



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

PRICE REDUCED



±7.41 AC

PRICE REDUCED!

~~**\$2,500,000**~~ **NOW \$1,650,000**

LAKEFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY NEAR WINDERMERE

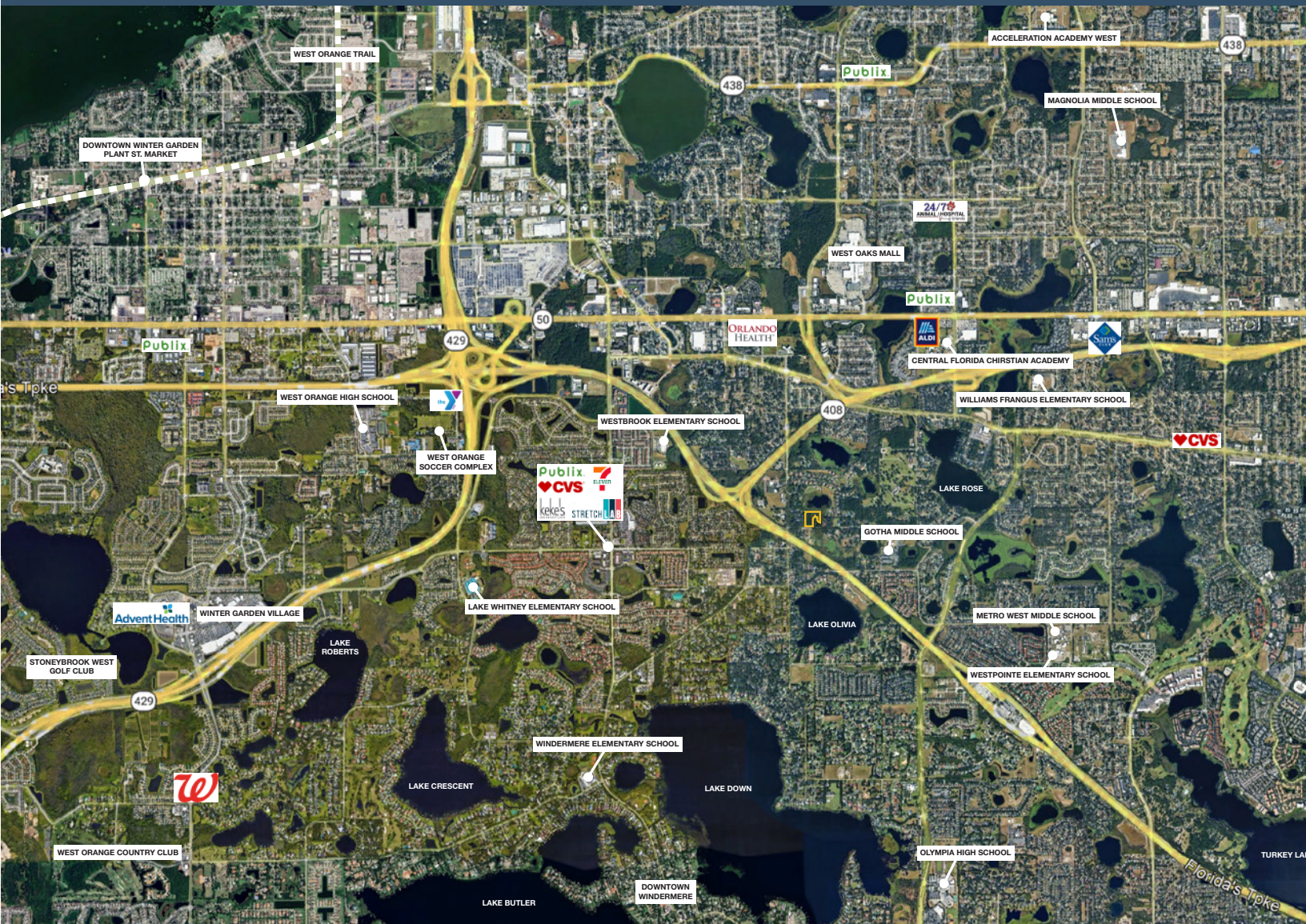
9717 Morton Jones Rd. Gotha, FL 34734

- Size: ±7.41 acres
- Zoning: A-1
- Utilities: Power
- Parcel: 28-22-33-3100-09-600
- FLU: RS 1/1

PROPERTY HIGHLIGHTS

Rare opportunity to own 7.4 acres of lakefront property in the highly sought-after area of Gotha. This parcel's future land use allows up to 1 dwelling unit per acre, making it desirable for development. The property features lakefrontage, natural surroundings, and no HOA restrictions. Zoned within A-rated school zones and conveniently located minutes from the 408 Expressway, downtown Orlando, Highway 50, and Sand Lake Road.

Lakefront acreage of this size and caliber in Orange County is exceptionally rare. Don't miss your chance to make this one-of-a-kind property your own.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

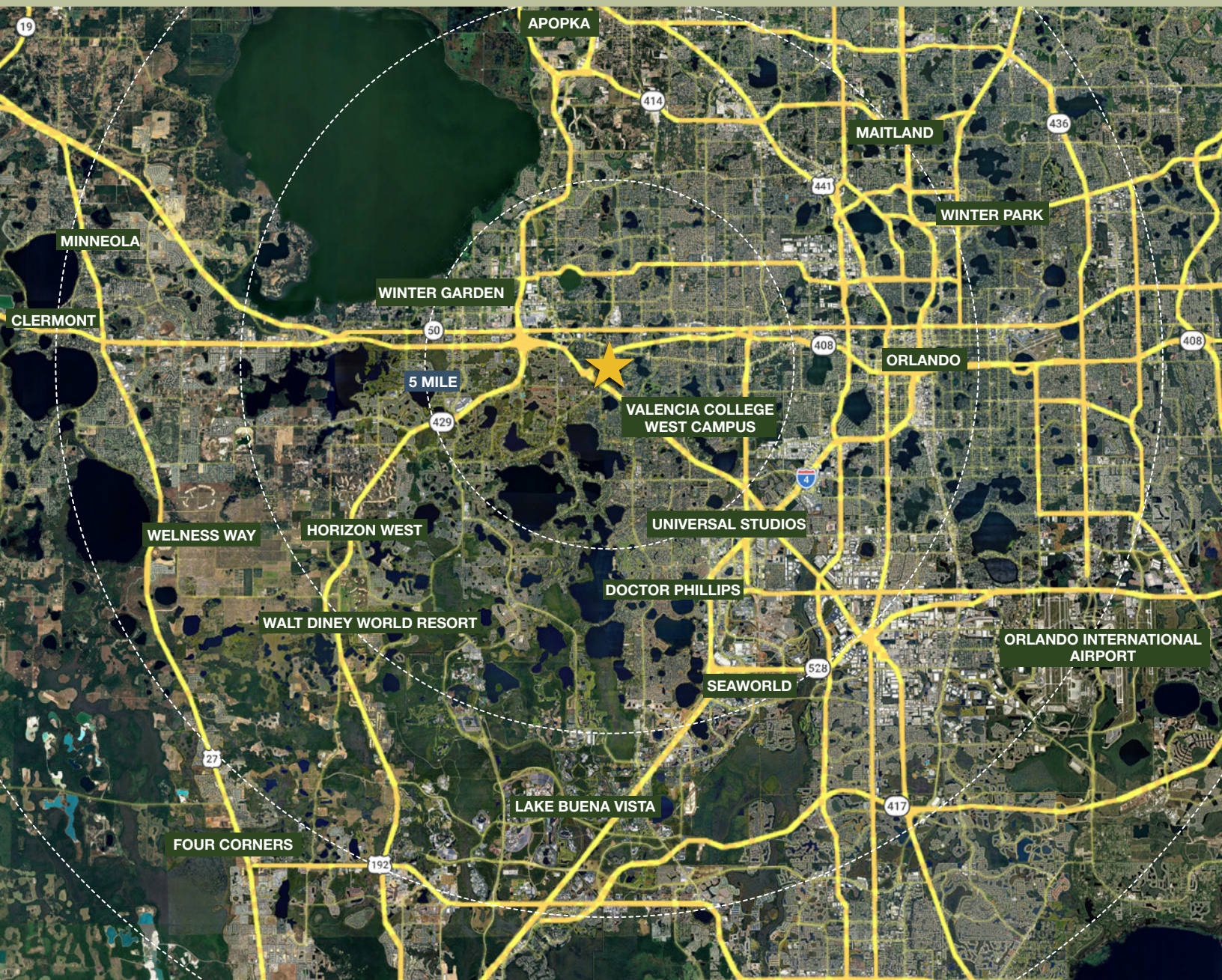
Total Population	1,124	109,490
Median HH Income	\$181,645	\$77,880
Median Home Value	\$745,500	\$351,000

Gotha, US Census

Winter Garden-Ocoee CCD, US Census



REGIONAL MAP



DRIVE TIMES

- Closest Publix: 6 min
- Downtown Winter Garden: 15 min
- Downtown Orlando: 20 min
- Universal Studios: 20 min
- Walt Disney World Resort: 25 min
- Apopka: 25 min
- Winter Park: 30 min
- Four Corners: 30 min
- Orlando International Airport: 30 min
- Clermont: 30 min



