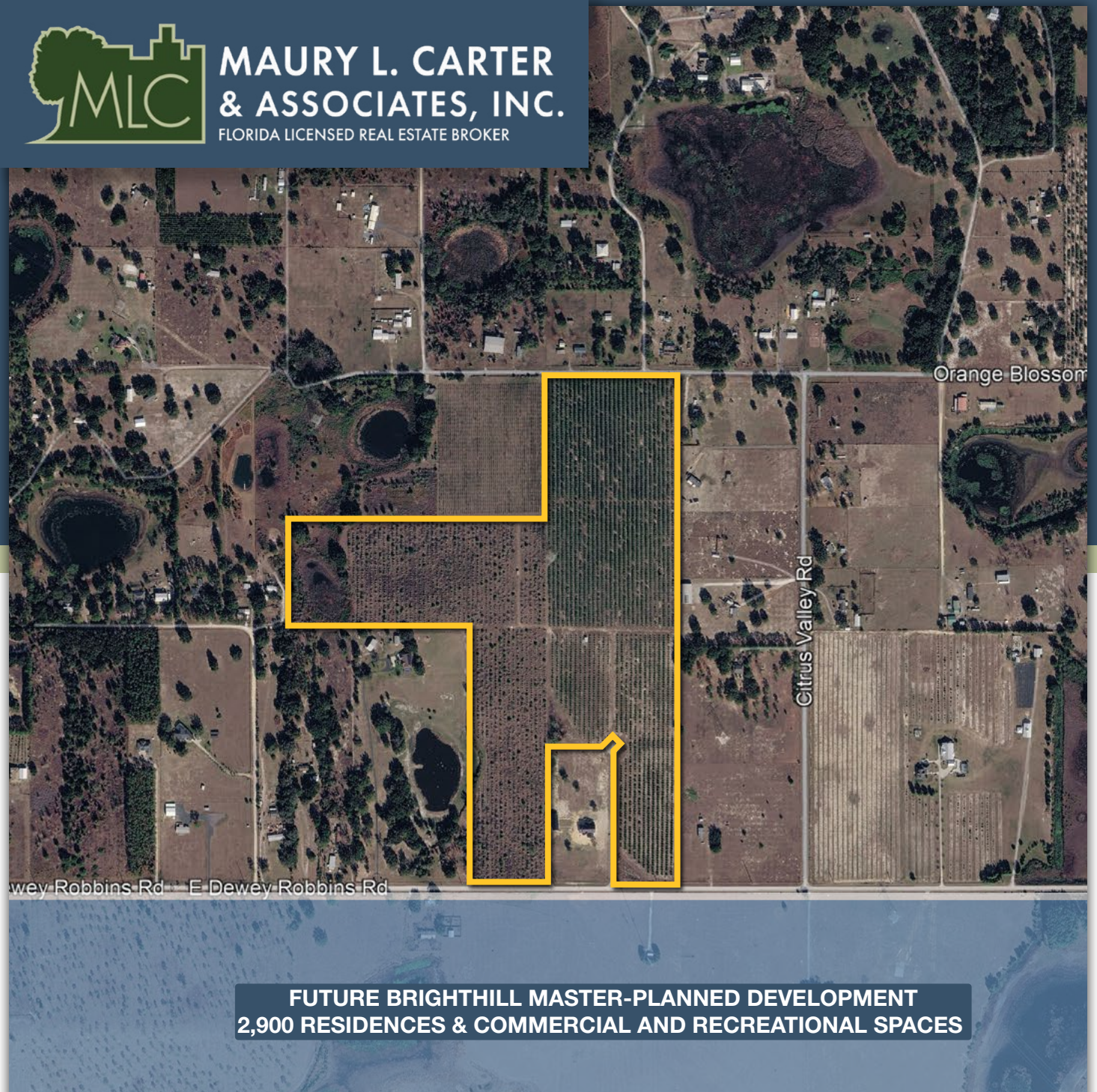




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



**FUTURE BRIGHTHILL MASTER-PLANNED DEVELOPMENT
2,900 RESIDENCES & COMMERCIAL AND RECREATIONAL SPACES**

PRICE: \$4,400,000

±63.5 AC LAND OPPORTUNITY ON EAST DEWEY ROBBINS RD

Howey-In-The-Hills, Lake County, FL 34737

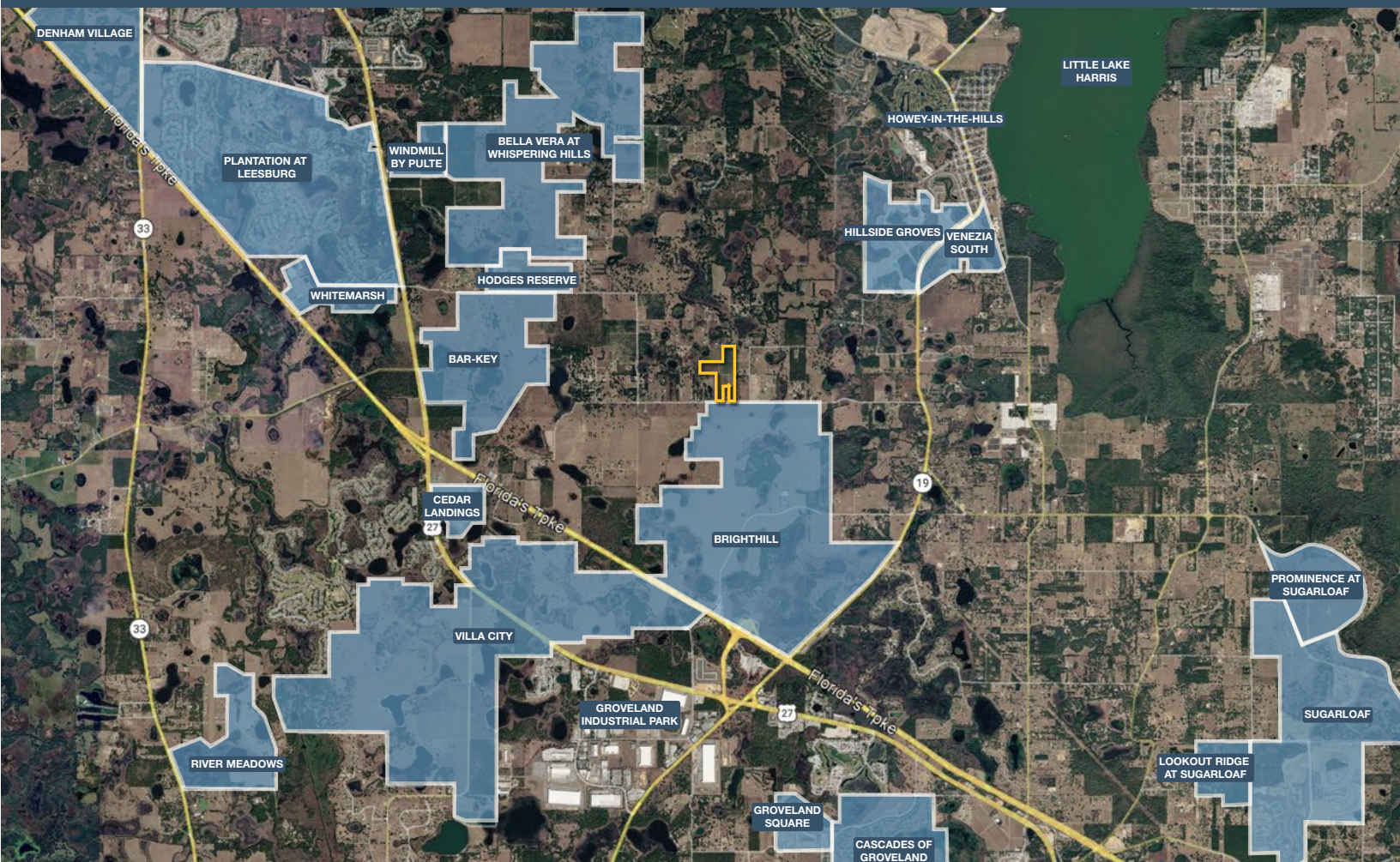
PROPERTY DETAILS

- Size: ±63.5 acres
- Parcels: 04-21-25-0010-000-00100, 04-21-25-0010-000-00400, 04-21-25-0010-000-00300, 04-21-25 0004-000-02101, & 04-21-25-0004-000-02100
- Zoning: Agriculture
- FLU: Rural
- Price: \$4,400,000

PROPERTY HIGHLIGHTS

This property lies between many new developments in the rapidly growing area of Howey-in-the-Hills with convenient access to Highway 27. It is currently zoned for 5-acre residential homesites but higher density may be achievable. Additionally, there are over 9,030 planned residential units in the immediate area. Don't miss the opportunity to secure 63 acres in the heart of an emerging residential area.

Lake County is one of the fastest growing markets in the Southeast, fueled by steady in-migration and a fast pace of population growth. With key private employers and deep talent pool, Lake County will continue to be a hub of new job opportunities and business growth. This is directly evident by the countless acres under contract and currently in the permitting process in the immediate area. This property is centrally located between Mascotte, Clermont, Montverde, and Leesburg, with close access to major roads.



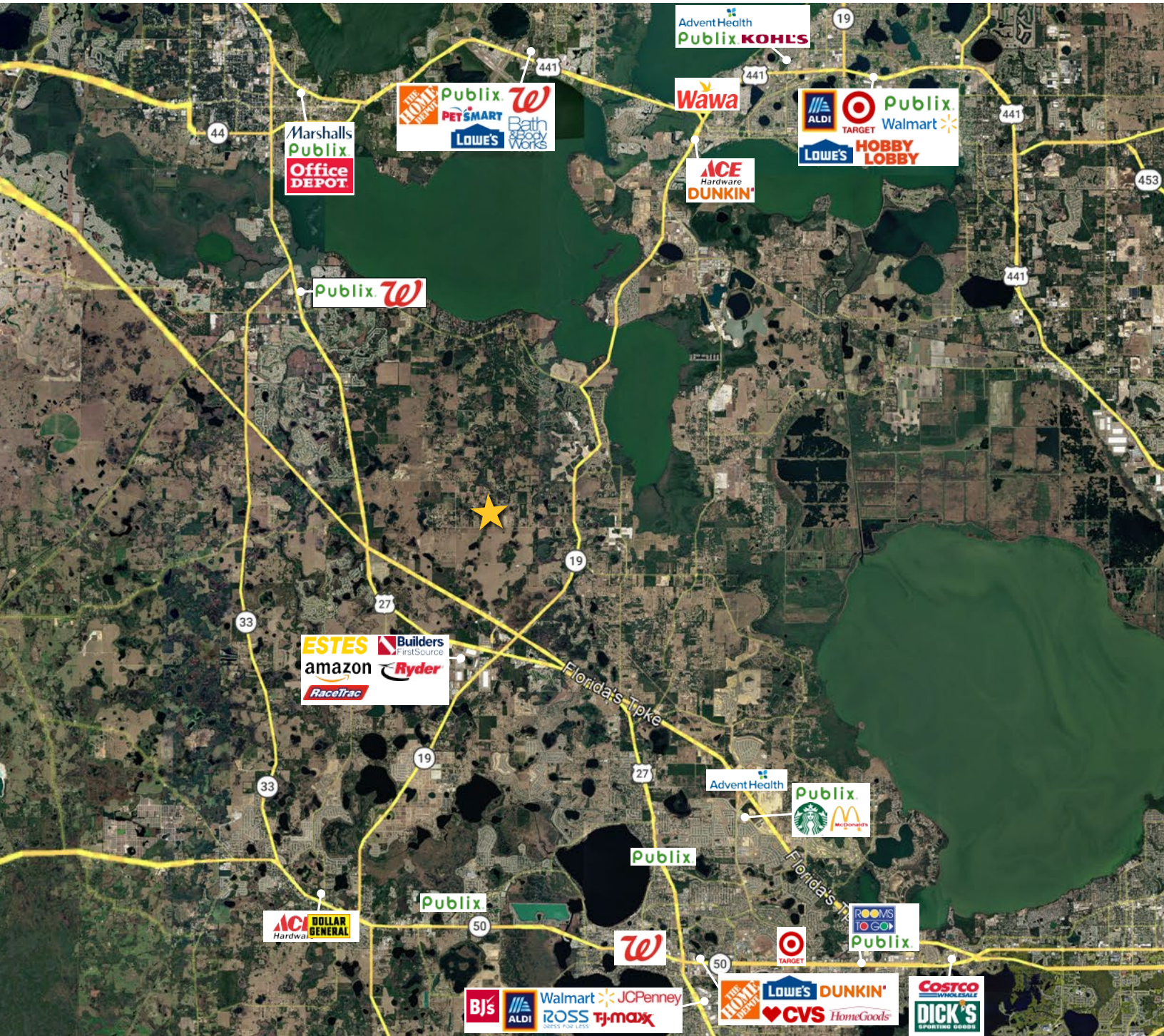
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

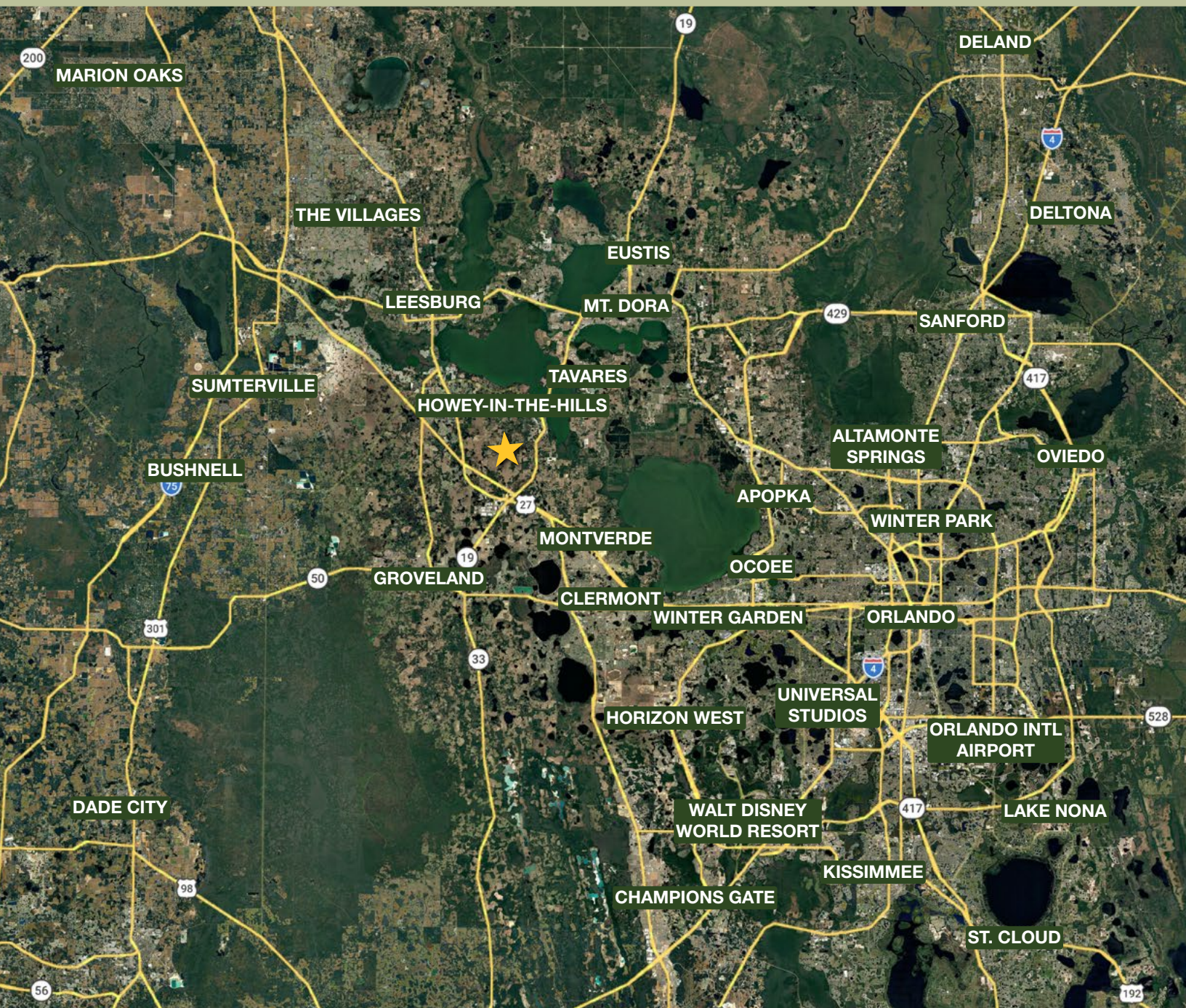
Total Population	2,771	444,204
Median HH Income	\$100,694	\$76,617
Median Home Value	\$414,000	\$360,100

Howey-in-the-Hills, US Census

Lake County, US Census



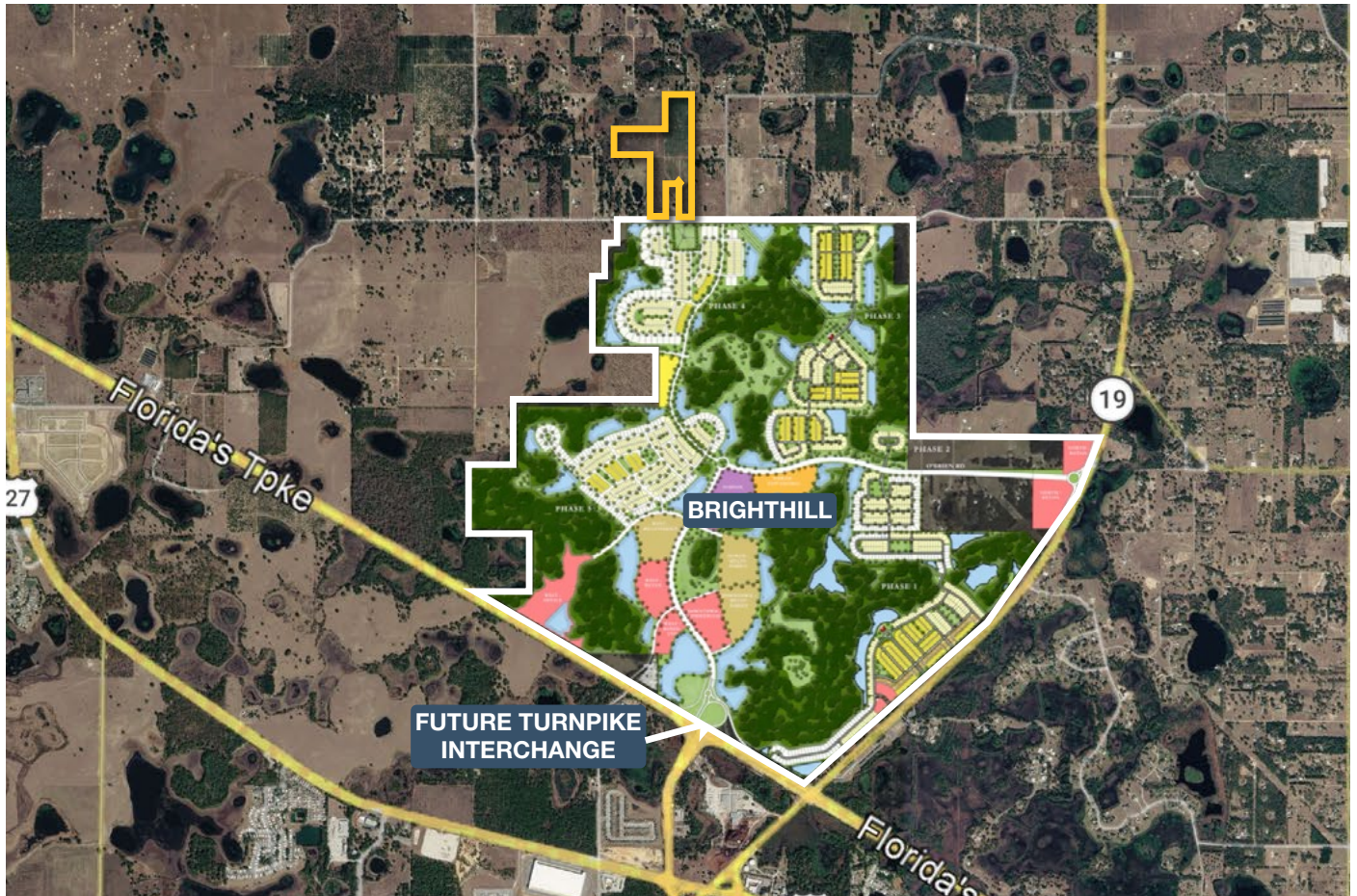
REGIONAL MAP



DRIVE TIMES

- Groveland: 15 min
- Clermont: 20 min
- Tavares: 20 min
- Winter Garden: 30 min
- The Villages: 35 min
- Disney World: 40 min
- Horizon West: 40 min
- Orlando: 40 min
- Orlando International Airport: 45 min
- Sanford: 1 hr

LOCAL NEWS



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 Bright Hill 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.

Bright Hill 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 Bright Hill master-planned community.

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