

LAKE GRIFFIN PRESERVE

510± acres
Lake County, FL

**MAJOR PRICE
REDUCTION**

UNIQUE
opportunity
WON'T LAST LONG!

enjoy WATERFRONT,
RECREATION & beautiful
old Florida scenery



Central Florida Haven!

Lake Griffin Preserve is a 510± acre oasis near Leesburg, Florida, just an hour northwest of Orlando *in the midst of the nation's fastest growing metro area*. Held by the same family for over 130 years, and only the third ownership since the Spanish Land Grant, this undeveloped property is a rare anomaly in an area of the state that is known for its growth and development.

According to US Census Data, **The Villages**, an age-restricted adult community just 5± miles from Lake Griffin Preserve, had the fastest growing population rate for the third straight year. The community, with a population of 119,000, was also ranked on the Forbes 2016's Best Places to Retire list. The latest expansion of The Villages in their efforts to meet the sales demands (an impressive 200 resales per month and 200 new construction sales per month) was in Lake County towards Lake Griffin.

Lake Griffin Preserve's most notable feature is its 1.3± miles of shoreline on the 9,428± acre Lake Griffin. The lake is seven miles long and three miles wide, and is a popular lake for crappie, as well as largemouth bass, bluegill, speckled perch, and catfish.



CO-LISTING

Maury L. Carter & Associates, Inc.
407-422-3144 | maurycarter.com

Jon Kohler & Associates
850-508-2999 | jonkohler.com



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LAND FOR SALE



LOCATION

Lake Griffin Preserve is located in Leesburg, Florida, just an hour northwest of Orlando and 5.5 miles from The Villages, in Lake County, Florida. Northeast of the 620-acre Lake Griffin State Park. Lake Griffin is the last lake in the Harris Chain of Lakes.

SIZE

510± acres

PRICE

NOW \$2,700,000 - 38% PRICE REDUCTION!
~~WAS \$4,400,000~~

ZONING

Agricultural (1 unit/5 acres)

LAKE FRONTAGE

1.3± miles on Lake Griffin

DESCRIPTION

Moss-draped live oaks and plams line the sandy shoreline of this splendid Old Florida property. Not yet protected by a conservation easement, but would be an ideal candidate. Much of the land to the south of the property is Lake County Water Authority holdings. The Lake Griffin State Park is 620 acres just southwest of the property and is famous for having the state's second largest live oak. Lake Griffin Preserve is just a few short miles to 43 golf courses, schools, new retail and dining options, and hospitals. Approximately 80 acres of cleared pasture and former orange grove, areas of natural pines, and a small duck pond. Property has roads throughout and some fencing and cattle, which currently affords the owners an ag exemption on property taxes. Future vote may involve Fruitland Park annexing large parcels with PUD into the city limits.



Daryl Carter & Jon Kohler

“This property is ideal either for a conservation easement donation or to be developed into a conservation community, or a combination of both. The rapid growth, demand for new housing, and swift pace of home sales in this area is staggering. This is one of the last undeveloped and untouched “Old Florida” properties in the region...It’s certainly very unique.”

- Jon Kohler

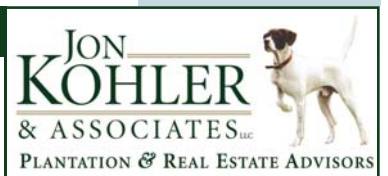
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PROPERTY MAP



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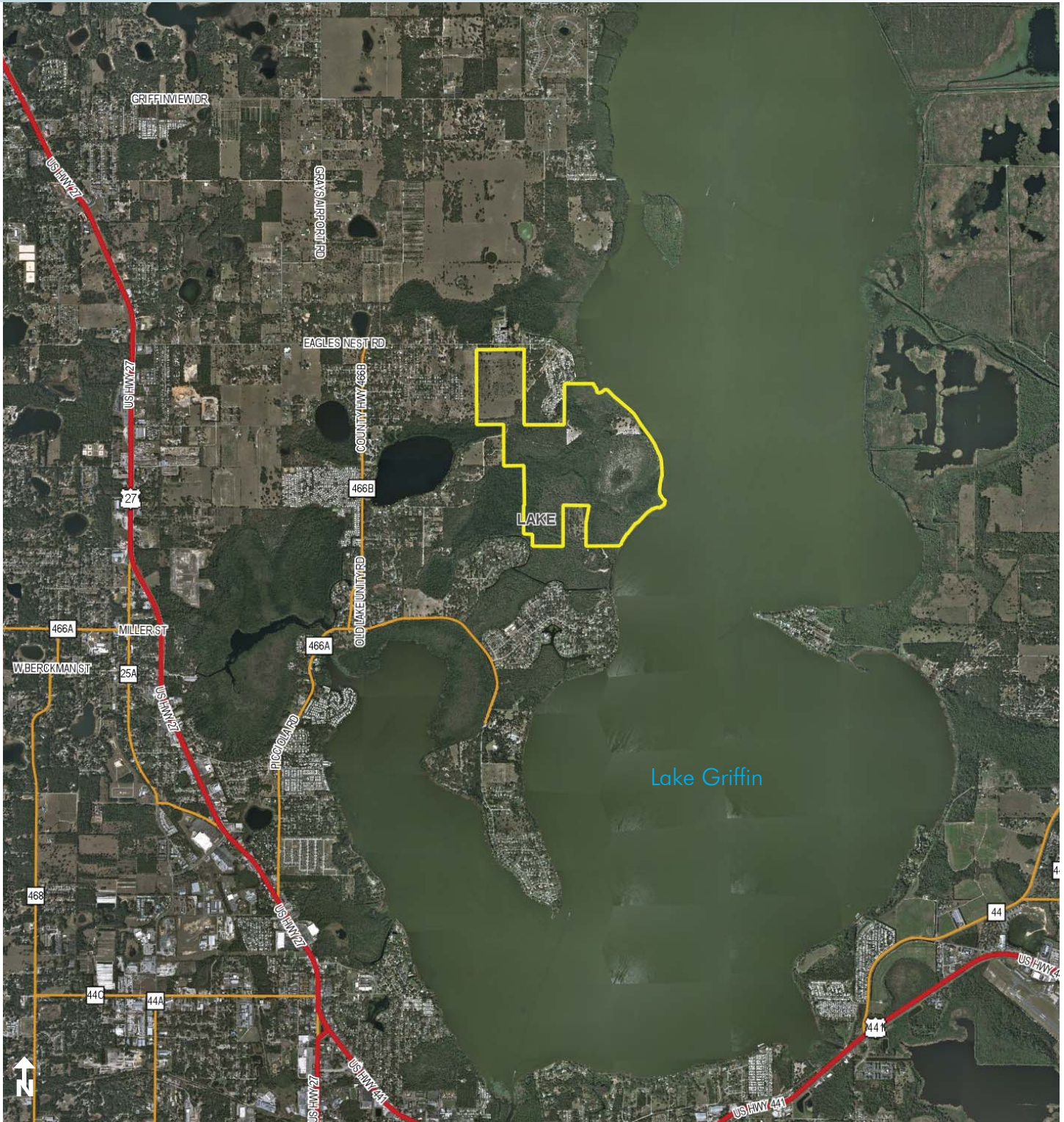


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REGIONAL MAP



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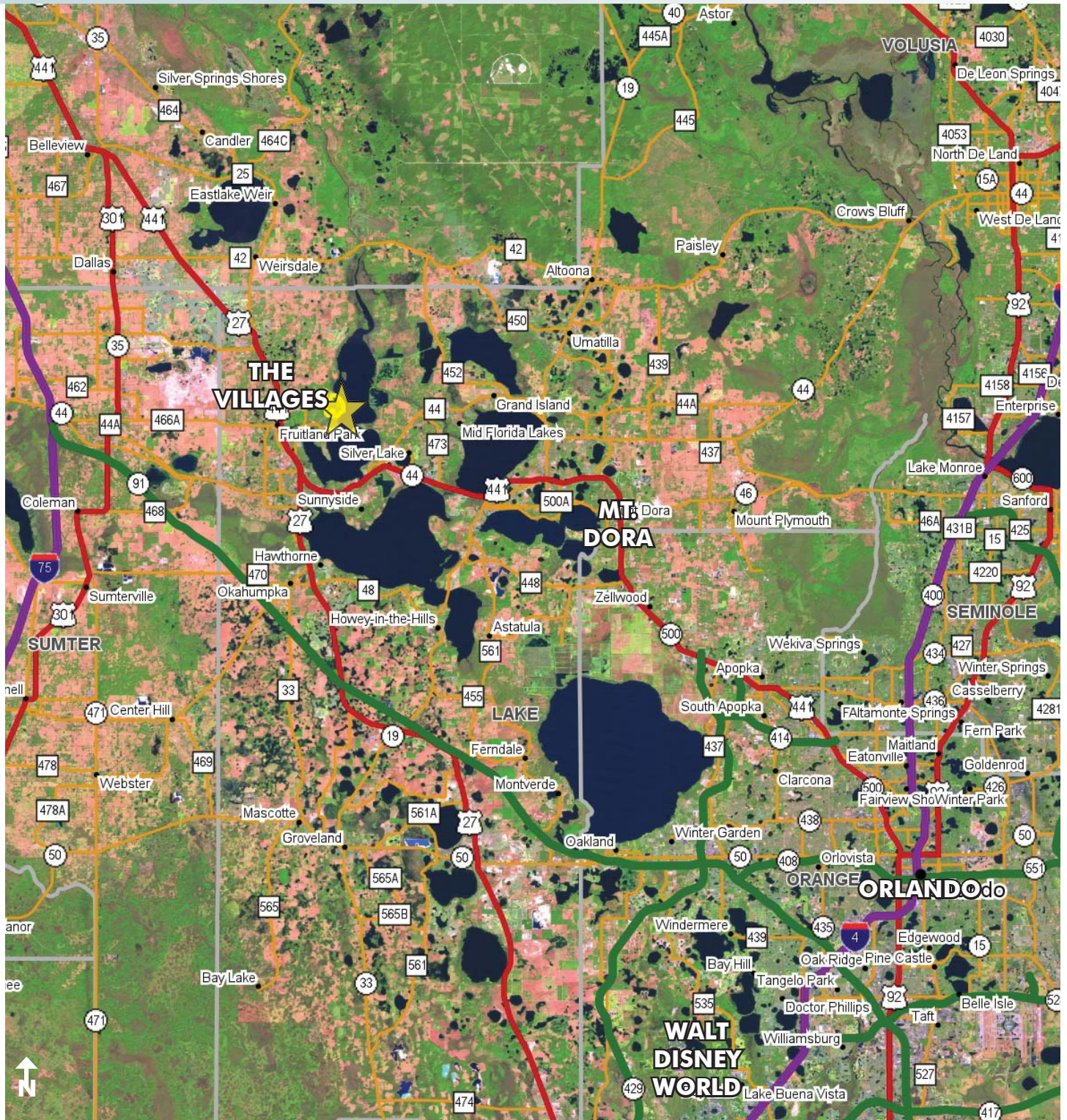
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LOCATION MAP



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