

**FOR  
SALE**

# 20 AC RESIDENTIAL PROPERTY NEAR DISNEY & WELLNESS WAY

N Boggy Marsh Rd, Clermont, FL 34711



## ABOUT THE PROPERTY

**SIZE** 20.3± acres

**PRICE** Subject to offers

**ZONING** A (Agriculture)

**FLU** Green Swamp Rural Conservation  
(1 unit / 10 acres)

**ACCESS** N Boggy Marsh Rd, Hwy 27

**PARCEL ID** 16-24-26-0004-000-01000

## DESCRIPTION

**Private retreat in Clermont!** Situated just west of Hwy 27 in Clermont, this property provides convenient access to nearby amenities while maintaining a peaceful, rural atmosphere. The grove features well-maintained orange trees and a water view. With no HOA, ample space, natural beauty, privacy, and proximity to essential amenities, this could be the perfect location for two estate lots.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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



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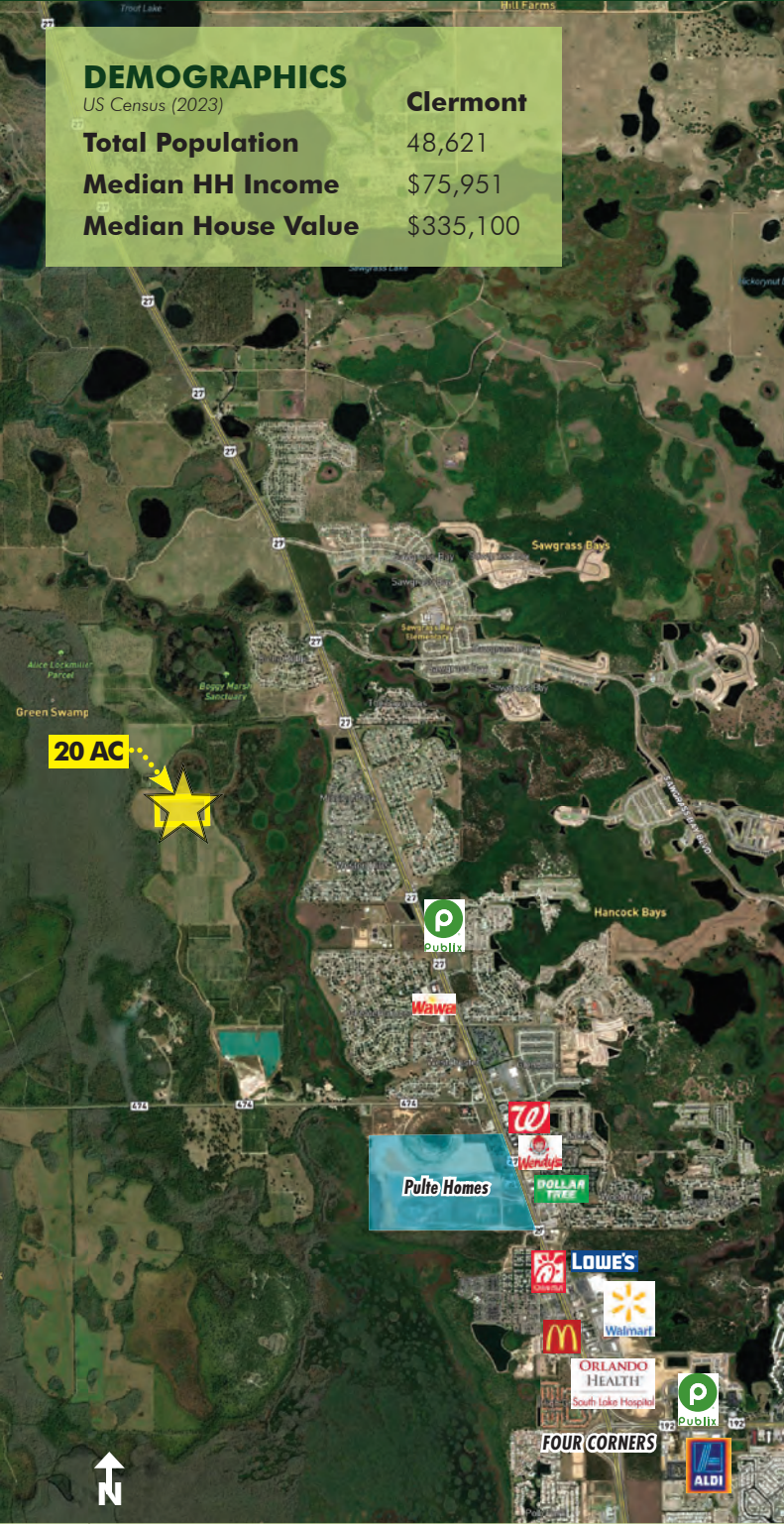
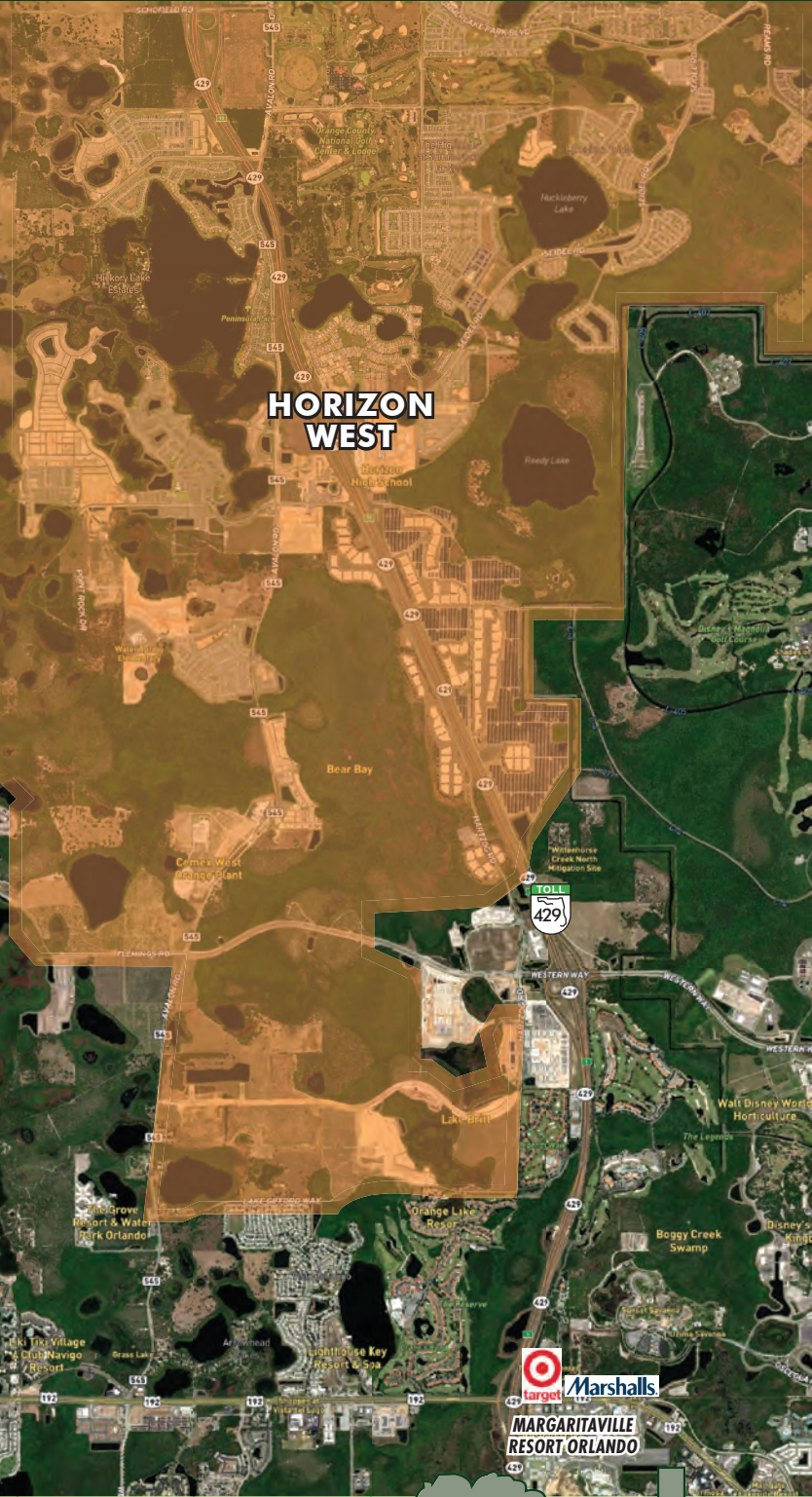
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## DEMOGRAPHICS

US Census (2023)

**Clermont**

<b>Total Population</b>	48,621
<b>Median HH Income</b>	\$75,951
<b>Median House Value</b>	\$335,100



**REGIONAL MAP**

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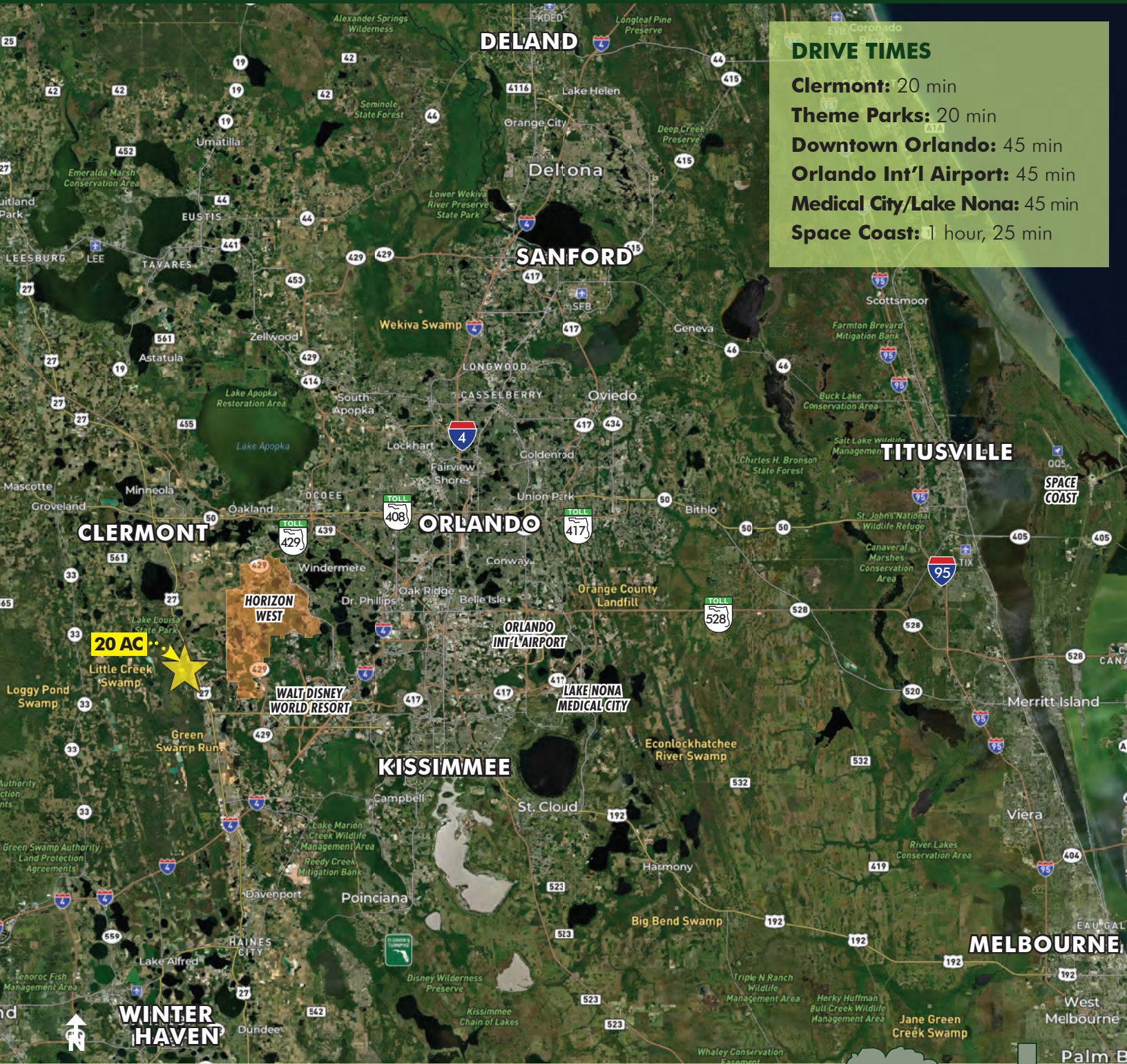
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## DRIVE TIMES

**Clermont:** 20 min

**Theme Parks:** 20 min

**Downtown Orlando:** 45 min

**Orlando Int'l Airport:** 45 min

**Medical City/Lake Nona:** 45 min

**Space Coast:** 1 hour, 25 min

## LOCATION MAP

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## LAKE COUNTY IN THE NEWS

### **Massive \$166.5 million land deal closes in Lake County's Wellness Way region**

*By Steven Ryzewski – Associate Managing Editor, Orlando Business Journal  
Sep 27, 2024 | Updated Sep 28, 2024 9:16am EDT*

“A massive — and perhaps historic — land deal has closed in the Wellness Way area of Lake County.

GT Homes Wellness Way II LP — an entity related to GT USA, a Fort Lauderdale-based partnership between Canadian homebuilders Greenpark Group and Treasure Hill — closed Sept. 27 on an assemblage of more than 2,400 acres for a sales price of \$166.5 million, Orlando Business Journal has learned.

Land brokers **Daryl Carter and Conrad Carter of Orlando-based Maury L. Carter and Associates Inc.** told Orlando Business Journal they partnered with Tony Roper and Jimmy Roper of Roper Real Estate to represent the sellers — a group that included Arnold Groves & Ranch Ltd. and trusts related to the Roper family — in the transaction.

A deed has not posted yet to Lake County records. In a statement, Daryl Carter indicated the transaction may be the largest in Central Florida’s history.”



Read entire article here:

<https://www.bizjournals.com/orlando/news/2024/09/27/massive-land-deal-wellness-way-lake-county-roper.html>

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