



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

**EMERALDA MARSH
CONSERVATION AREA**

PRICE REDUCED

Emeralda Island Rd

Emeralda Island Rd

HAINES CREEK

PRICE REDUCED!
~~-\$700,000-~~ NOW \$600,000

±27.88 AC RECREATIONAL PROPERTY BORDERING EMERALDA MARSH IN LAKE COUNTY

9603 Wright On Dr, Leesburg, FL 34788

PROPERTY DETAILS

- Size: ±27.88 acres
- Parcel ID: 34-18-25-0001-000-00200
- Zoning: A
- FLU: 440 (Rural)
- Utilities: Electric

PRICE: ~~\$700,000~~
NOW \$600,000

PROPERTY HIGHLIGHTS

Discover ±27.88 acres of private recreational land in the heart of Lake County. This unique property offers a rare opportunity to own a sizable tract ideal for outdoor enthusiasts, weekend recreation, and long-term land investment.

Surrounded by Florida's natural landscape, the property provides an excellent setting for camping, hunting, wildlife observation, ATV riding, and other outdoor activities. Whether you're looking to establish a private recreational retreat or simply invest in land, this property offers outstanding potential.



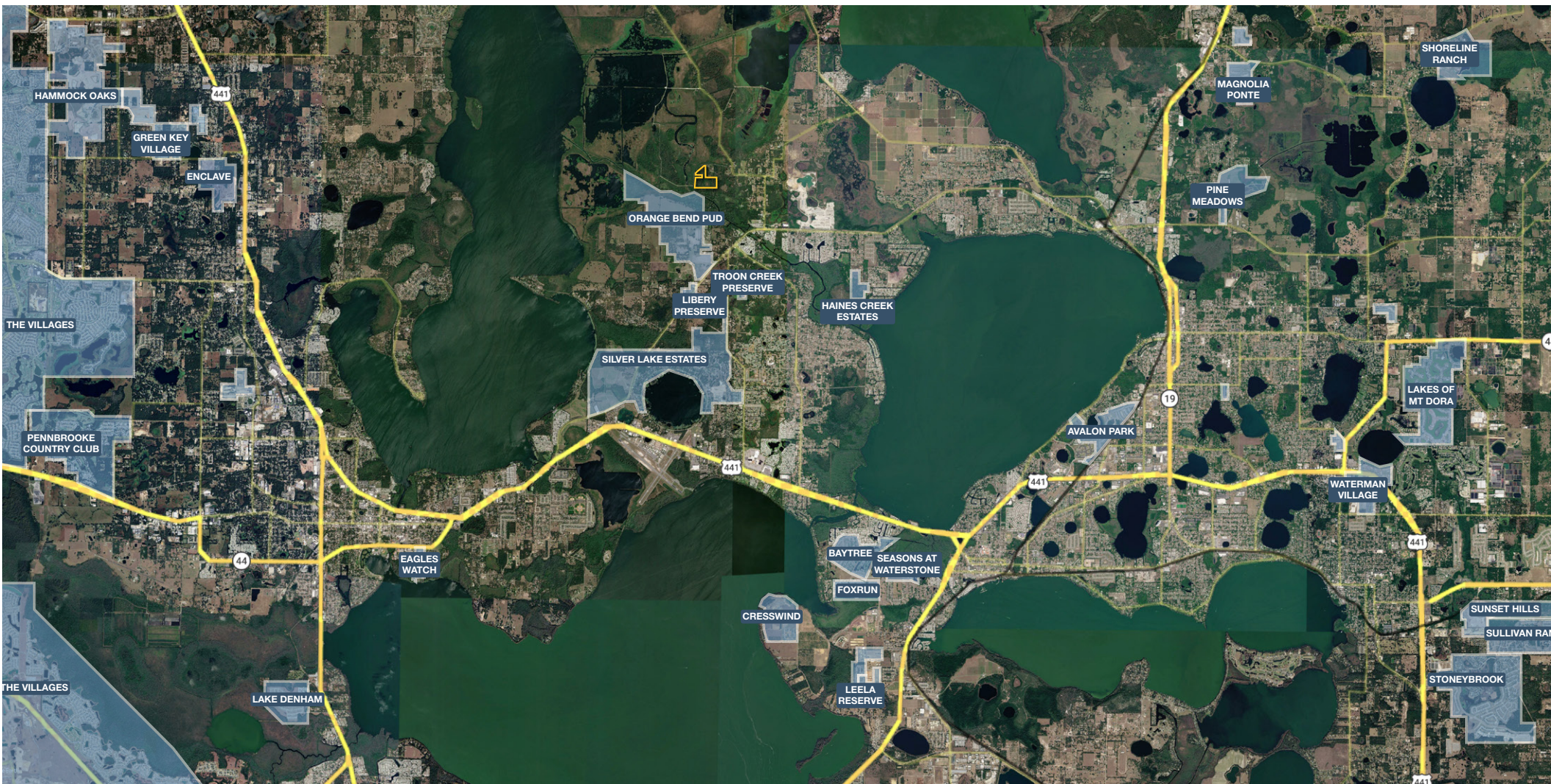
GEOGRAPHICAL DETAILS

Conveniently located just minutes from downtown Leesburg and within easy driving distance of Eustis, Mount Dora, Orlando, and The Villages, the property combines privacy with accessibility. Nearby lakes, public boat ramps, parks, and conservation areas provide additional opportunities for boating, fishing, and year-round outdoor recreation.

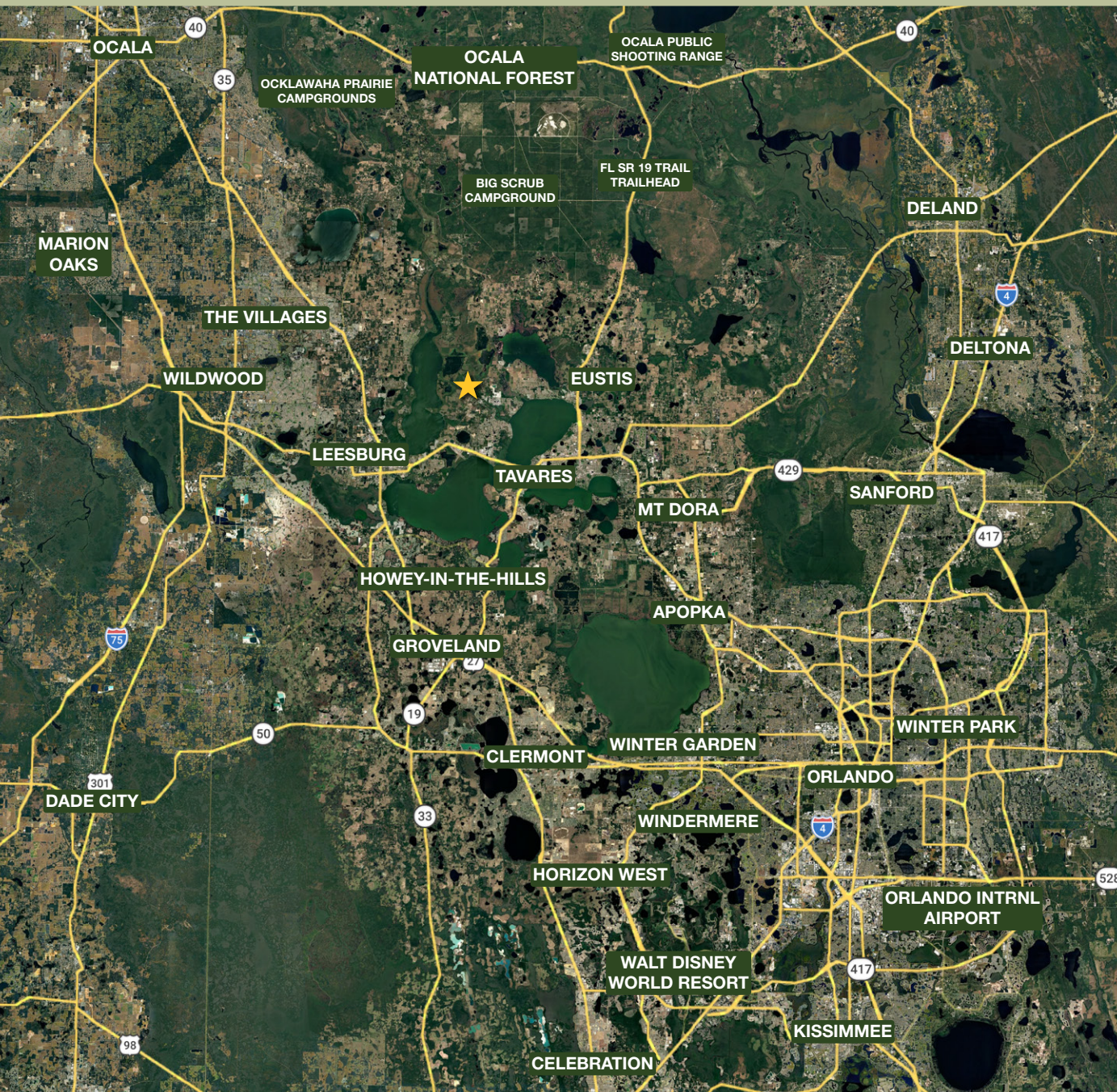


LOCAL DEVELOPMENTS

DEMOGRAPHICS	1 mile	3 miles	5 miles	Lake County, US Census
Total Population	482	9,926	33,005	456,068
Median HH Income	\$59,443	\$59,900	\$71,662	\$73,161
Median Home Value	\$323,314	\$254,202	\$304,846	\$318,400



REGIONAL MAP



DRIVE TIMES

- Leesburg: 20 min
- Eustis: 20 min
- Mt. Dora: 30 min
- The Villages: 40 min
- Apopka: 45 min
- Sanford: 50 min
- Clermont: 50 min
- Ocala: 1 hr
- Winter Park: 1 hr
- Orlando: 1 hr
- Walt Disney World Resort: 1 hr 15 min
- Orlando International Airport: 1 hr 15 min