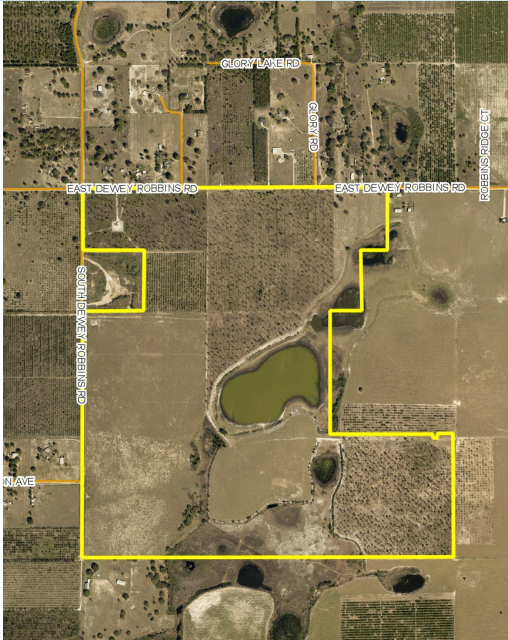


RESIDENTIAL DEVELOPMENT LAND

286± acres

Lake County, FL

LAND FOR SALE



LOCATION

Located near fast-growing Clermont and just minutes from the planned new Florida Turnpike/Hills of Minneola interchange. Property is on the south side of East Dewey Robbins Road, 2± miles west of Highway 19. Fast access to Highway 27, Florida Turnpike and Highway 19.

SIZE

286± acres

PRICE

\$4,004,000 (\$14,000 per acre)

ZONING/FUTURE LAND USE

Future Land Use is mixed use. Annexed into Groveland.

195± acres zoned for 323 single-family units, 264 multi-family units, and 135,800sf of commercial/office. (See pages 4 & 5 for details).

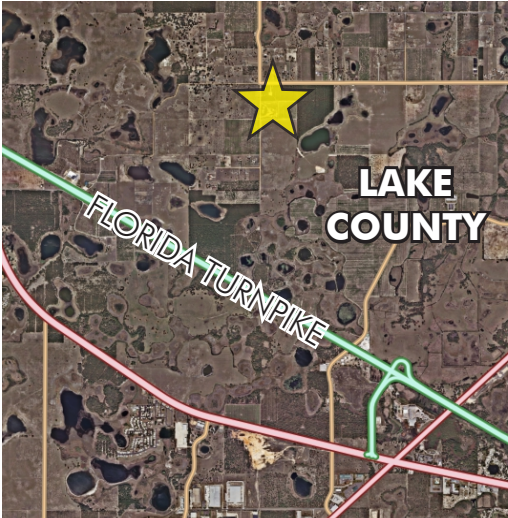
ROAD FRONTAGE

3,300± on East Dewey Robbins
3,760± on South Dewey Robbins

DESCRIPTION

Beautiful rolling hills and water views.

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



ADDITIONAL PARCEL

Additional 345 acres available to the east. Link to flyer:
http://www.maurycarter.com/wp-content/uploads/2014/11/Lake_345.pdf

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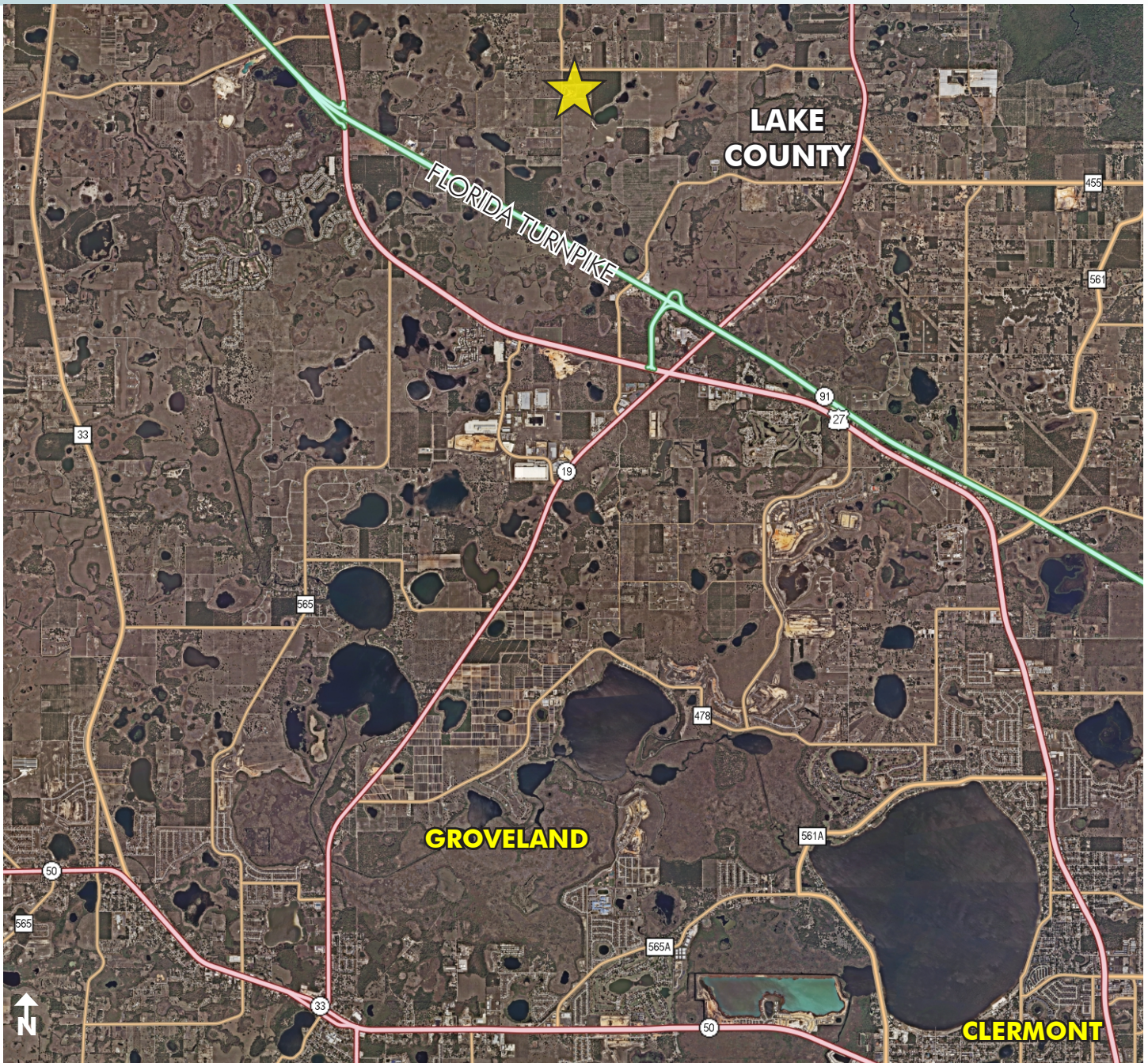
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RESIDENTIAL DEVELOPMENT LAND

286± acres

Lake County, FL



REGIONAL MAP

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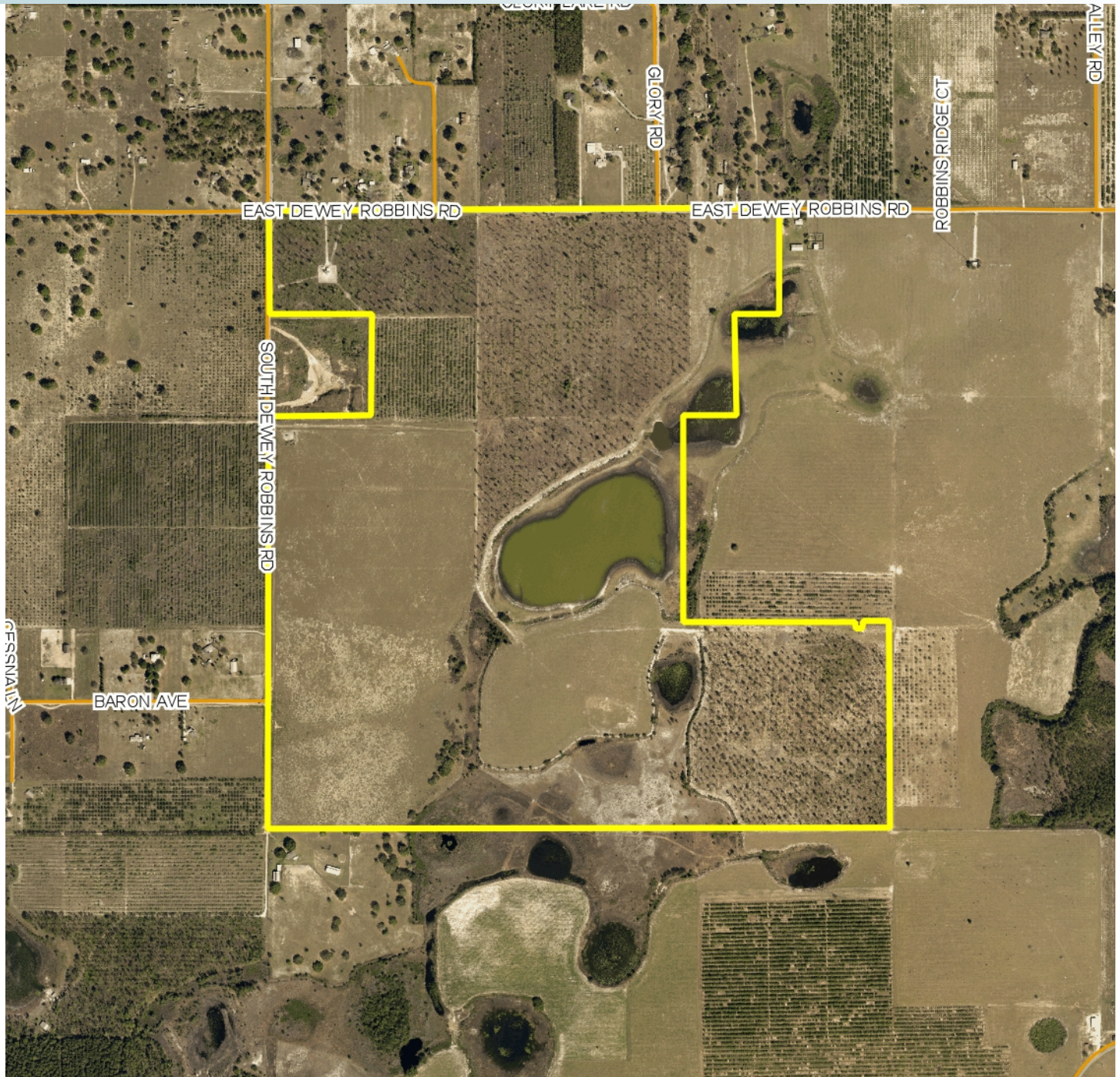
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PROPERTY MAP

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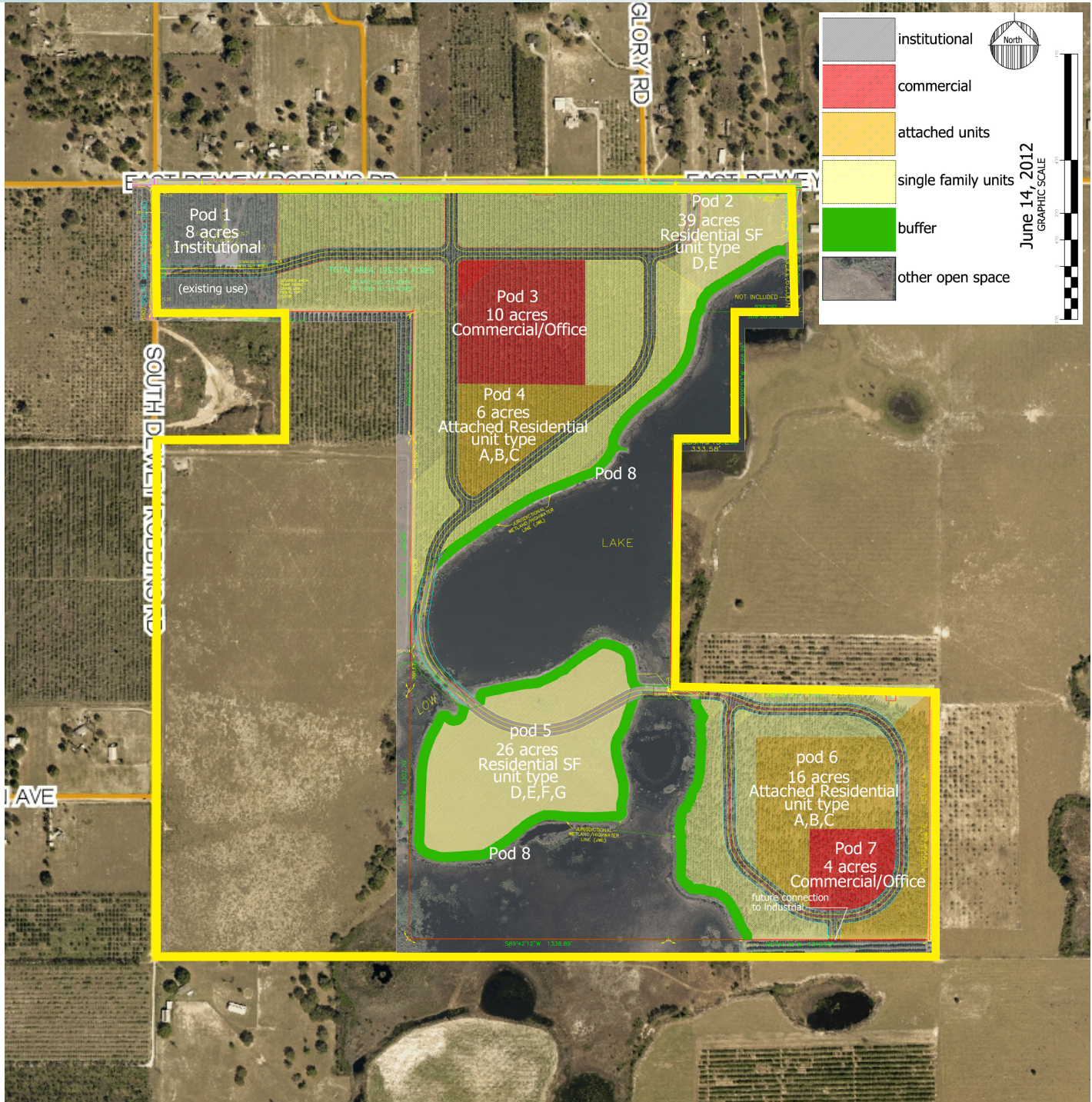
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RESIDENTIAL DEVELOPMENT LAND

286± acres

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CONCEPT PLAN FOR 195± ACRES OF 286± ACRES

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RESIDENTIAL DEVELOPMENT LAND

286± acres

Lake County, FL

BREAKDOWN OF CONCEPT PLAN FOR 195± ACRES

Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial	Floor Area Institutional
Pod 1	Institutional	Phase 1	8±				0
Pod 2	Residential SF	Phase 2	39 ±	195			
Pod 3	Commercial/Office	Phase 3	10 ±		39,125	56,675	
Pod 4	Attached Residential	Phase 3	6±	72			
Pod 5	Residential SF	Phase 4	26±	128			
Pod 6	Attached Residential	Phase 4	16±	192			
Pod 7	Commercial/Office	Phase 4	4±		16,000	24,000	
Pod 8	Parks/Open Space/Buffers	All Phases	67 ±*				
WET	Wetlands		58 ±				
Totals			198.3±	587	55,125	80,675	0

* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 198.3± acres

Net Land Area = 140.3 acres (198.3 acres total - 58 acres wetlands and open water)

Minimum Open Space = 39.66± acres (20% of gross land area)

Total residential units = 587

Single Family Residential 323 units (55% of total residential units) Attached Residential 264 units (45% of total residential units)

Comm/Office 14 acres = 10% of net land area (Minimum commercial acreage 7.01 acres (5%), Maximum commercial acreage 35.1 (25%))

*Concept Plans - commercial and office floor area subtotals are subject to change due to market conditions but will not violate DRI thresholds.

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