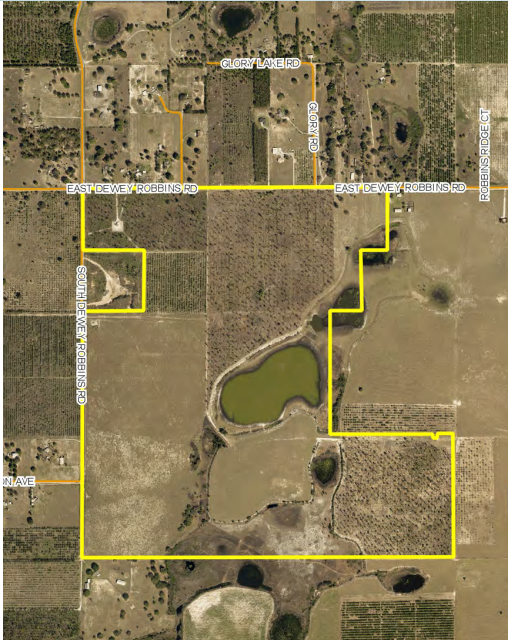


# RESIDENTIAL DEVELOPMENT LAND

286± acres

Lake County, FL

LAND FOR SALE



## LOCATION

Located near fast-growing Clermont and just minutes from the 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

## 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). Additional 91± acres included in offering, but was not part of entitlements and concept plan. 222± usable acres.

## 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. Please see our website for more details.

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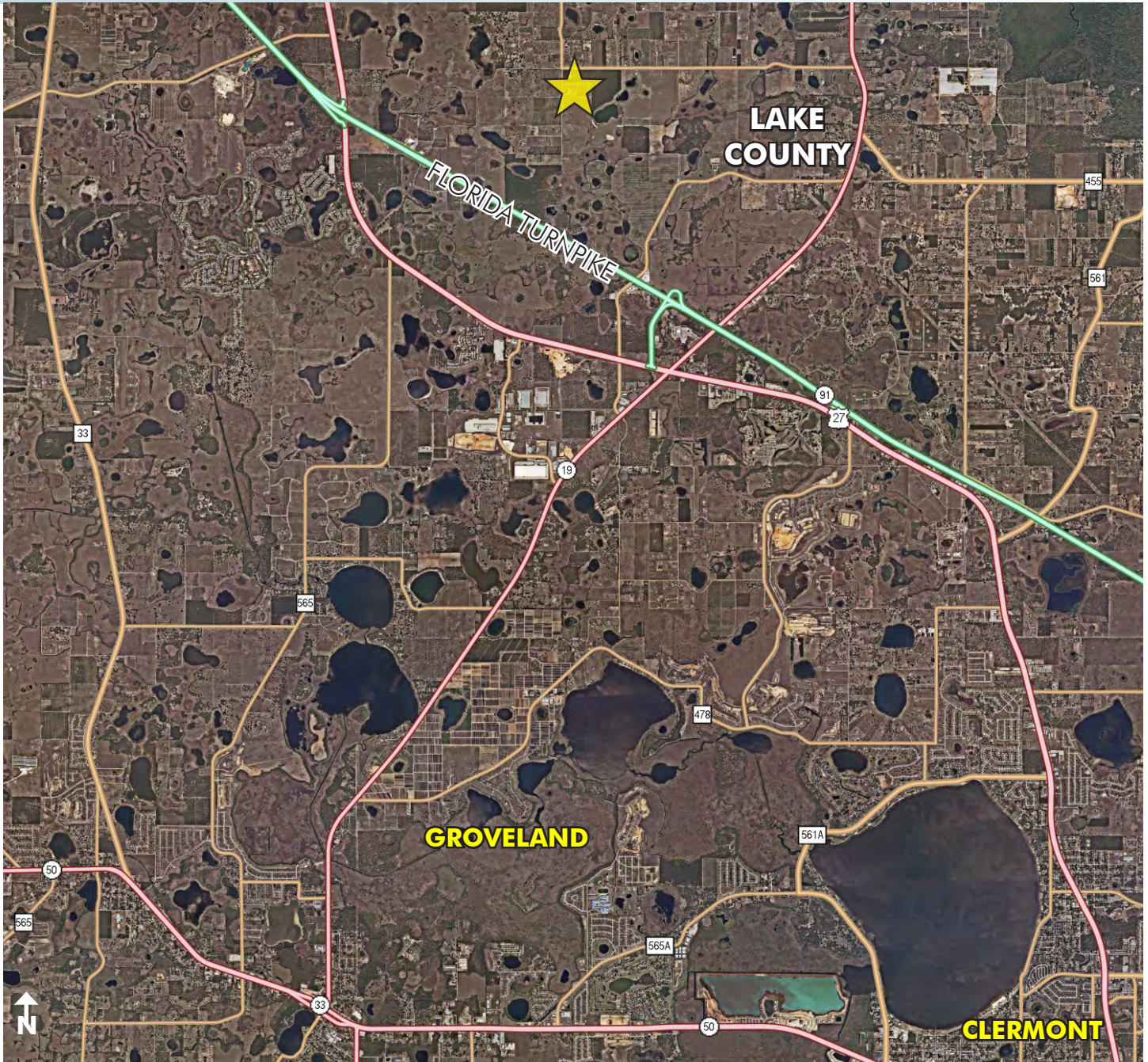
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# RESIDENTIAL DEVELOPMENT LAND

286± acres

Lake County, FL



REGIONAL MAP

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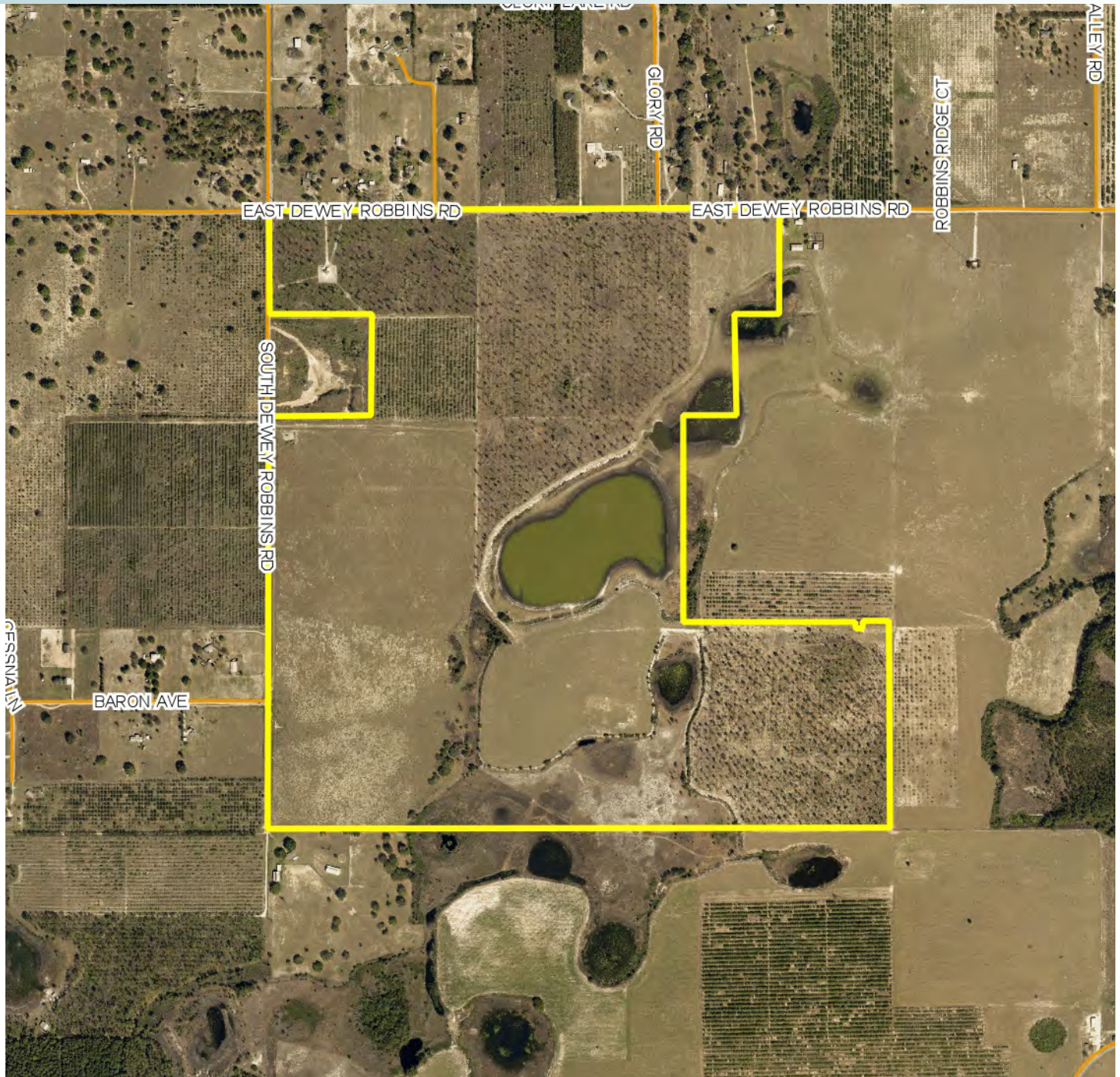
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# RESIDENTIAL DEVELOPMENT LAND

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PROPERTY MAP

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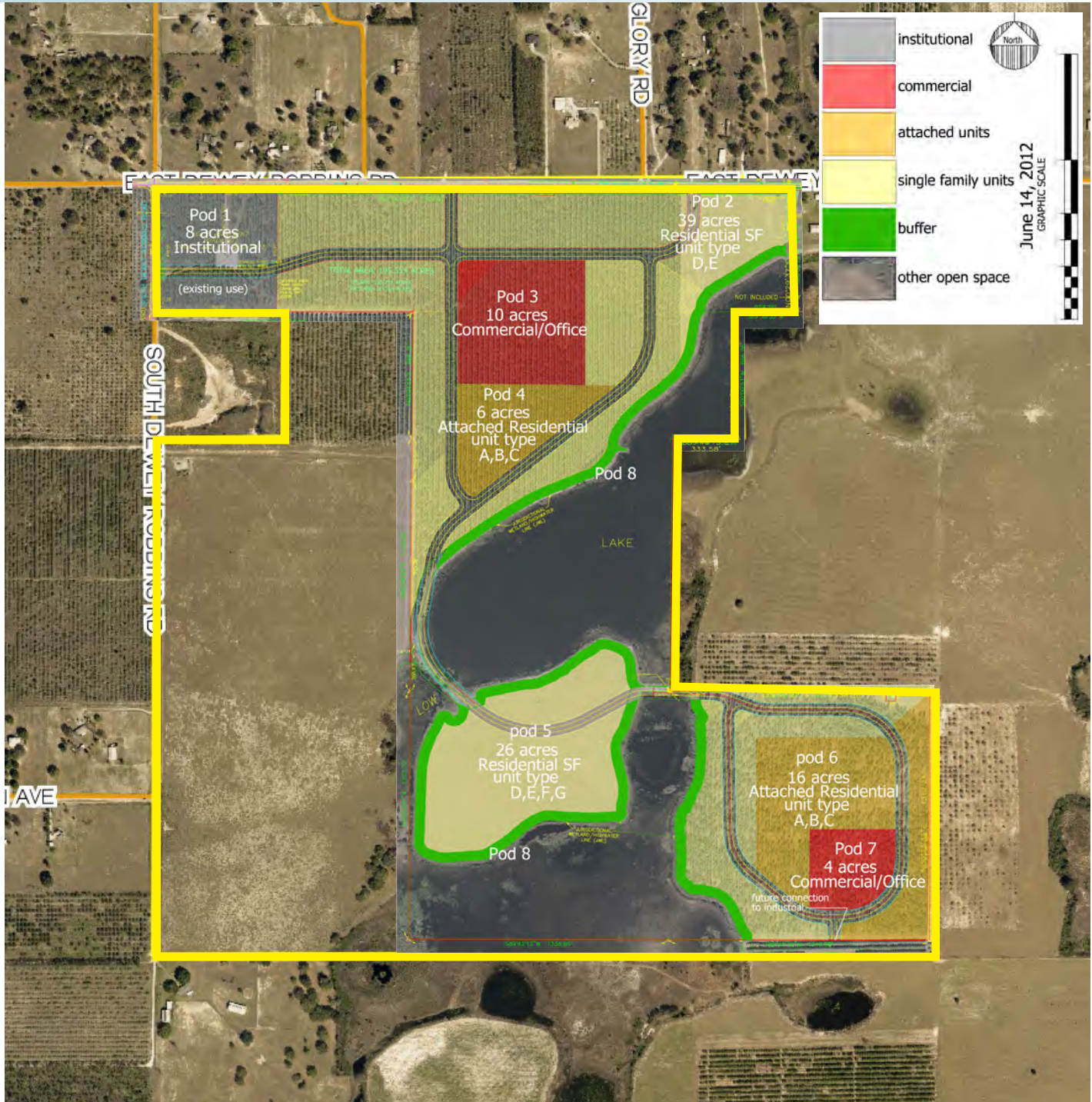
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# RESIDENTIAL DEVELOPMENT LAND

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 ±				
<b>Totals</b>			<b>198.3±</b>	<b>587</b>	<b>55,125</b>	<b>80,675</b>	<b>0</b>

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

### NOTE:

The concept plan does not include additional 91 ± acres, which are included in the offering.

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## ON REAL ESTATE BY JACK WITTHAUS

For more stories by Witthaus, see <http://bizj.us/1pml6>.

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.

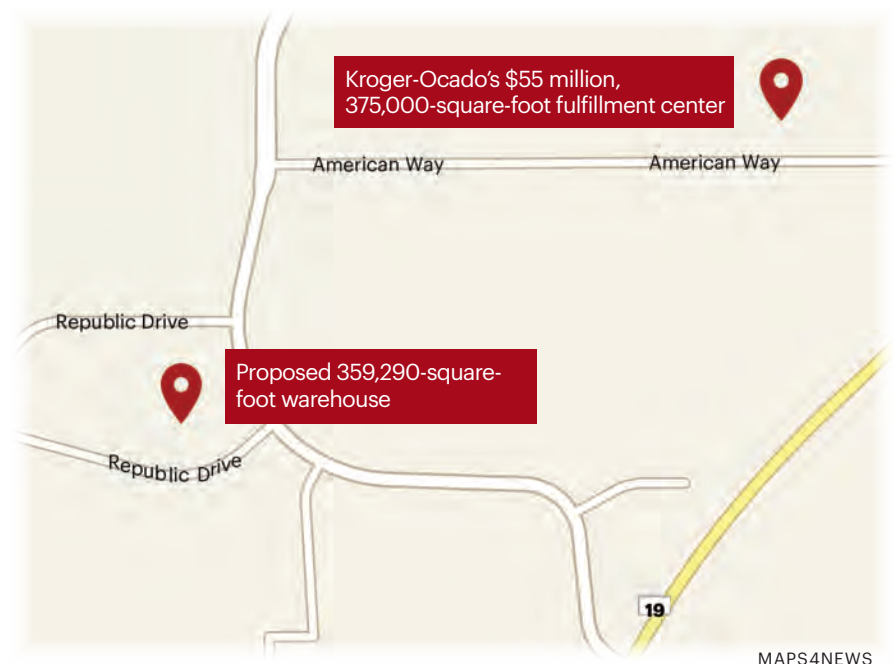
And Los Angeles-based CBRE Group Inc. (NYSE: CBRE) was marketing the property for sale for \$5 million in October 2019, real estate website LoopNet.com showed; CBRE representatives were unavailable for comment.

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.