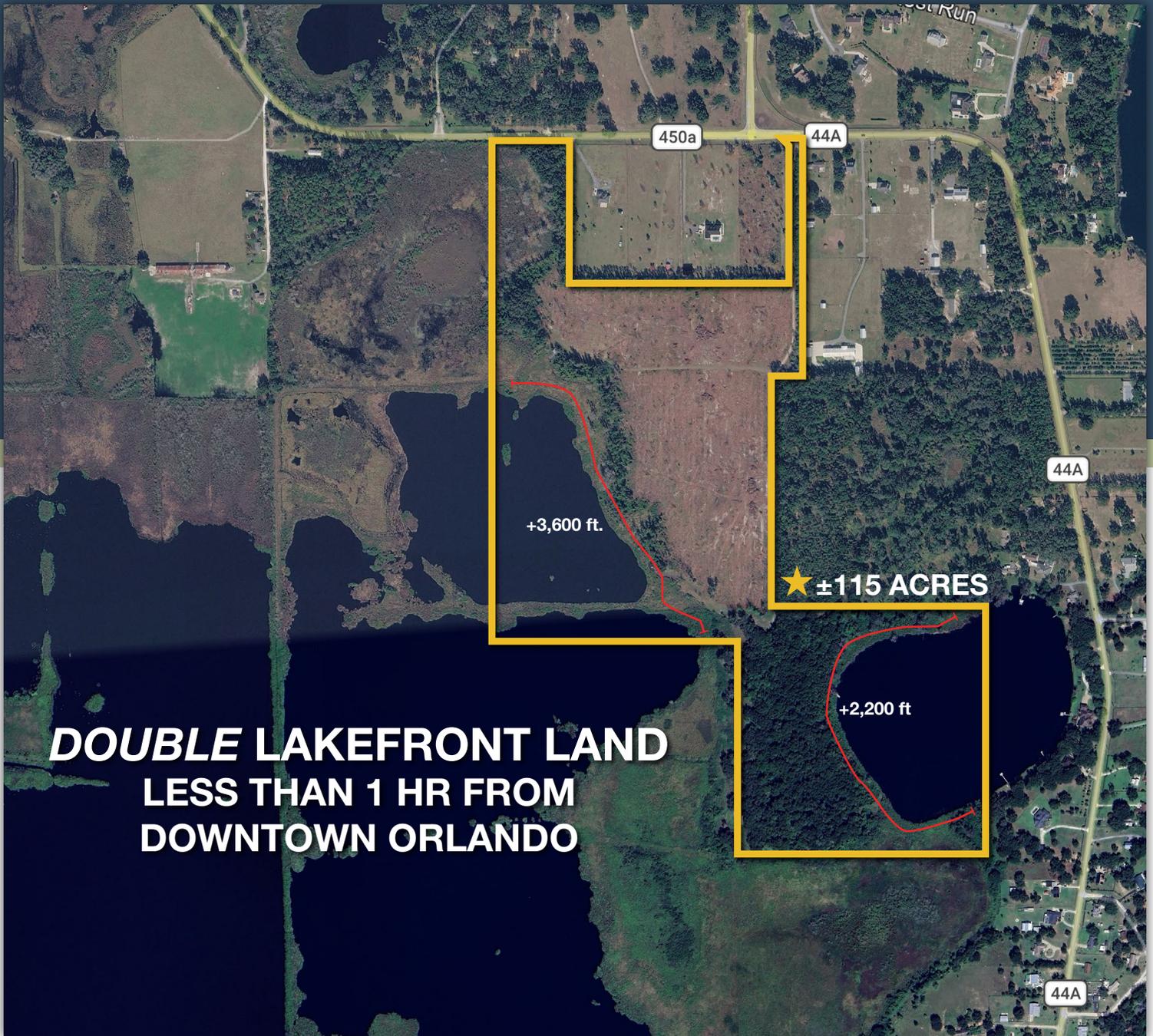




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



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

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1 HR FROM DOWNTOWN ORLANDO**

N County Rd 44A, Eustis, FL 32726

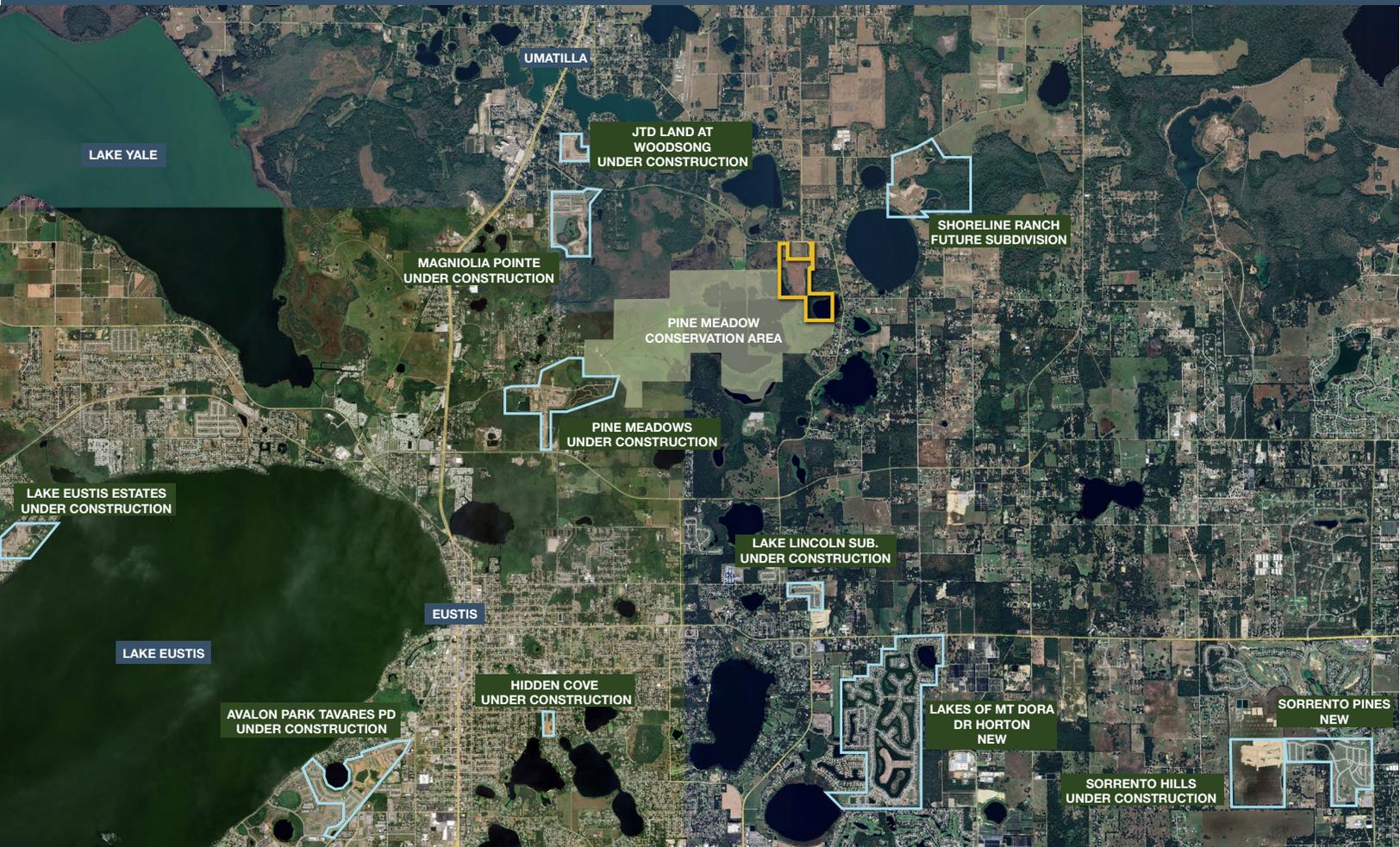
PROPERTY DETAILS

- Size: ±115 acres
- Zoning: R-1 Residential
- Water Frontage: +5,000 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
- Utilities: Power to site
- \$27,826/acre
- Road Frontage: 450 ft. on CR 44A

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 5,000 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.



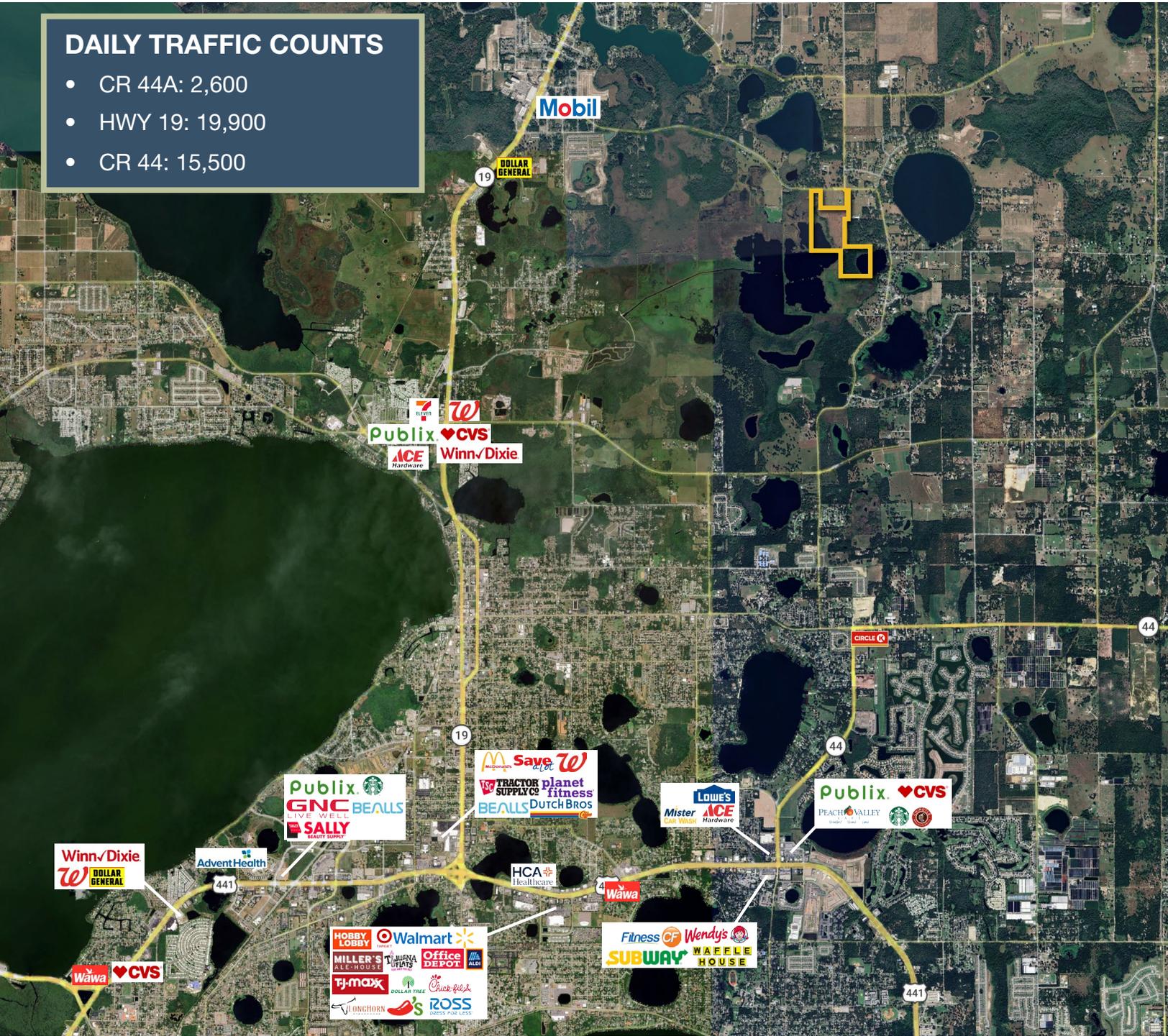
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

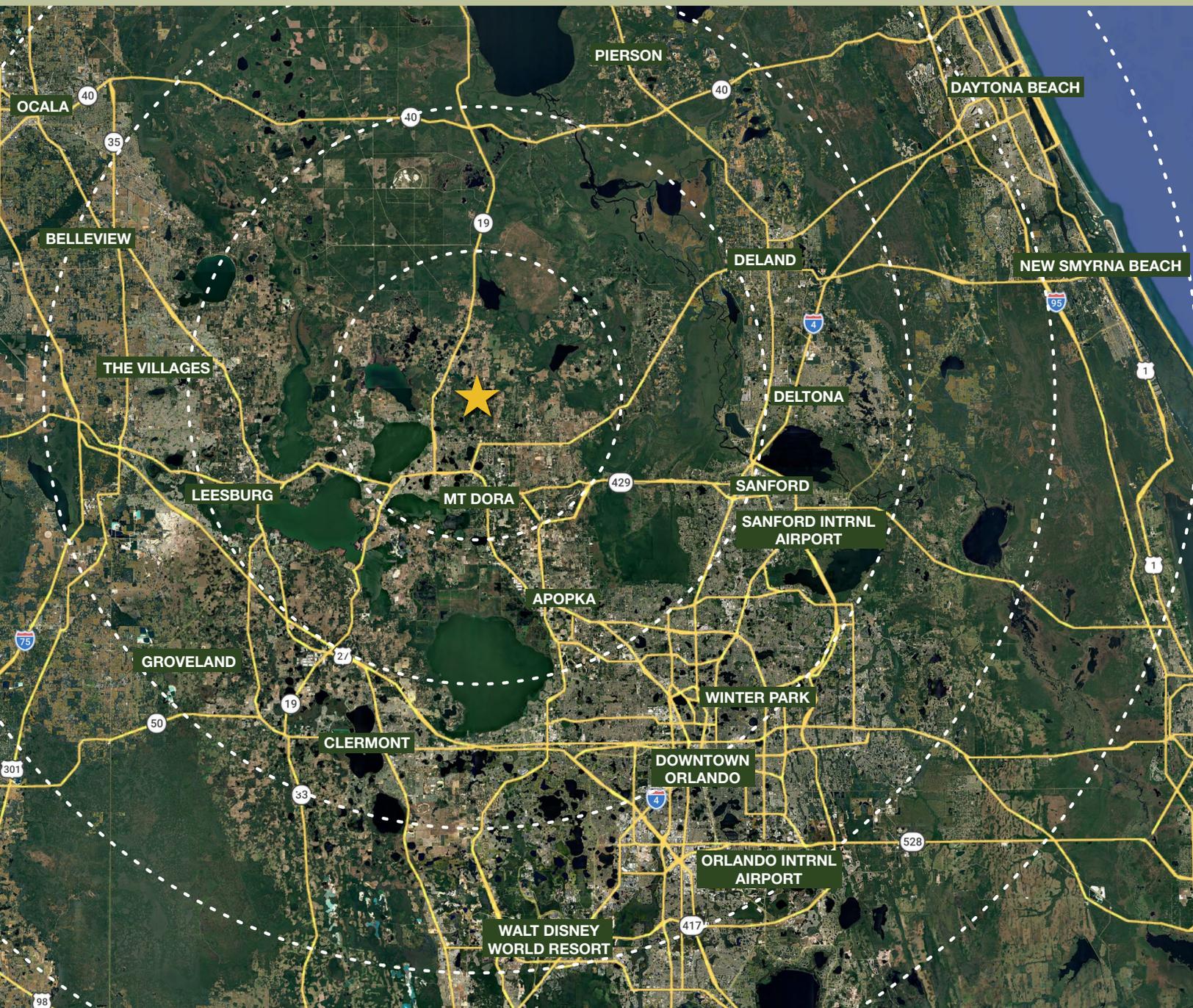
Total Population	25,067	444,204
Median HH Income	\$65,373	\$73,161
Median Home Value	\$270,700	\$318,400
	<i>Eustis, US Census</i>	<i>Lake County, US Census</i>

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





