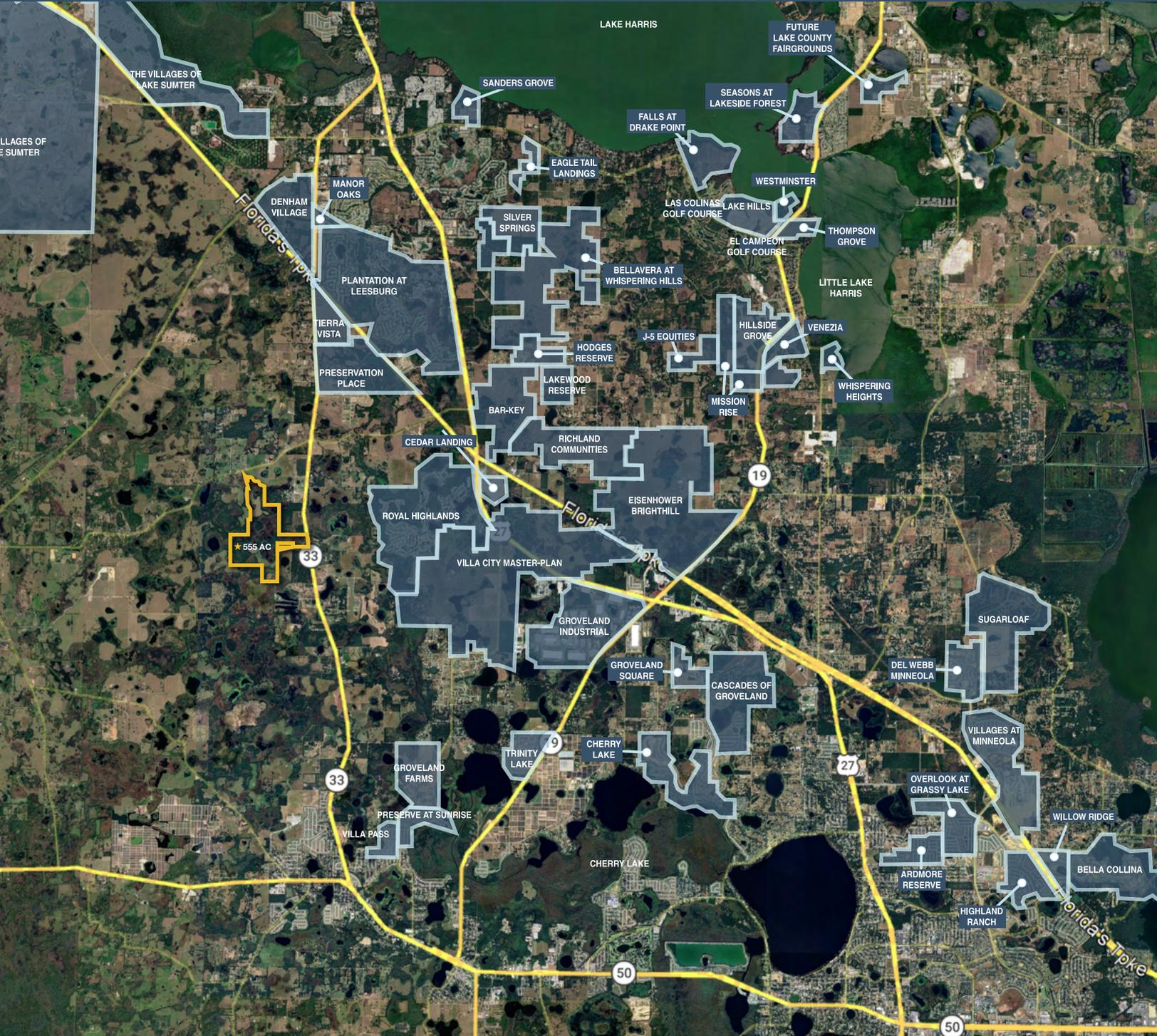
County Demographics

- Total Population: 398,696
- Median HH Income: \$69,956
- Median Home Value: \$287,000

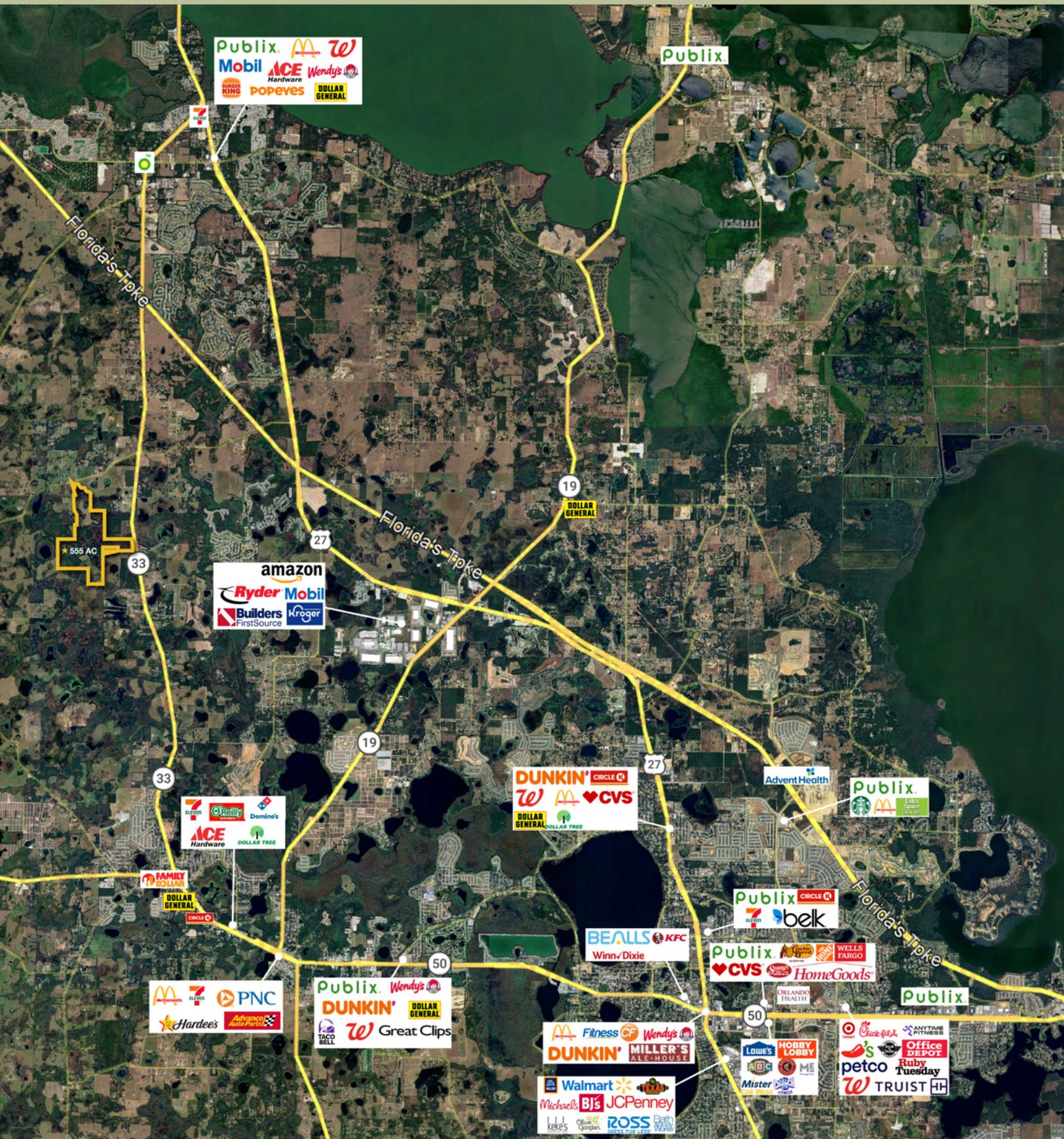
Lake County, US Census

Daily Traffic Counts

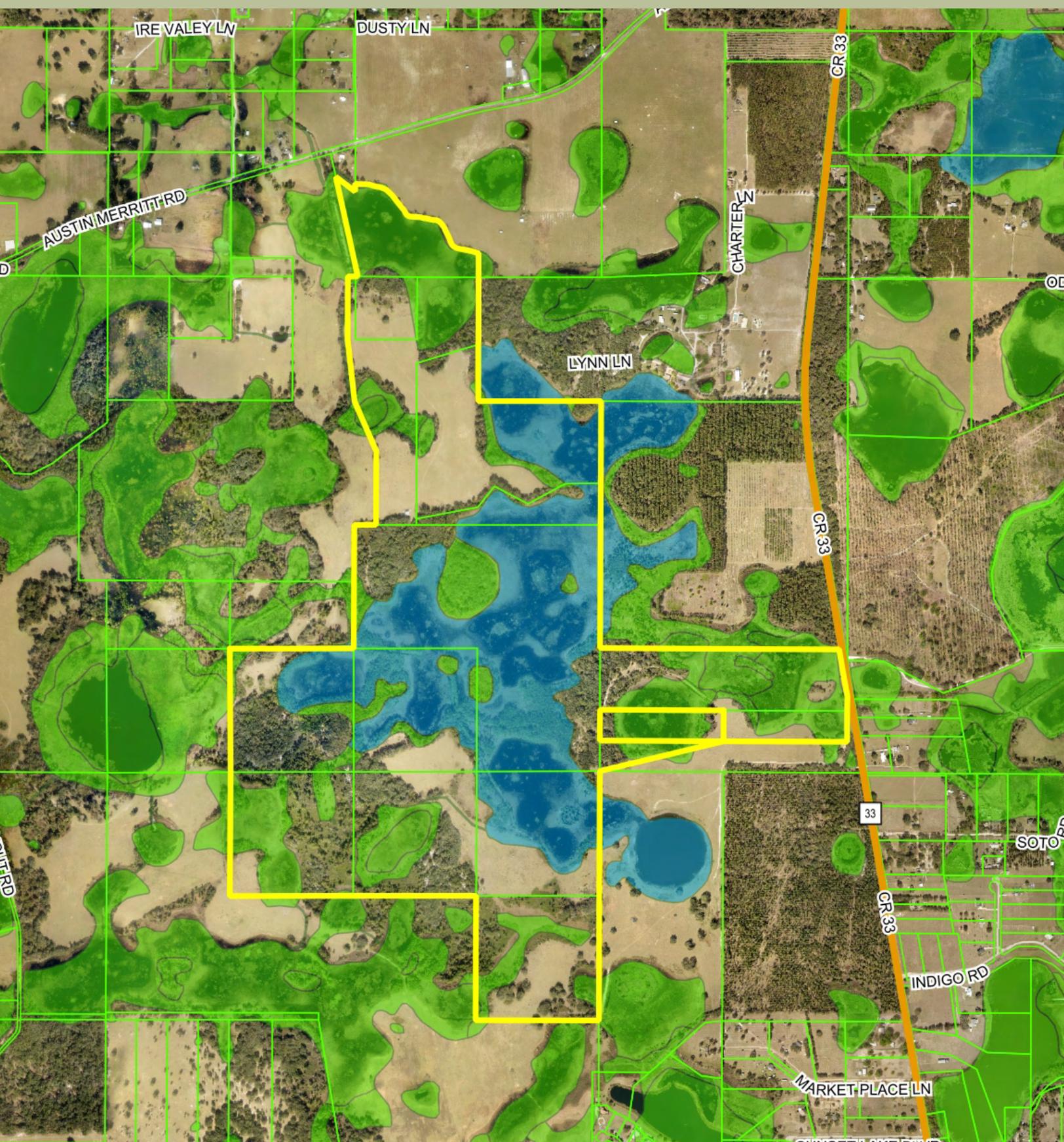
- SR 33: 7,000
- Austin Merritt Rd: 2,200
- FL Turnpike: 51,300
- HWY 27: 27,500
- HWY 50: 16,800



LOCAL RETAIL



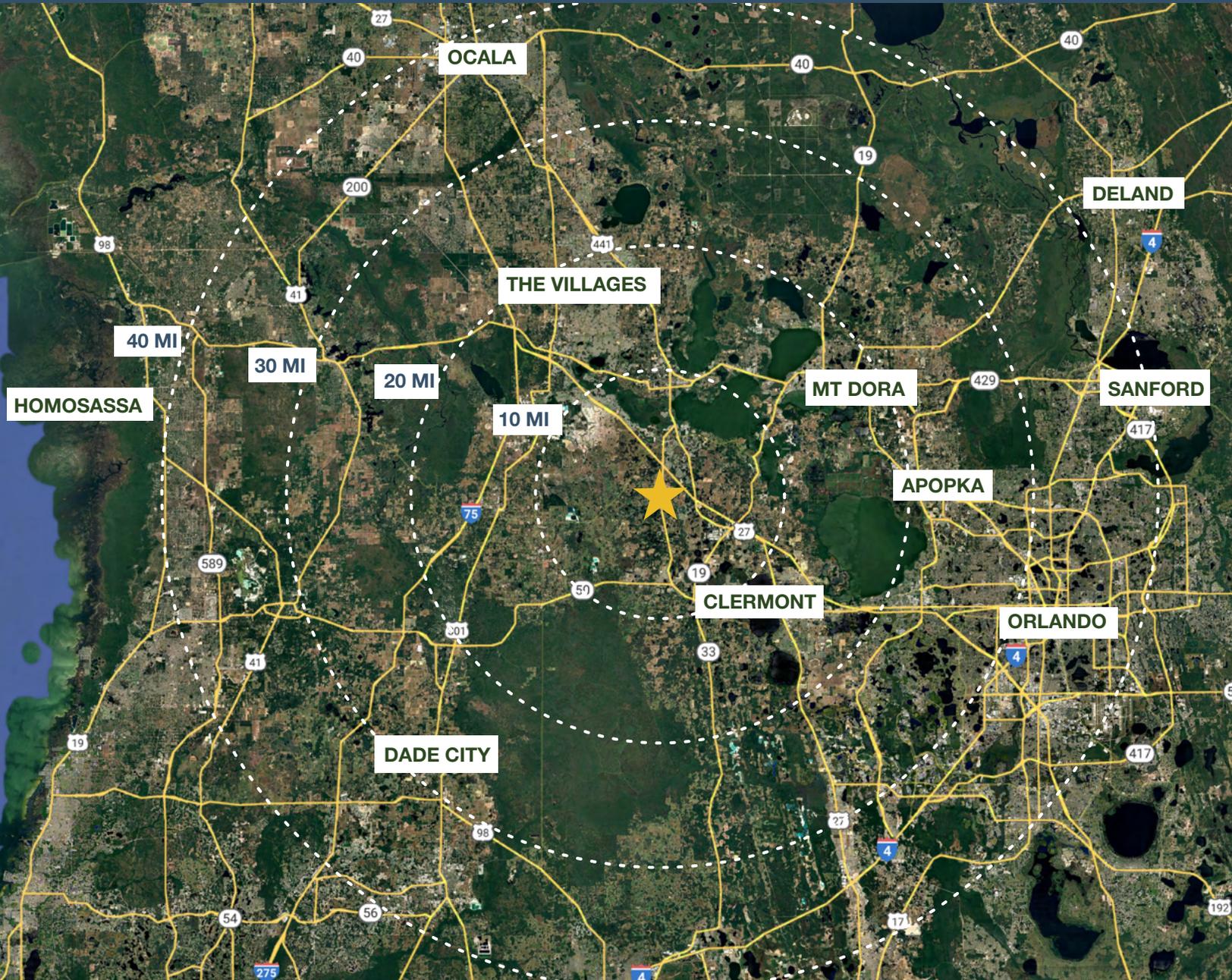
WETLANDS MAP



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



LOCAL NEWS

Groveland City Council approves phase 2 of Brighthill master planned development

By: James Wilkins | December 16, 2025 | GrowthSpotter

Groveland City Council unanimously approved Phase 2 of the Brighthill master-planned community, advancing a long-term, mixed-use development planned for nearly 3,000 residential units with future commercial, office, and hospitality components between Groveland and the Florida Turnpike. The project includes major infrastructure coordination, including potential Turnpike interchange improvements, and signals sustained residential and employment growth in the immediate area over the next 10–15 years.

Read the full article here: [Master-planned Brighthill development in Groveland approved by city council | GrowthSpotter](#)

\$25 Million in new infrastructure projects coming to Groveland

By: David Jones | May 20, 2025 | WESH2

Groveland City Council approved \$25 million in infrastructure upgrades, including a new \$10 million fire station in the U.S. 27 industrial corridor and major water and wastewater system expansions. The investment is designed to support a population projected to double over the next 25 years, signaling long-term planning to accommodate sustained residential and employment growth.

Read the full article here: [\\$25 Million in new infrastructure projects coming to Groveland | WESH2](#)

Lake County Growth

Lake County is ranked among the top 3 fastest-growing counties in Florida, with population projected to increase about 23 % by 2030 and current estimates showing over 460,000 residents and steady annual growth. Major employers across healthcare, retail, logistics, and manufacturing contribute to a broad economic base, while proactive economic development efforts and infrastructure planning aim to attract business investment and support job growth countywide.

Read more here: [Lake County Economic Development](#)





