

# READY-TO-GO COMMERCIAL

HIGHWAY 27 IN FOUR CORNERS AREA

2.35± acres • Lake County, FL



## LOCATION

Located on the west side of US Highway 27 at the entrance to the Greater Groves subdivision within unincorporated Lake County.

## SIZE

2.35± total acres = 1.94± acres pad for development, .40ac utilities & right-of-way

## ASKING PRICE

\$615,000

## LAND USE

The site is zoned PD and approved for commercial uses consistent with the C-1 and C-2 zoning designations by Lake County. The land is approved as a portion of the Greater Groves Planned Development which permits a wide variety of commercial uses.

## ROAD FRONTAGE/TRAFFIC

265'± on W side of US Highway 27. Lake County Engineering 2014 AADT of 35,361 (station 141)

## UTILITIES

Available from Lake County

## DESCRIPTION

Located in the highly desirable Four Corners area of Lake County. A new Wawa is located just north of the property. The site is high and dry with retention area in place and excellent physical, legal and economic characteristics.

## PARCEL ID/ALT KEY

23-24-26-070000000300; Alt Key # 3809779

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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PROPERTY MAP

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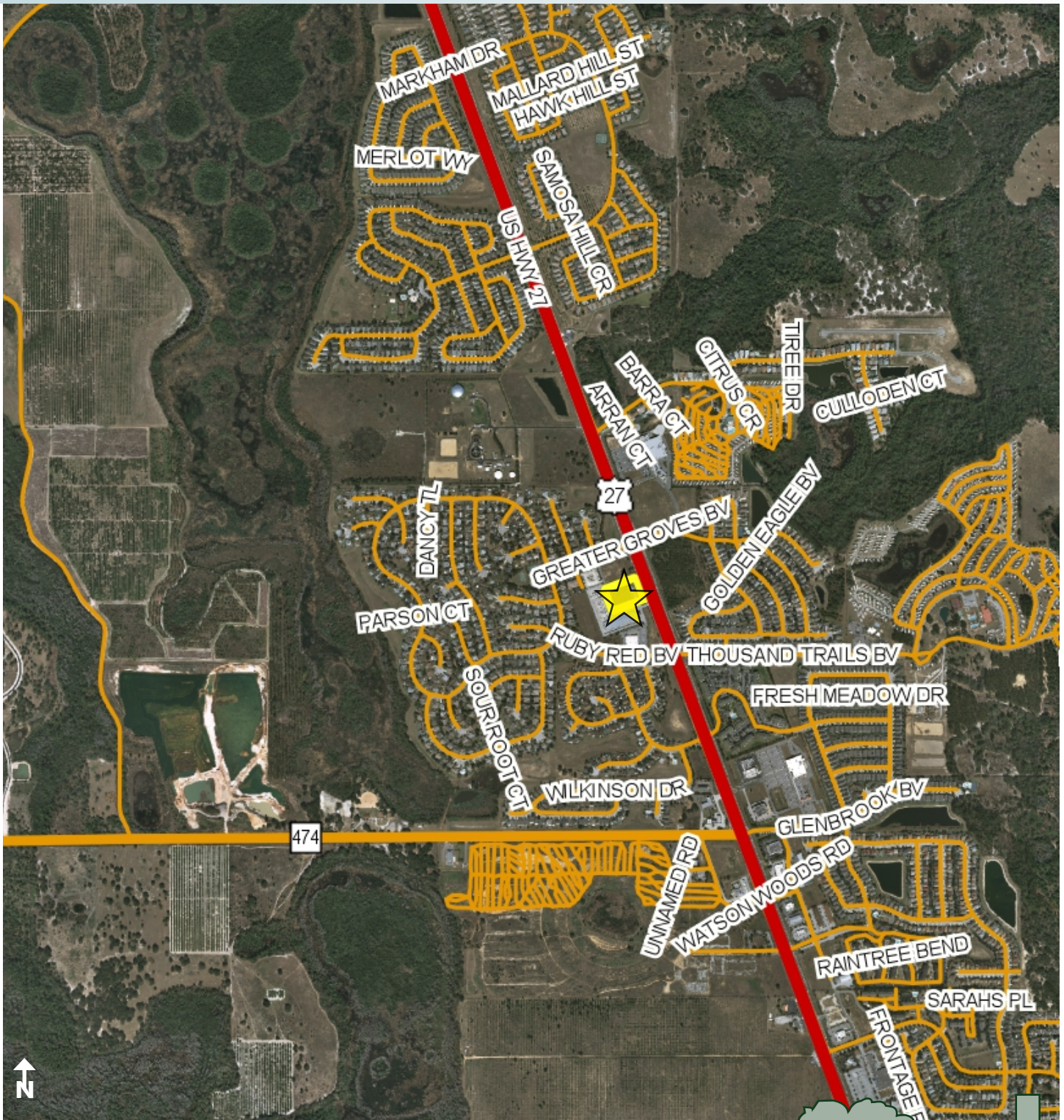
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REGIONAL MAP

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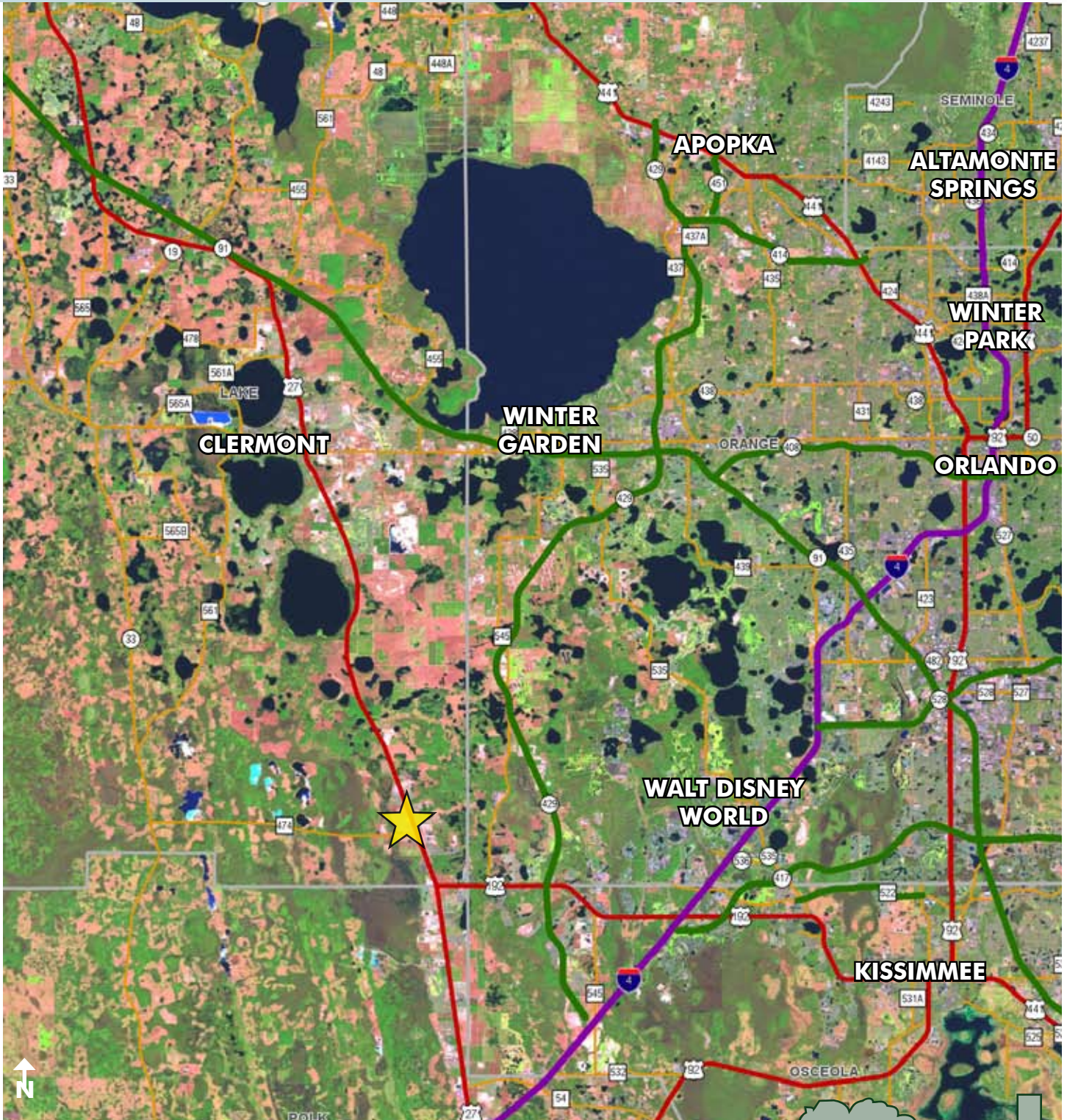
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