



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



PRICE: \$7,500,000

±62 AC LAKEFRONT RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY

Villa City Road, Groveland, FL 34736

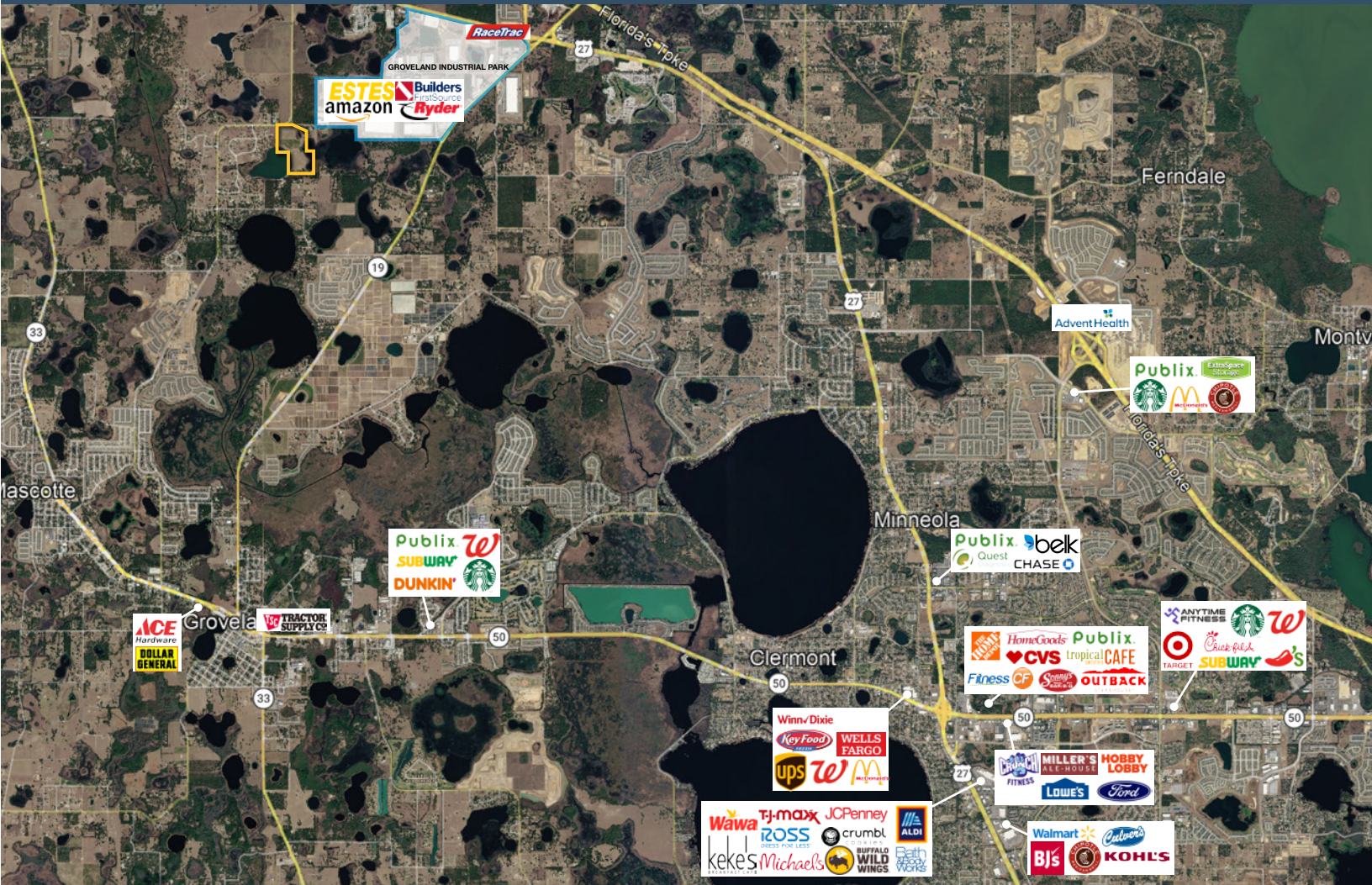
PROPERTY DETAILS

- Size: ±62 acres
- Zoning: R-1
- Parcels: 30-21-25-0003-000-03000
- FLU: Rural
- 30-21-25-0004-000-01900
- Utilities: Electric

PRICE: \$7,500,000

PROPERTY HIGHLIGHTS

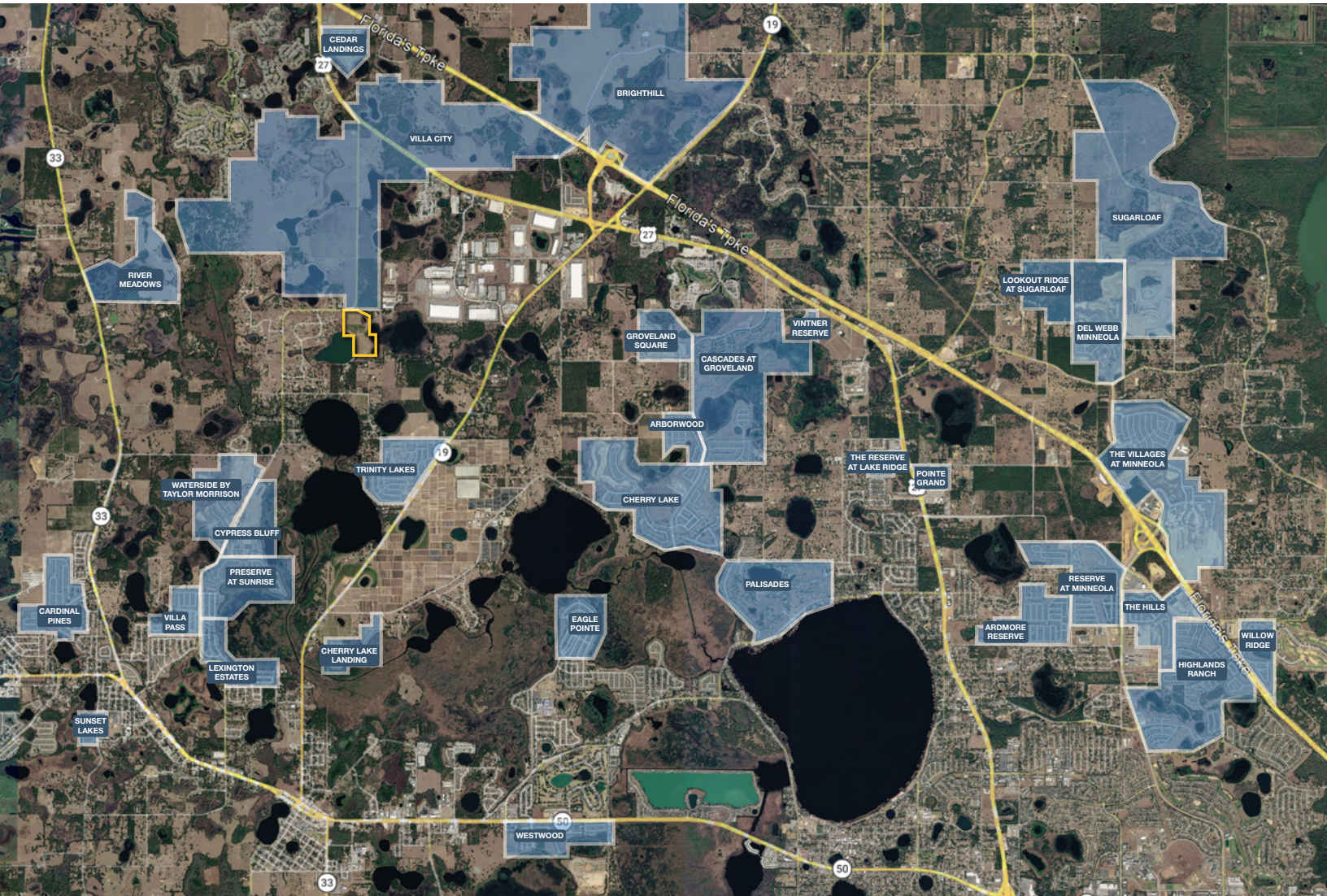
This 62 acre grove offers lake frontage and convenient access to Hwy 50, Hwy 27, and Florida's Turnpike. With water views to both the east and west, the property provides a unique setting while remaining close to major transportation corridors. The property is currently zoned for 12 residential homesites, with the possibility for higher density development. It is contiguous to the City of Groveland boundary and may be eligible for annexation. Located within the growing Villa City area, the property is near more than 77,760 proposed residential units, as well as planned retail and industrial developments. Additionally, over 2.5 million square feet of industrial development is located along Independence Boulevard, supporting continued growth and investment in the surrounding area.



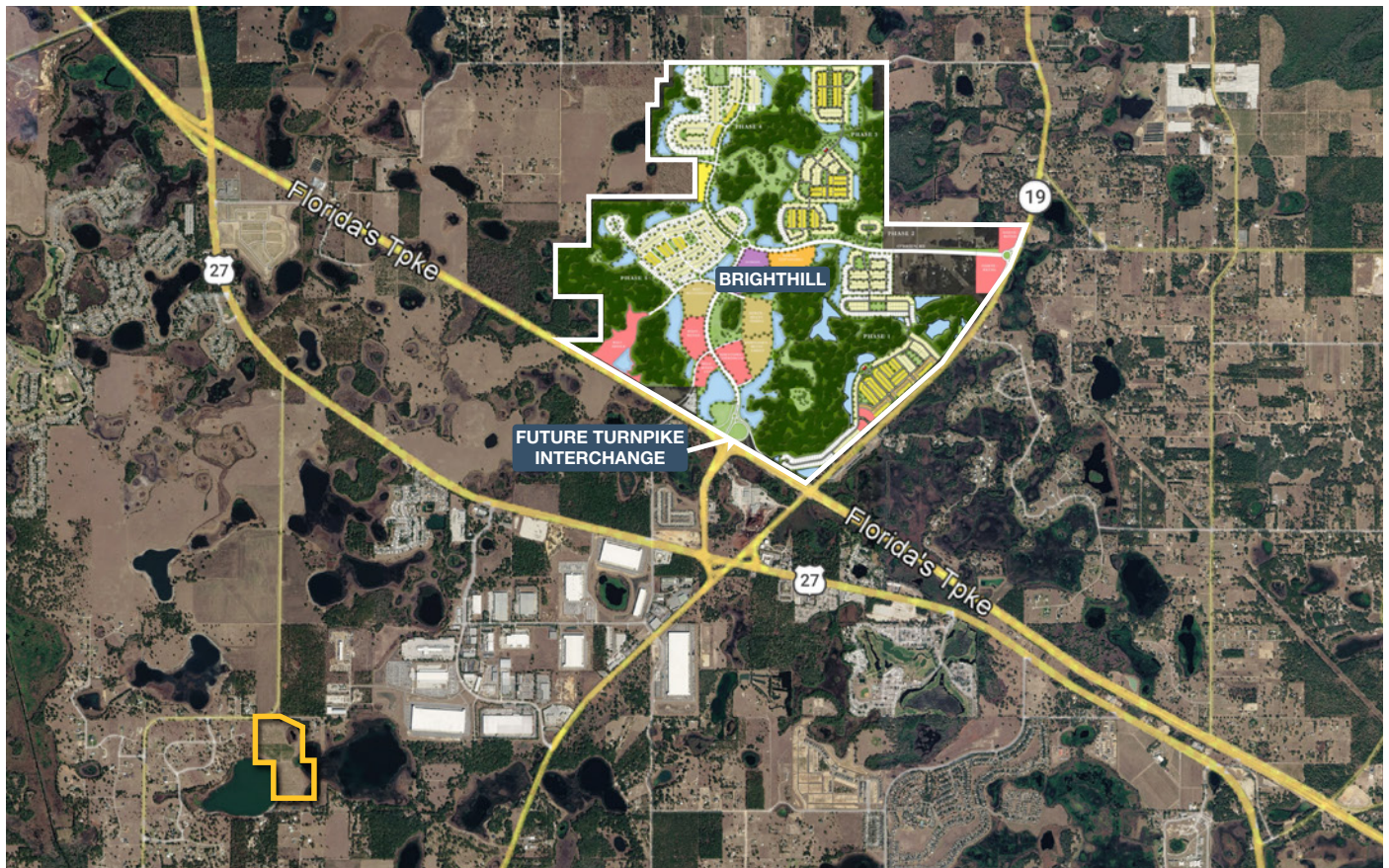
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

	<i>Groveland, US Census</i>	<i>Lake County, US Census</i>
Total Population	22,012	161,974
Median HH Income	\$100,226	\$89,231
Median Home Value	\$365,800	\$394,300



Lake County continues to experience strong population growth and investment, driven by in-migration, job creation, and business expansion. The area's growth is reflected by the significant number of residential, commercial, and industrial projects currently under contract or moving through the permitting process. The property is centrally located between Mascotte, Clermont, Howey-in-the-Hills, and Leesburg, with convenient access to major transportation corridors. Its location positions it to benefit from the continued growth occurring throughout South and Central Lake County.



Groveland will lobby FL Turnpike for full interchange at U.S. 27

By: James Wilkins | April 7, 2026 | GrowthSpotter

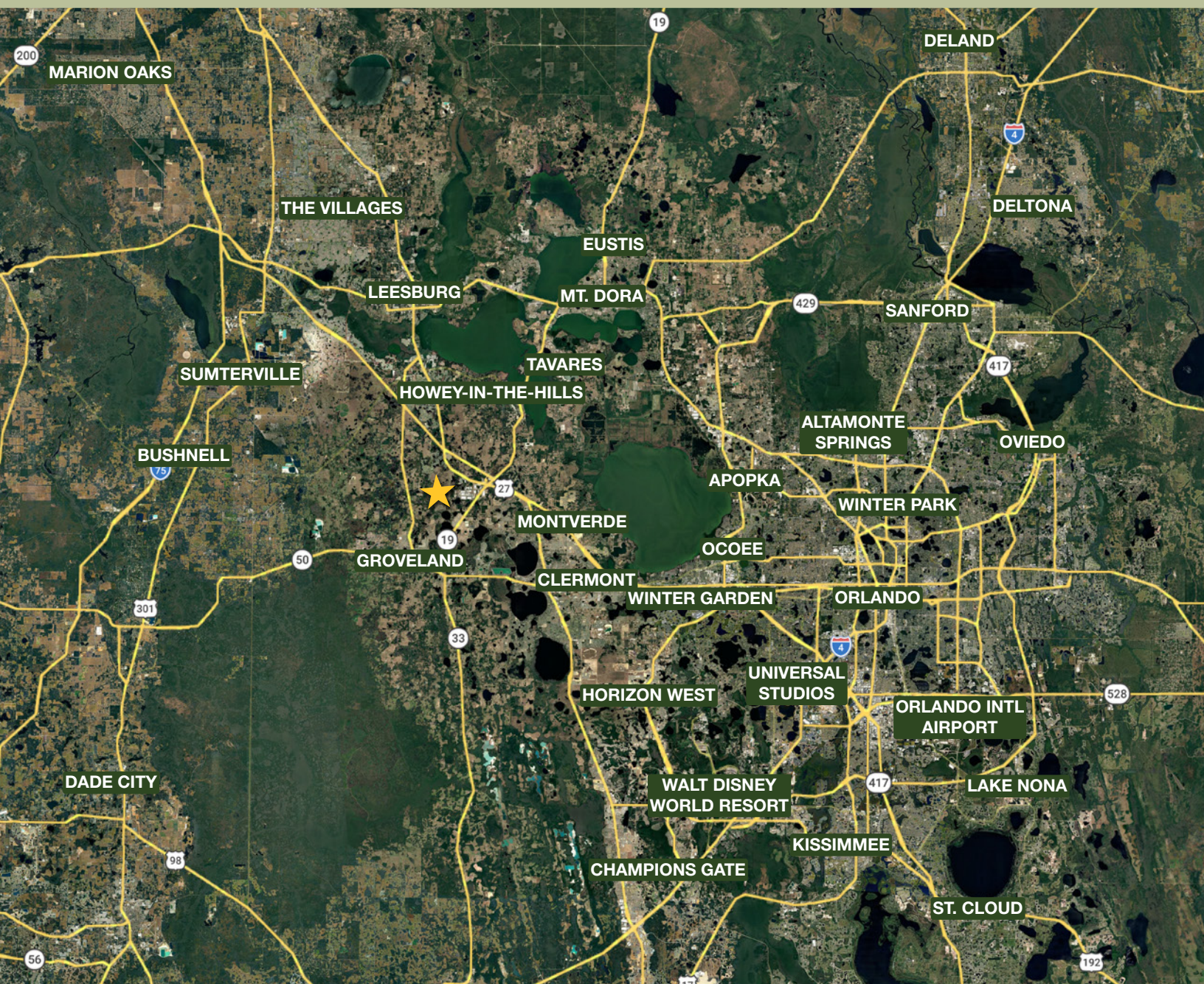
Groveland's City Council is teaming up with a developer to lobby Florida's Turnpike Enterprise for a full interchange at U.S. 27 that will clear the way for a commercial town center within the 2,100-acre Brighthill master-planned community.

Tampa-based developer Eisenhower Property Group, or EPG, has petitioned the Turnpike to reconfigure the trumpet-style interchange by realigning O'Brien Road to improve connectivity to State Road 19 and East Dewey Robbins Road and building roundabouts at both access points to eliminate the need for a traffic signal.

Brighthill is a mixed-use community approved for 2,961 units across five development phases... EPG purchased more than 1,300 acres located northwest of the interchange of State Road 19 and Florida's Turnpike in 2024 for \$44.3 million. Later in the year, Stanley Martin Homes sold its Peachtree Hills mixed-use subdivision on Dewey Robbins Road to EPG for \$18 million, with the developer eventually absorbing the mixed-use subdivision into its Brighthill master-planned community.

Read More: <https://www.growthspotter.com/2026/04/07/groveland-will-lobby-fl-turnpike-for-full-interchange-at-u-s-27/>

REGIONAL MAP



DRIVE TIMES

- Groveland: 10 min
- Clermont: 20 min
- Orlando: 45 min
- Walt Disney World: 45 min
- Dade City: 45 min
- Marion Oaks: 40 min
- Mt. Dora: 40 min
- Orlando International Airport: 50 min
- Champions Gate: 50 min
- Lake Nona: 1 hr