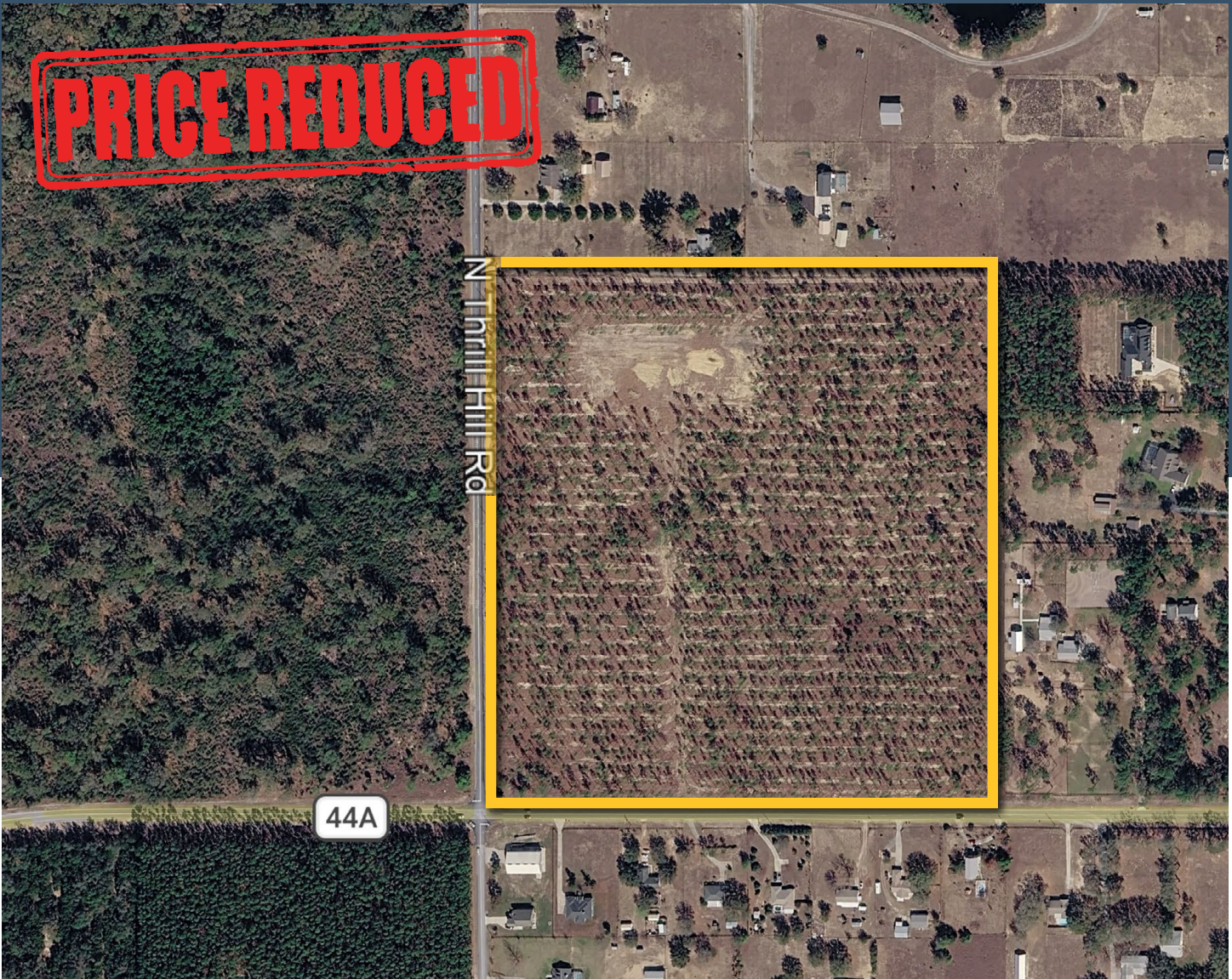




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



PRICE REDUCED!

~~\$1,750,000~~ NOW \$1,500,000

39 AC RURAL RESIDENTIAL LAND IN LAKE COUNTY

NE Corner of Thrill Hill Rd & CR 44A, Eustis, FL 32736

PROPERTY DETAILS

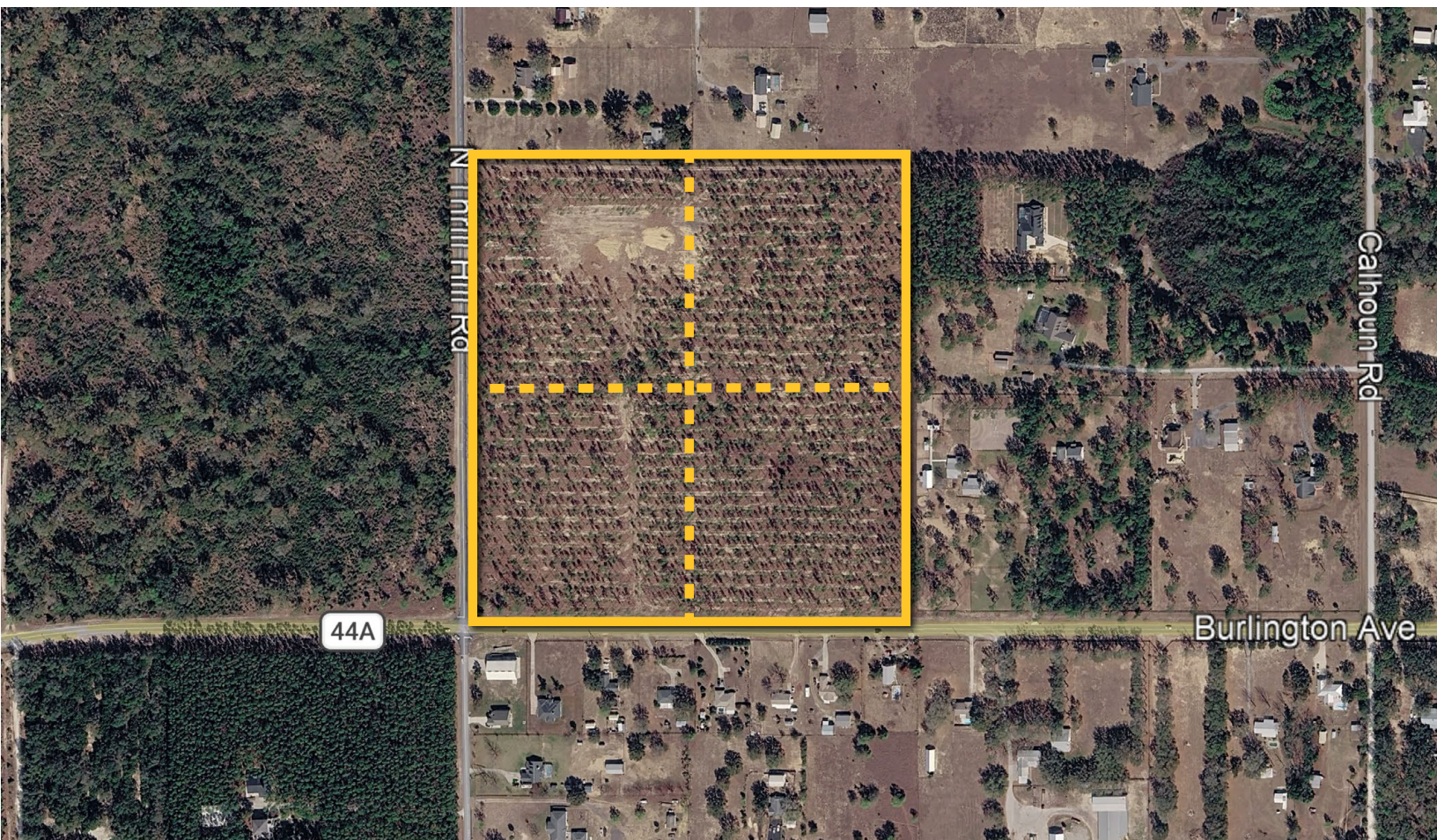
- Size: ±38.9 acres
- Parcel: 33-18-27-0004-000-00900
- Zoning: R-1
- FLU: 440
- Utilities: Power & Well on site
- ±1,300 ft. fronting Thrill Hill Road
- ±1,300 ft. fronting CR 44A
- Seller will divide - see below

PRICE: ~~\$1,750,000~~ NOW \$1,500,000

PROPERTY HIGHLIGHTS

Discover an exceptional opportunity to own nearly 39 acres of vacant land at the northeast corner of North Thrill Hill Road and County Road 44A. This expansive parcel offers the best of Florida's rural landscape with outstanding accessibility. With R-1 zoning and generous acreage, this property is well-suited for residential development, a private homestead, equestrian use, or agricultural pursuits. The dual road frontage provides excellent access and enhances the long-term value and development flexibility of the site.

Whether you're looking to build your dream estate or invest in a growing corridor, this land offers the space and setting to make it happen. Properties of this size and location are increasingly rare. Don't miss your chance to secure a significant piece of Central Florida real estate!



LOCAL LAND USE

5 MILE RADIUS MAP

-  New Residential Development
-  Conservation Land
-  Retail Center



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

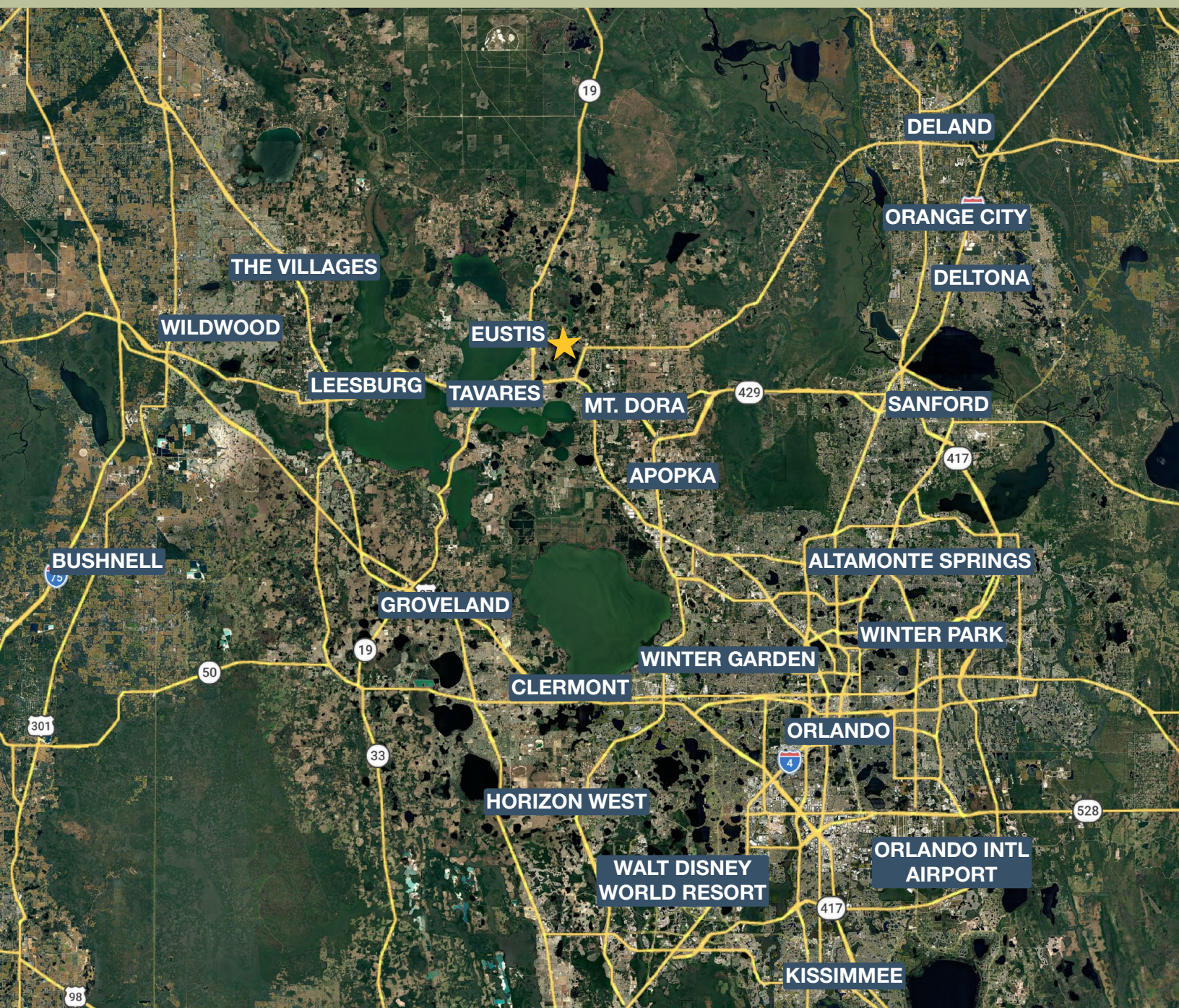
Total Population	24,119	456,068
Median HH Income	\$65,373	\$73,161
Median Home Value	\$270,700	\$318,400

Eustis, US Census

Lake County, US Census



REGIONAL MAP



DRIVE TIMES

- Nearest Gas Station: Circle K, 5 min
- Nearest Grocer: Publix, 10 min
- Nearest ER: Advent Health, 12 min
- Mt. Dora: 13 min
- Apopka: 30 min
- DeLand: 30 min
- Deltona: 35 min
- Sanford: 35 min
- Orlando: 45 min
- The Villages: 50 min
- Walt Disney World: 50 min
- Clermont: 55 min
- Orlando International Airport: 1 hr

DRONE IMAGERY

