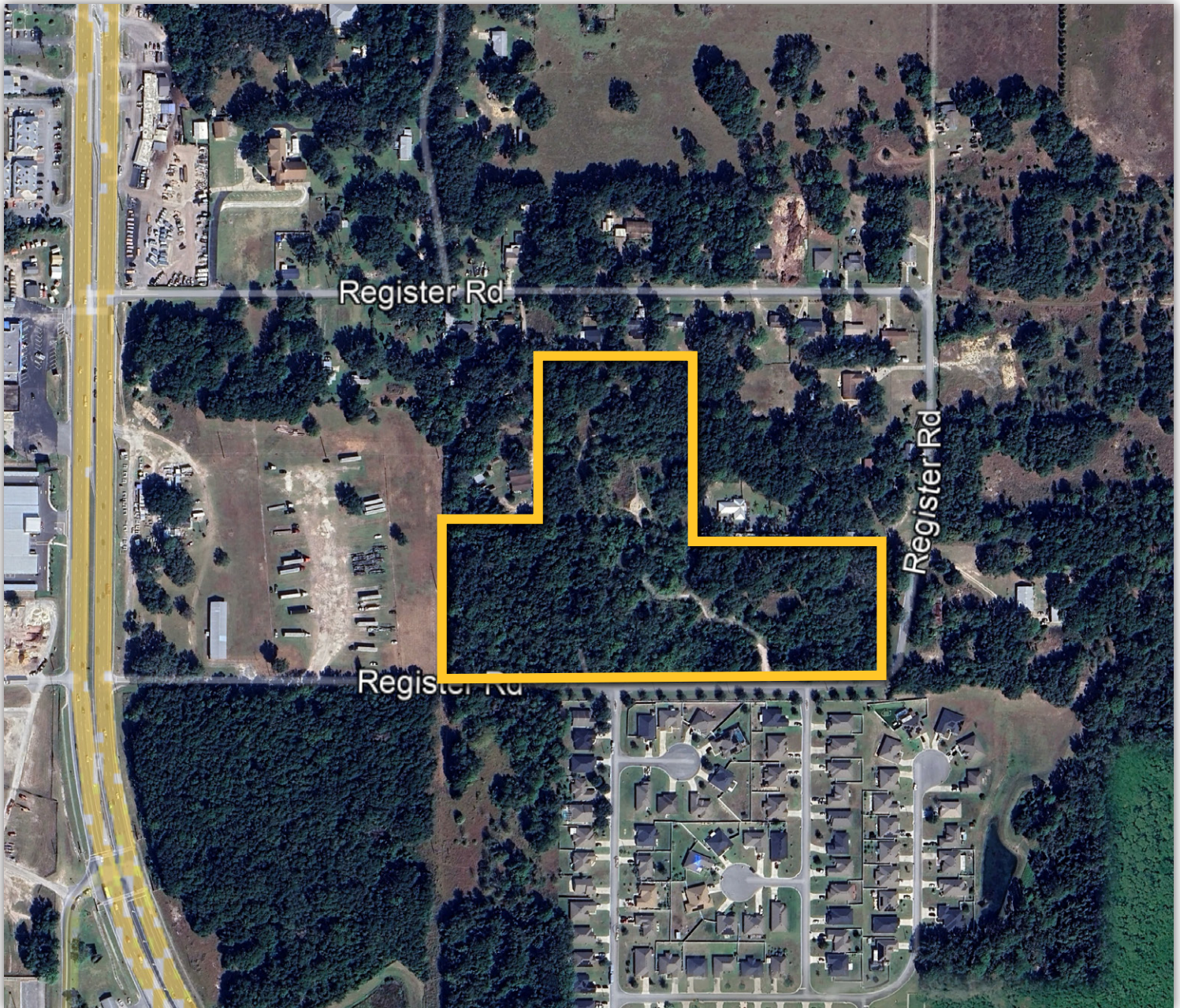




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

+13 Acre Fruitland Hills Subdivision Development Opportunity

SHOVEL READY | APPROVED FOR 46 SINGLE FAMILY LOTS



ASKING: \$999,000

13.58 ACRES

REGISTER ROAD, FRUITLAND PARK, FL 34731

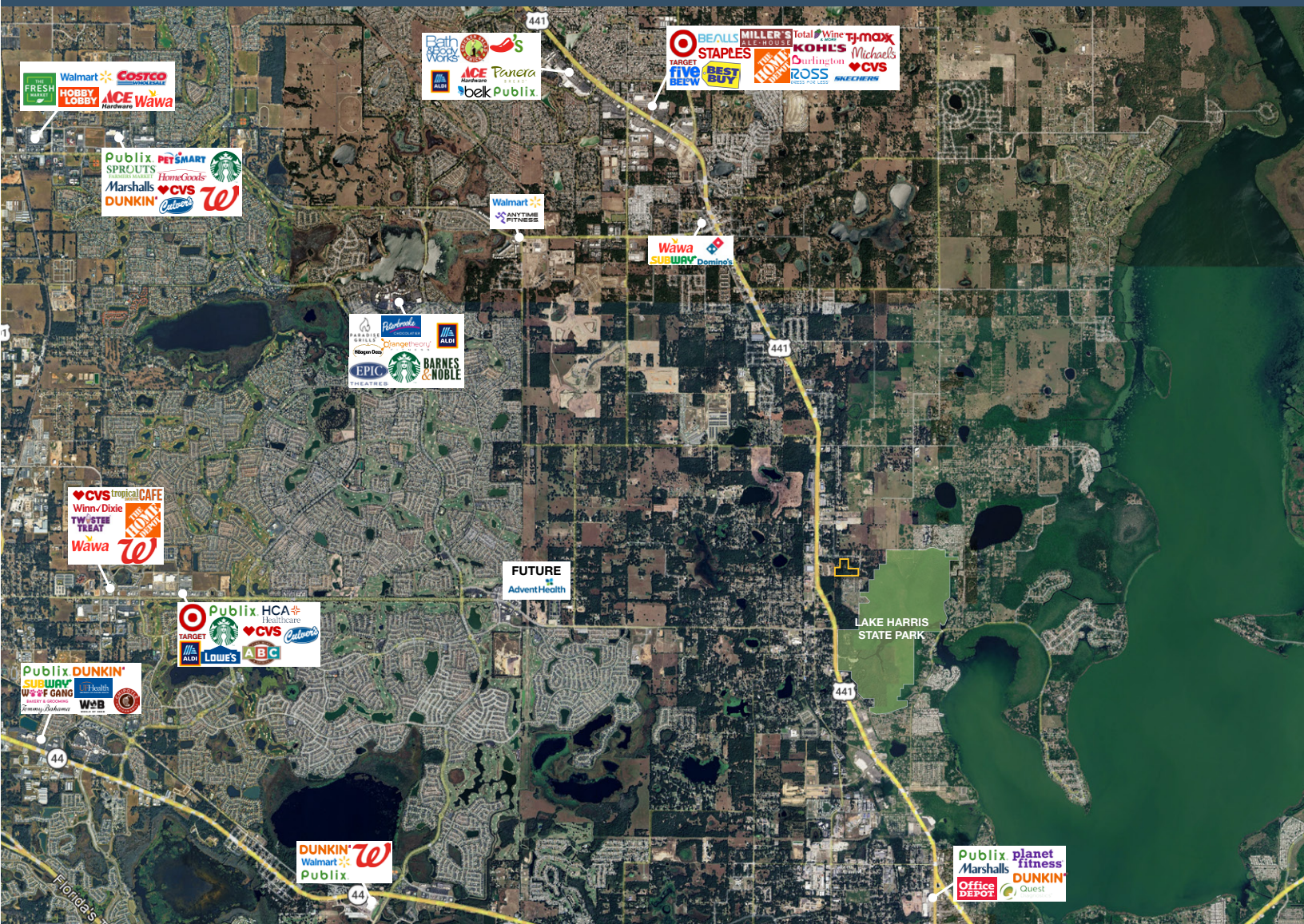
PROPERTY DETAILS

- Size: ±13.58 acres
- Parcel ID: 03-19-24-0002-000-02800
- Zoning: PUD
- Utilities: Water & Sewer- City of Fruitland Park
Electricity- Leesburg

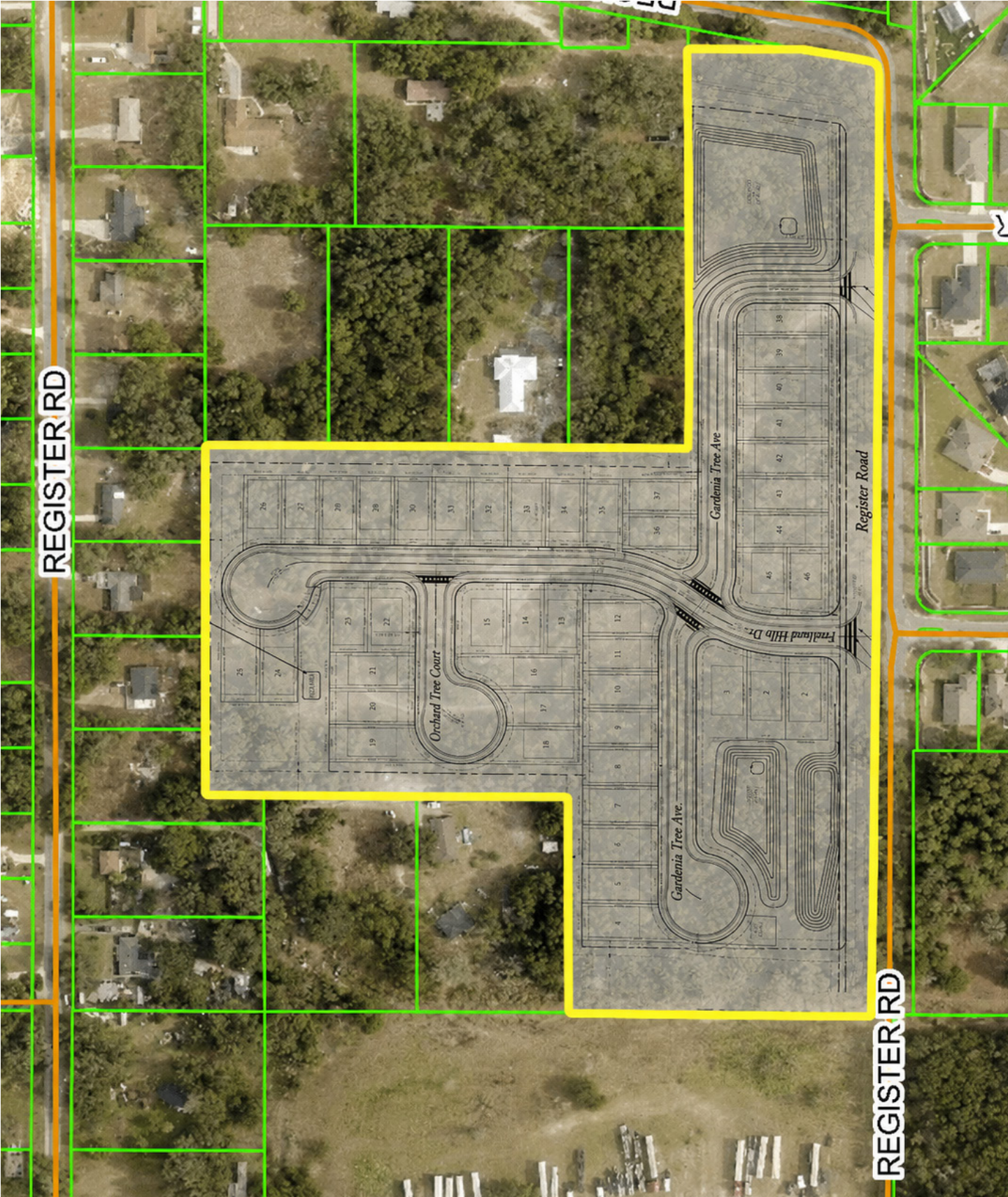
PRICE: \$999,000

PROPERTY HIGHLIGHTS

Approved and shovel-ready 46-lot residential PUD on ±13.58 acres in Fruitland Park, Fruitland Hills Subdivision, with final engineering plans complete. The plan delivers 46 single-family detached lots, all 50-foot front-loaded product, on a site that's 100% developable with no wetlands and no FEMA flood hazard. The site carries approximately 20 feet of grade but is otherwise clean and ready for a single-phase buildout. Municipal utilities are committed (water/sewer from the City of Fruitland Park, electric from the City of Leesburg), and the site includes ~25% open space with a dedicated recreation area.



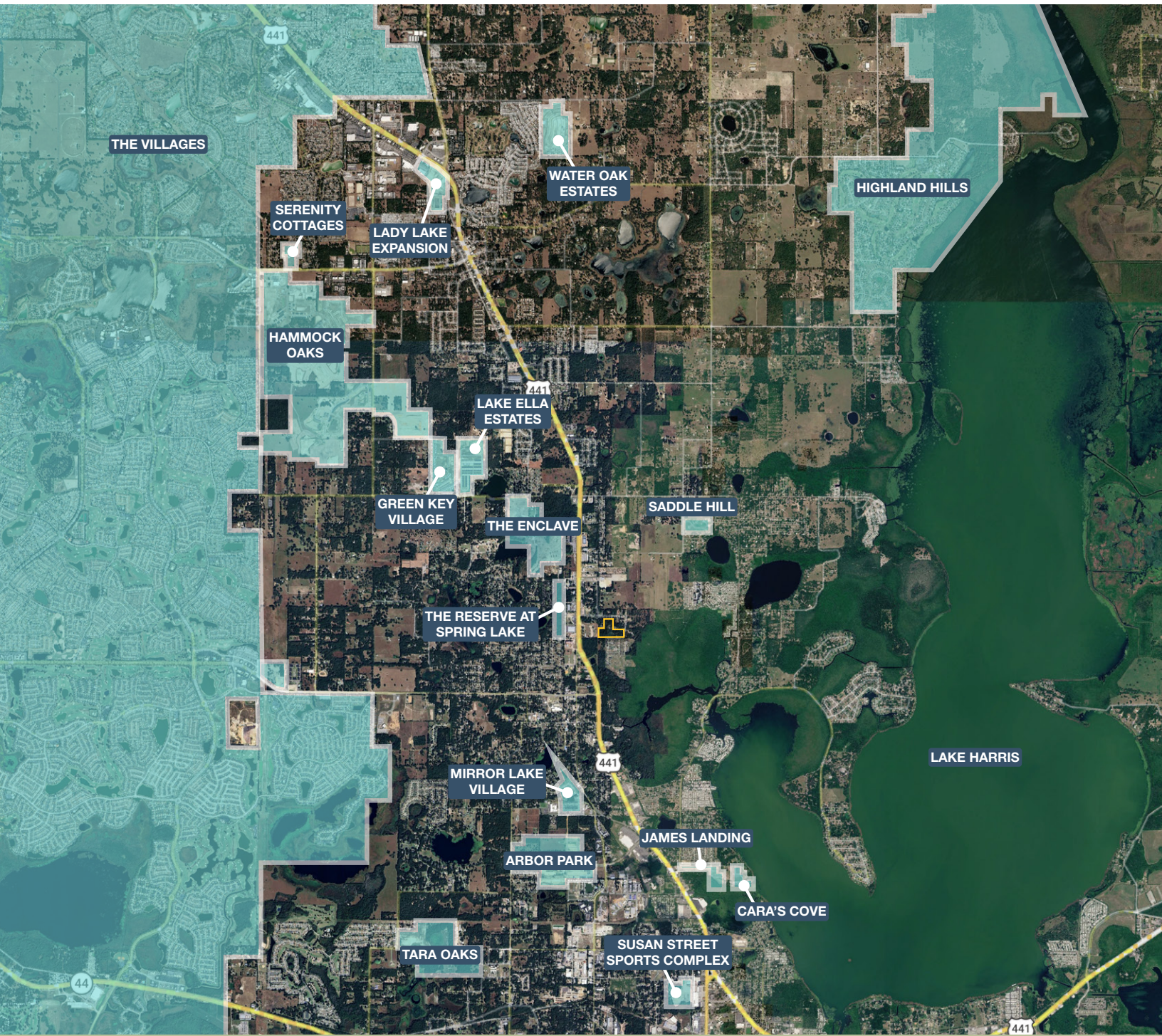
CONCEPTUAL PLANS



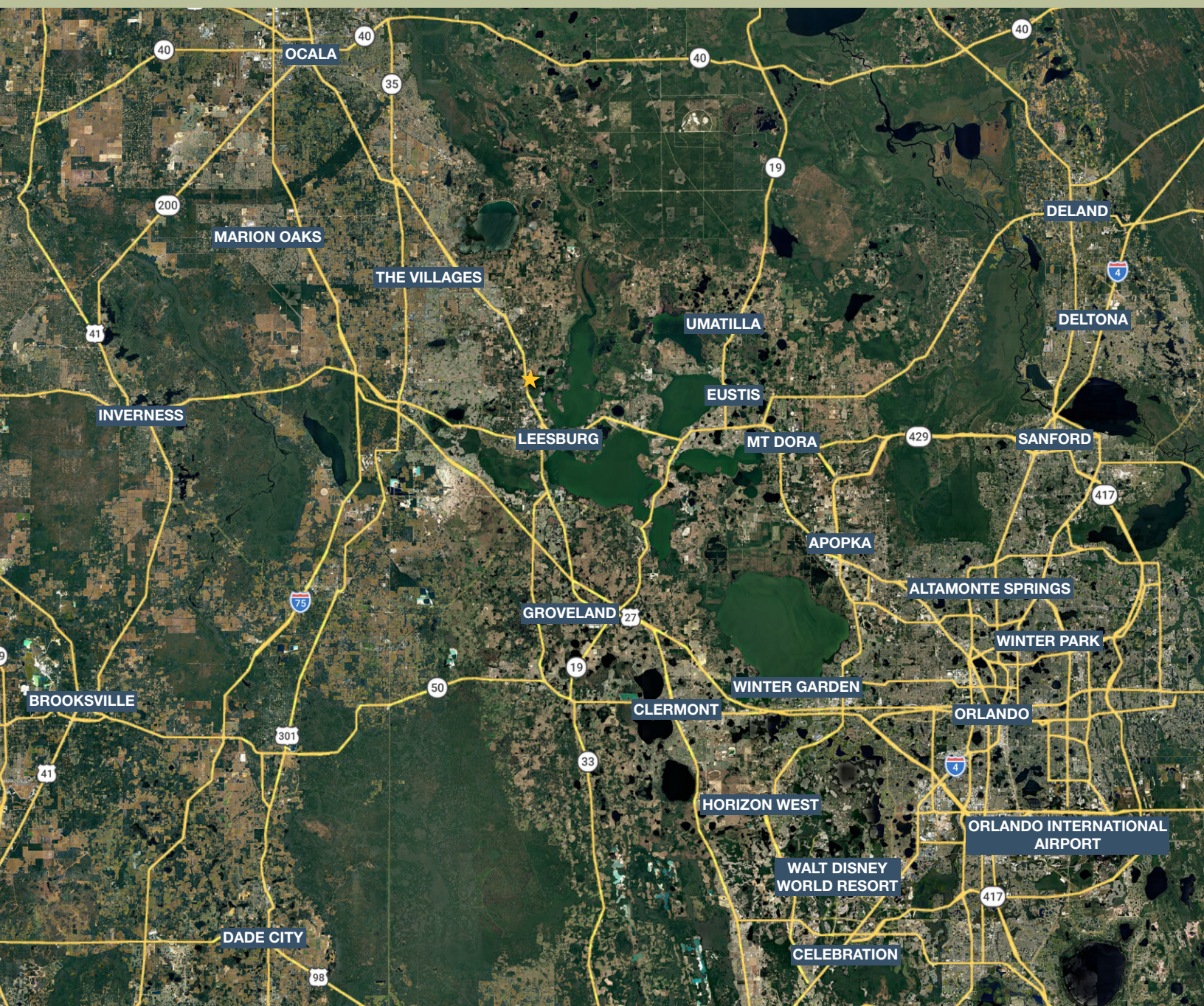
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	8,740	456,068
Median HH Income	\$82,656	\$73,161
Median Home Value	\$382,400	\$318,400
<i>Fuitland Park, US Census</i>		<i>Lake County, US Census</i>



REGIONAL MAP



DRIVE TIMES

- The Villages: 10 min
- Leesburg: 13 min
- Eustis: 30 min
- Groveland: 40 min
- Mt. Dora: 40 min
- Clermont: 50 min
- Apopka: 50 min
- Ocala: 50 min
- Orlando: 1 hr
- Walt Disney World Resort: 1 hr
- Brooksville: 1 hr
- Orlando International Airport: 1 hr 15 min