



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

PRICE REDUCED

450a 44A 44A

2,000 FT.

★ ±115 ACRES

+2,200 FT

2,500 FT CONSERVATION VIEW

LAKE COUNTY WATER
AUTHORITY CONSERVATION LAND

**DOUBLE LAKEFRONT LAND
LESS THAN 1 HR FROM
DOWNTOWN ORLANDO**

PRICE: ~~\$3,500,000~~ NOW \$3,200,000!

DOUBLE LAKEFRONT LAND LESS THAN 1 HR FROM DOWNTOWN ORLANDO

N County Rd 44A, Eustis, FL 32726

PROPERTY DETAILS

- Size: ±115 acres
- Zoning: R-1 Residential
- Water Frontage: +4,000 ft between two lakes
- Parcels: 29-18-27-1200-000-00101, 29-18-27-1200-000-00100, 29-18-27-0001-000-05100
- FLU: Rural Transition
- Price: \$3,200,000
- Utilites: Power to site
- Road Frontage: 450 ft. on CR 44A
- \$27,876.89/acre

PROPERTY HIGHLIGHTS

Situated in one of Florida's top markets for population growth, this exceptional 115-acre property in Eustis, Lake County offers a rare combination of Old Florida waterfront living potential and proximity to thriving town centers. With over 4,000 feet of dual shoreline, the land borders the scenic Pine Meadows Conservation Area, providing a tranquil, natural setting just minutes from Orlando amenities and attractions.

Lake County has consistently ranked among the state's fastest-growing counties, fueled by an influx of new residents and businesses. As the area continues to evolve, this expansive lakefront holding represents a truly unique chance to capitalize on Central Florida's momentum.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	25,067	444,204
Median HH Income	\$65,373	\$73,161
Median Home Value	\$270,700	\$318,400

Eustis, US Census

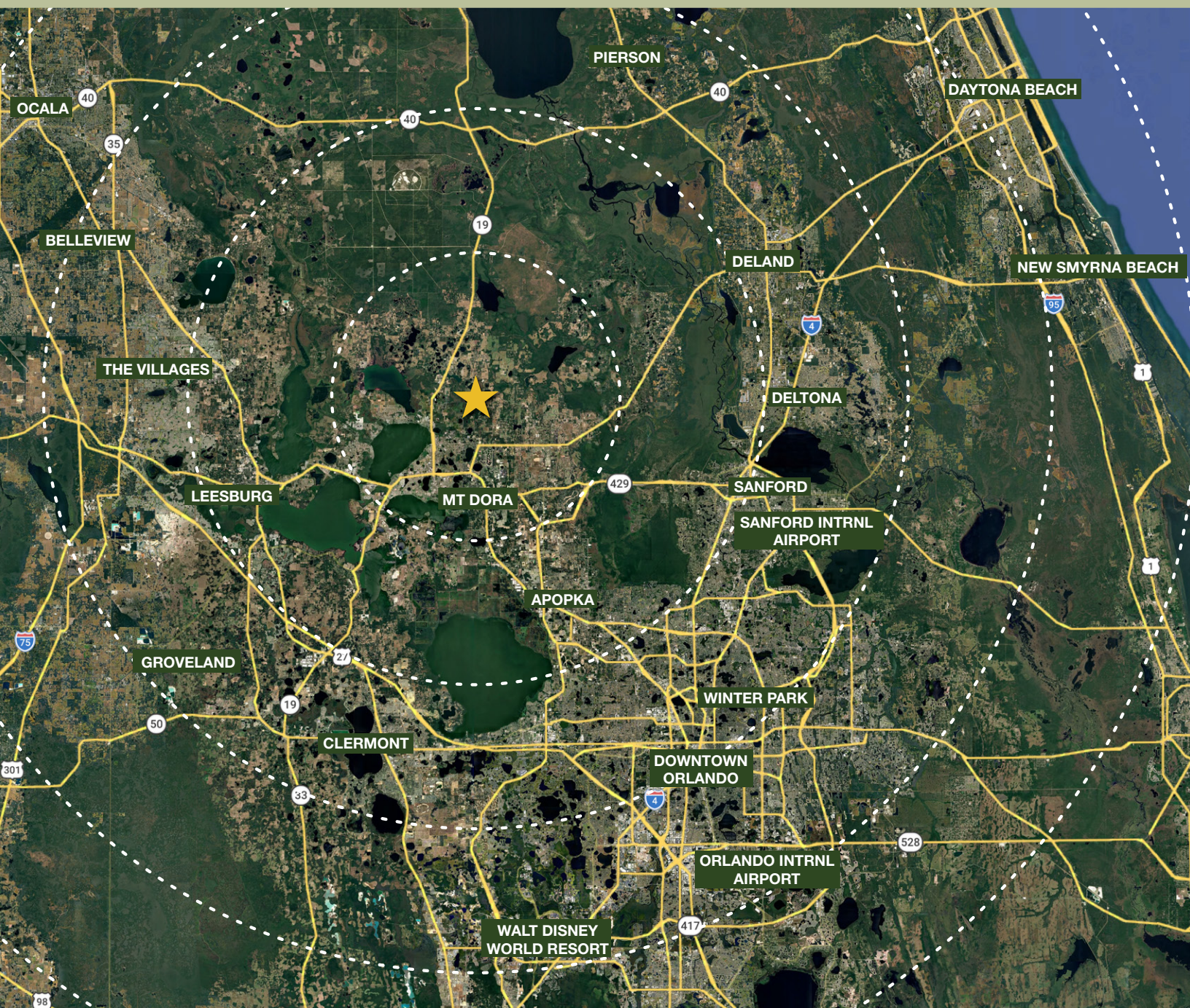
Lake County, US Census

DAILY TRAFFIC COUNTS

- CR 44A: 2,600
- HWY 19: 19,900
- CR 44: 15,500



REGIONAL MAP



DRIVE TIMES

- Downtown Orlando: 45 min
- Daytona Beach: 1 hr
- Walt Disney World Resort: 50 min
- Orlando International Airport: 1 hr
- Mt. Dora: 15 min
- Sanford: 40 min
- The Villages: 45 min
- Deland: 35 min
- Ocala: 1 hr















