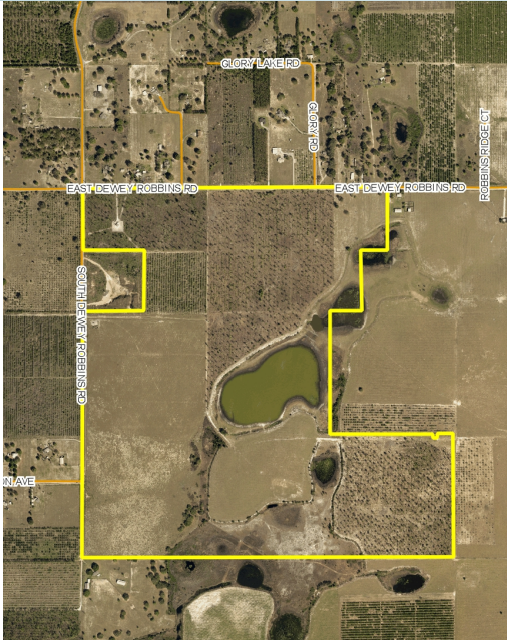


RESIDENTIAL DEVELOPMENT LAND

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).

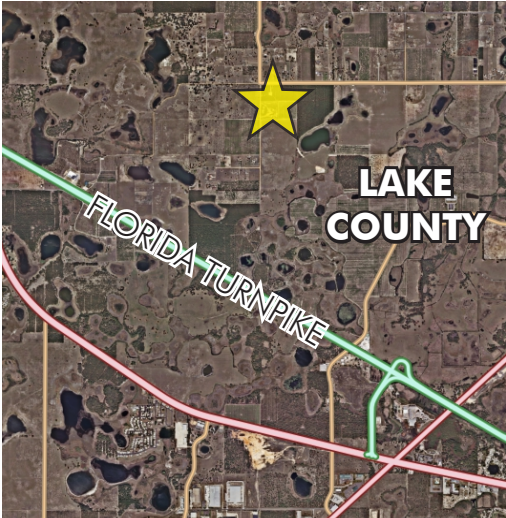
ROAD FRONTAGE

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:

<https://www.maurycarter.com/wp-content/uploads/2019/03/Residential-Development-Land-345-Acres-1.pdf>

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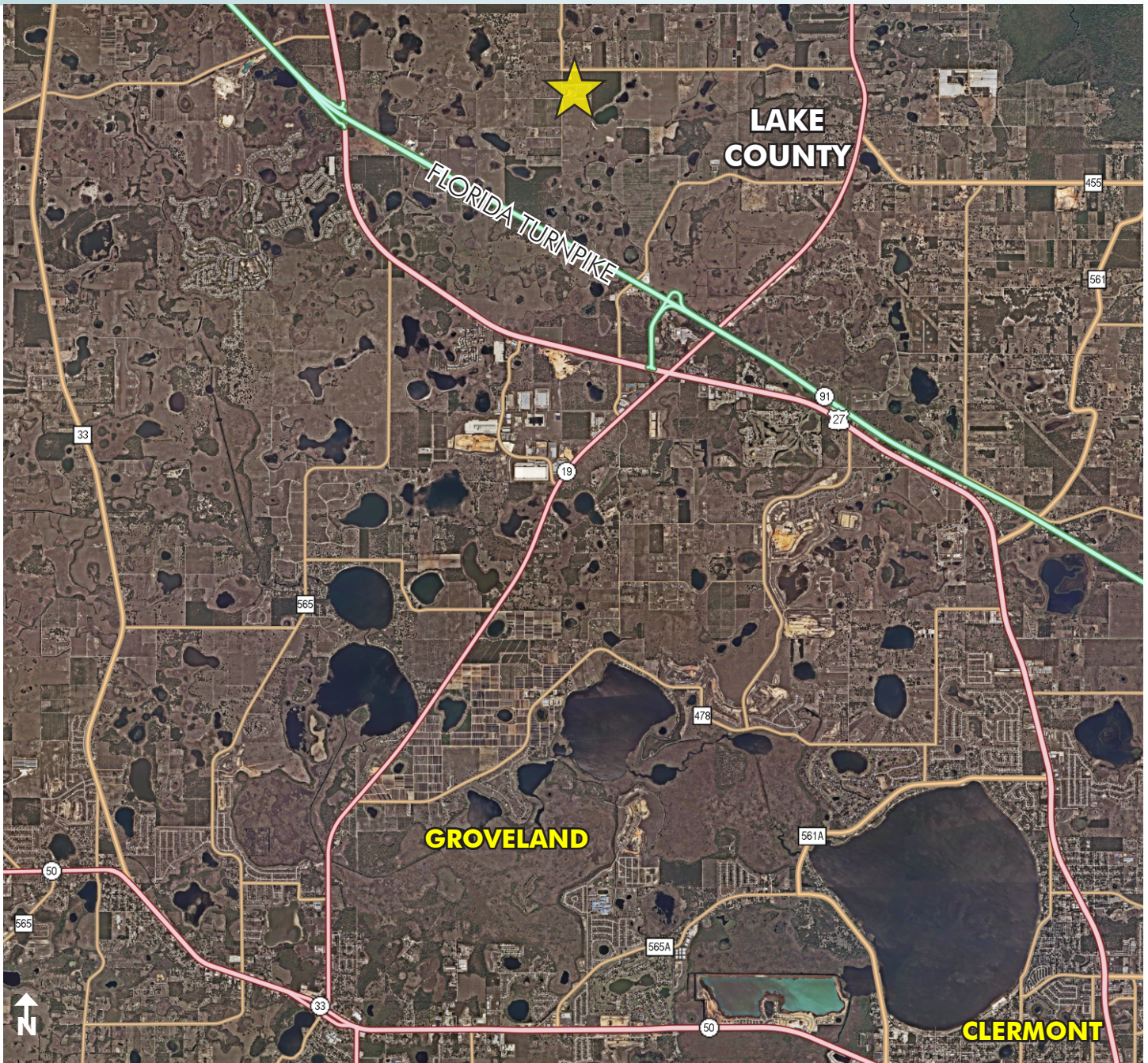
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RESIDENTIAL DEVELOPMENT LAND

286± acres

Lake County, FL



REGIONAL MAP

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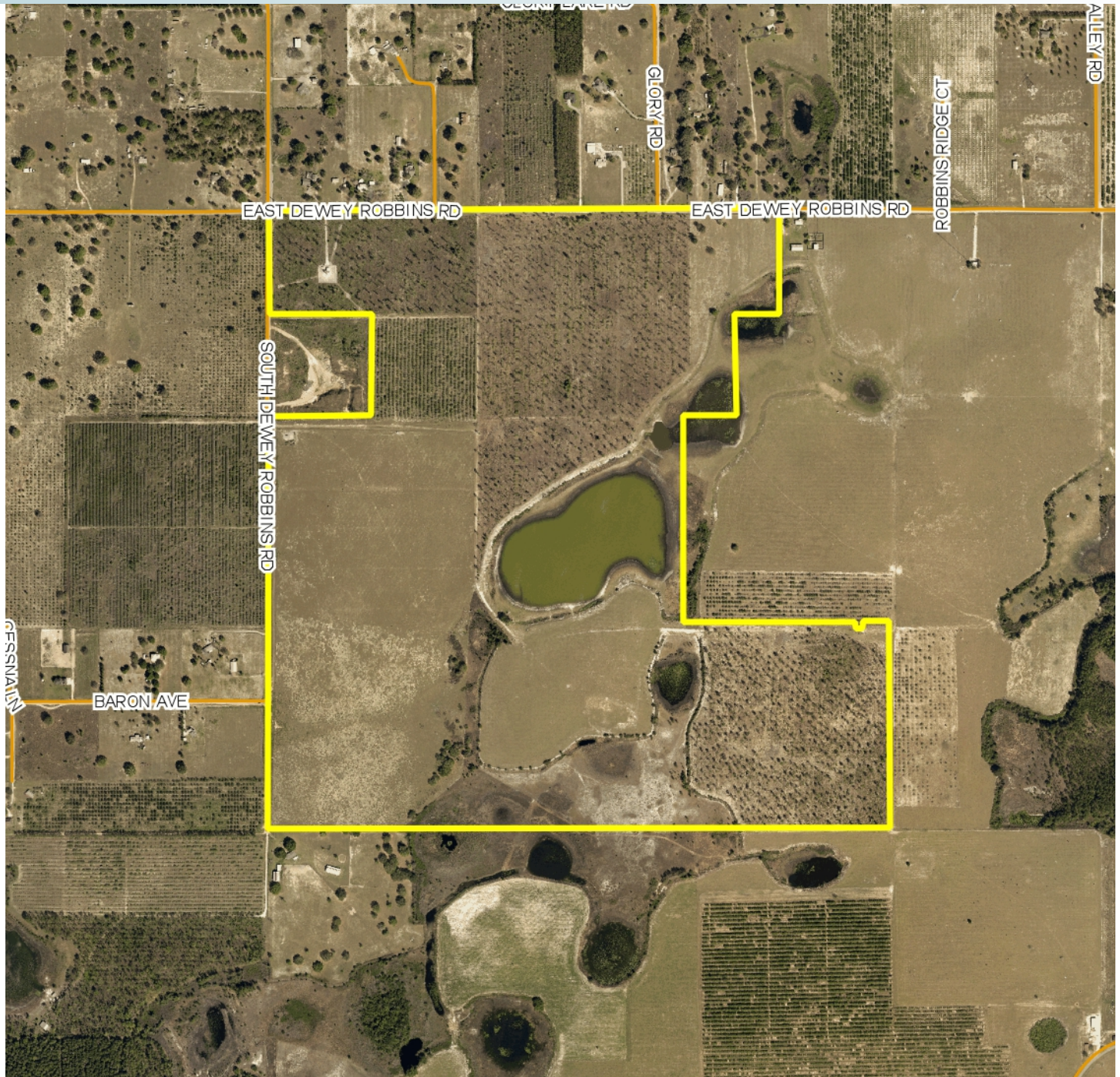
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PROPERTY MAP

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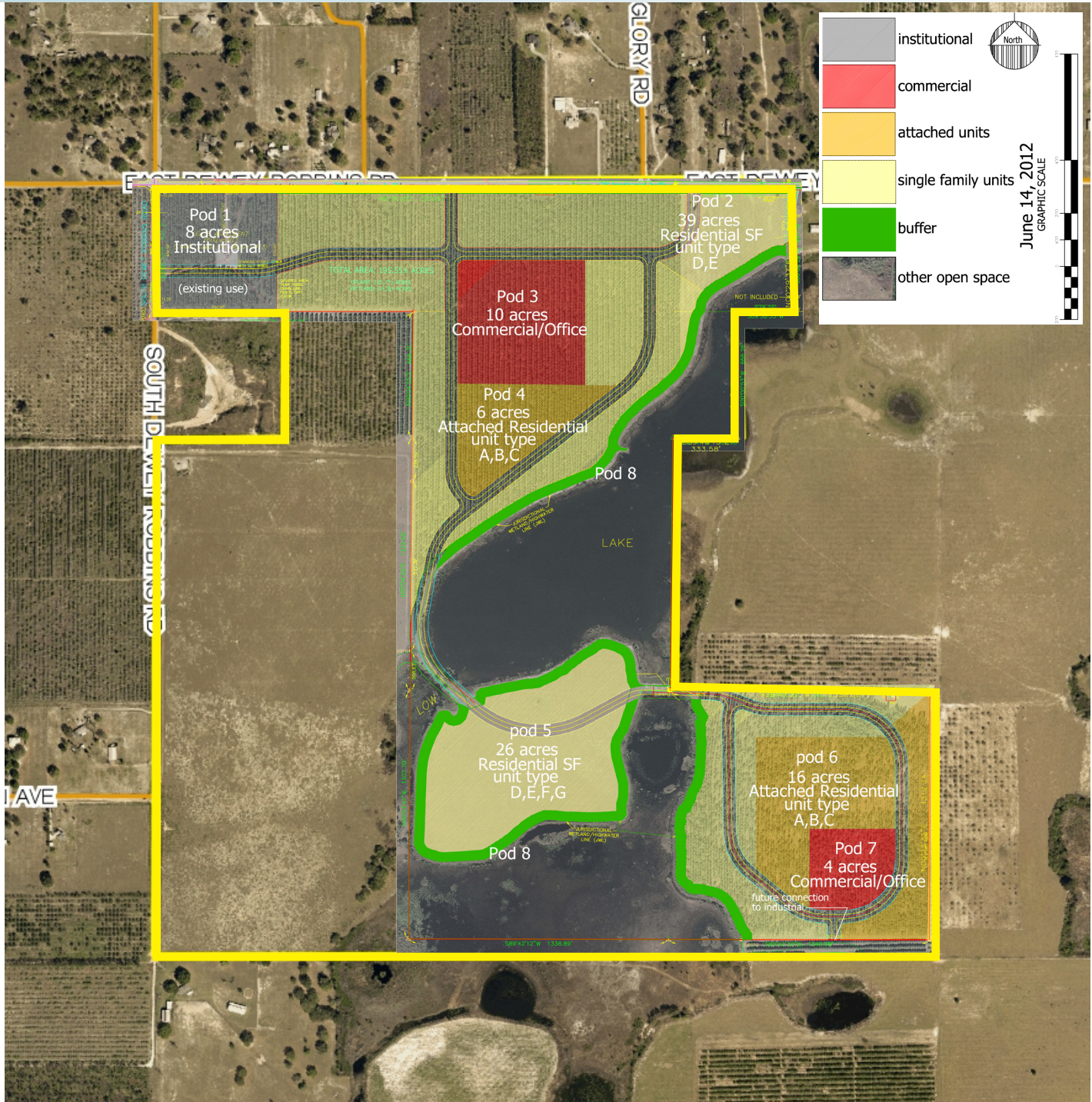
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RESIDENTIAL DEVELOPMENT LAND

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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ON REAL ESTATE BY JACK WITTHAUS

For more stories by Witthaus, see <http://bizj.us/1pmlD6>.

✉ JWITTHAUS@BIZJOURNALS.COM

📞 (407) 241-2916

🐦 @OBJCRE

AMAZON WATCH

E-commerce giant developer seeks OK on \$23.4M Groveland warehouse

It appears another big industrial project is in the works in town.

Atlanta-based Seefried Industrial Properties, a preferred developer of Seattle-based e-commerce giant Amazon.com Inc. (Nasdaq: AMZN), is seeking approvals to build a 359,290-square-foot warehouse in Lake County's Groveland, documents filed with the state showed.

The project – being referred to in documents as DFL8-Groveland Last Mile – is proposed for a 48-acre site northwest of Republic Drive and Independence Boulevard.

It's unknown if a tenant has signed a deal to occupy the space, and documents didn't mention if a general contractor or architect were selected. A Seefried representative was unavailable for comment.

However, new construction is an important economic driver in Central Florida. It creates jobs, while also providing more space for companies involved in e-commerce, logistics, housing and other industries.

Atlanta-based industrial developer IDI Logistics LLC has owned the vacant Groveland site since September 2008, when it bought the land for \$7.7 million, data from real estate research firm Reonomy showed.

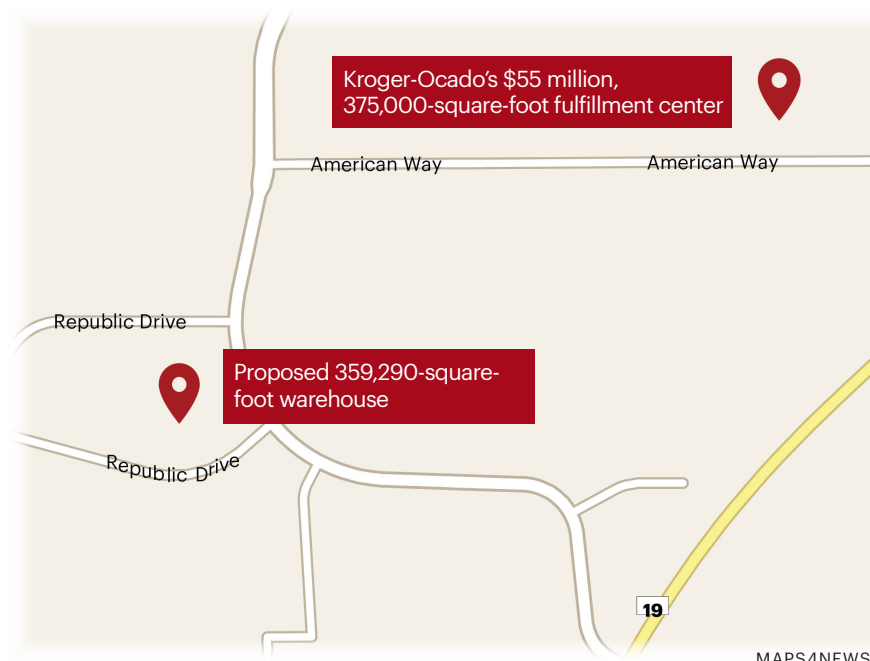
And Los Angeles-based CBRE Group Inc. (NYSE: CBRE) was marketing the property for sale for \$5 million in October 2019, real estate website LoopNet.com showed; CBRE representatives were unavailable for comment.

That said, a new CBRE marketing flier shows the site featuring either one 742,000-square-foot building, or two separate buildings of around 347,000 square feet and 369,000 square feet.

Additionally, the property is near Kroger-Ocado's rising 355,000-square-foot fulfillment center, which is expected to deliver The Kroger Co. (NYSE: KR) groceries to online shoppers statewide. The project is expected to provide a huge boost to Groveland's economy.

Work goes on

Despite the novel coronavirus' business interruption, most construction continues in Central Florida, including in industrial real state.



MAPS4NEWS



GETTY IMAGES/PETER WYNN THOMPSON

An Amazon truck rolls past a warehouse.

That's according to local industry expert Bo Bradford, co-president of commercial real estate firm Lee & Associates Central Florida, who isn't involved in the deal or the DFL8-Groveland Last Mile project.

Industrial is a hot real estate sector as companies like Amazon now are tasked even more to deliver goods to customers faster and more often.

"The big [companies] still are moving forward, taking advantage of what they think will be better pricing as the work dries up," Bradford told *Orlando Business Journal*.

A GROWING PRESENCE

Seefried is working on two other big Central Florida industrial projects:

- ▶ An 85-acre, 1.4 million-square-foot Amazon warehouse between Interstate 4 and Normandy Boulevard in Deltona
- ▶ Plans to build 280,000 square feet of non-Amazon industrial space in two buildings north of Lake Nona

Amazon also is hungry for more industrial space in the region. The company reportedly is in talks to sign a lease to occupy 561,750 square feet — a full distribution center — at 9775 Air Commerce Parkway near Orlando International Airport.