

**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 | 407-422-3144

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



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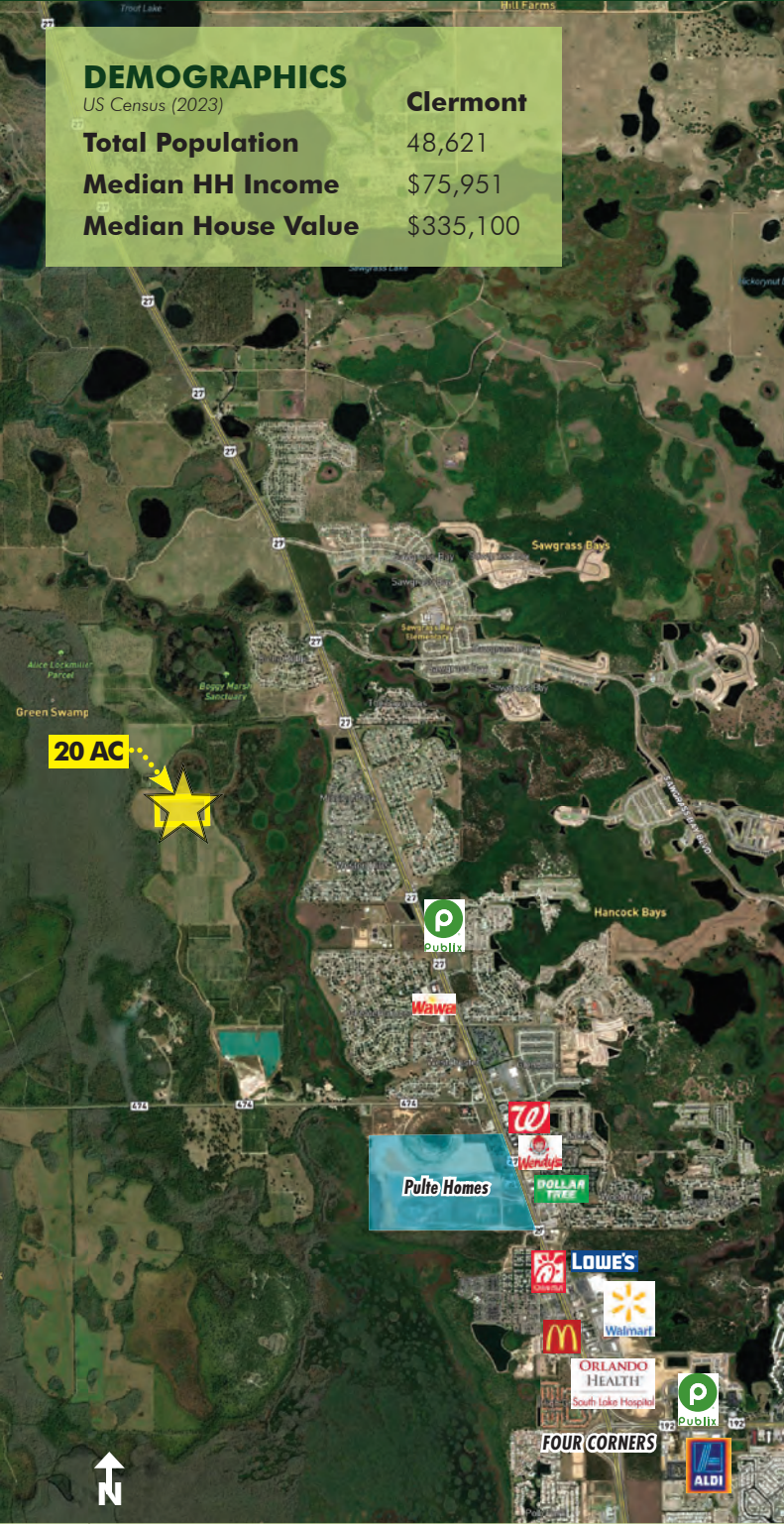
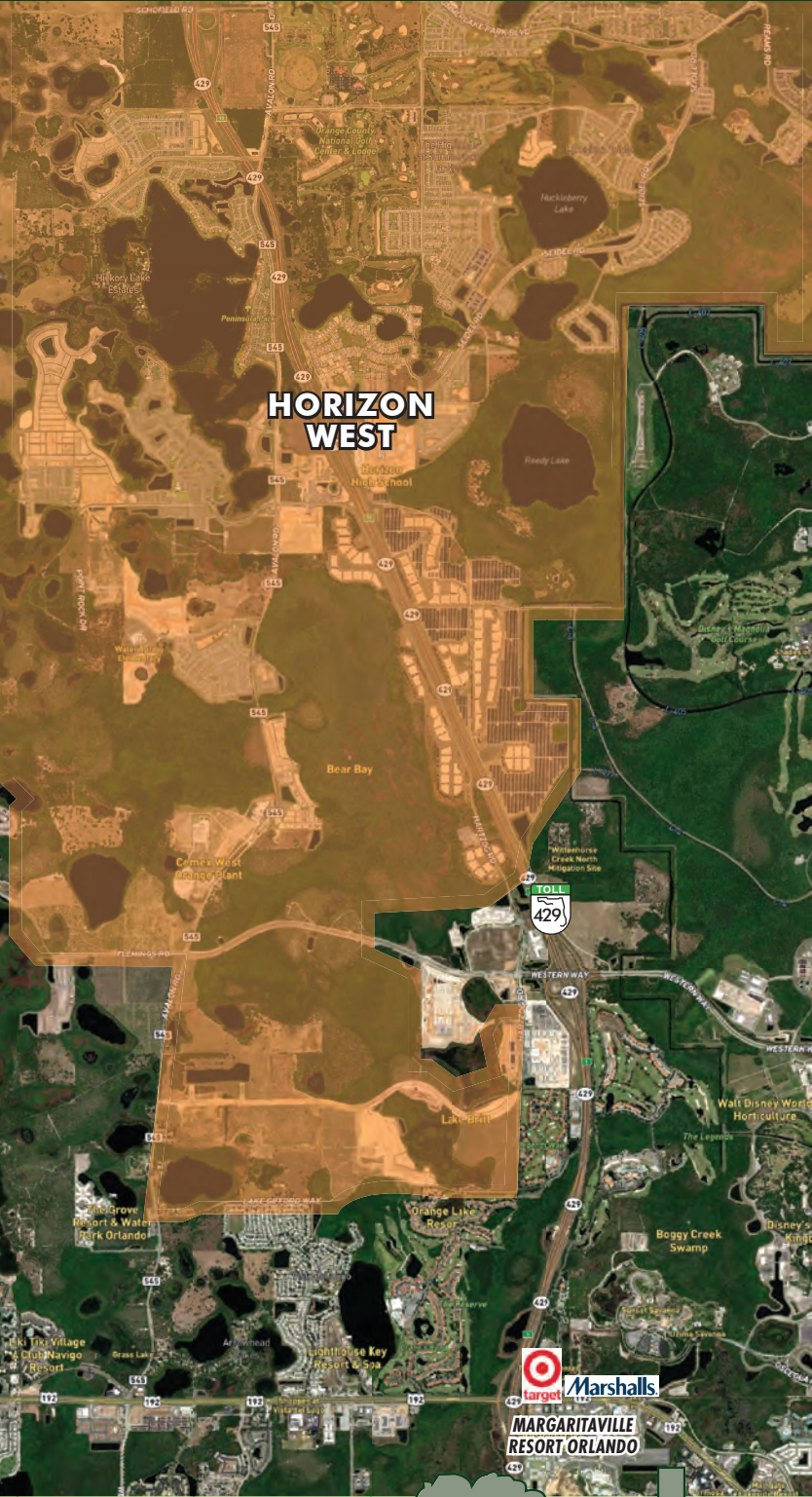
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DEMOGRAPHICS

US Census (2023)

Clermont

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



REGIONAL MAP

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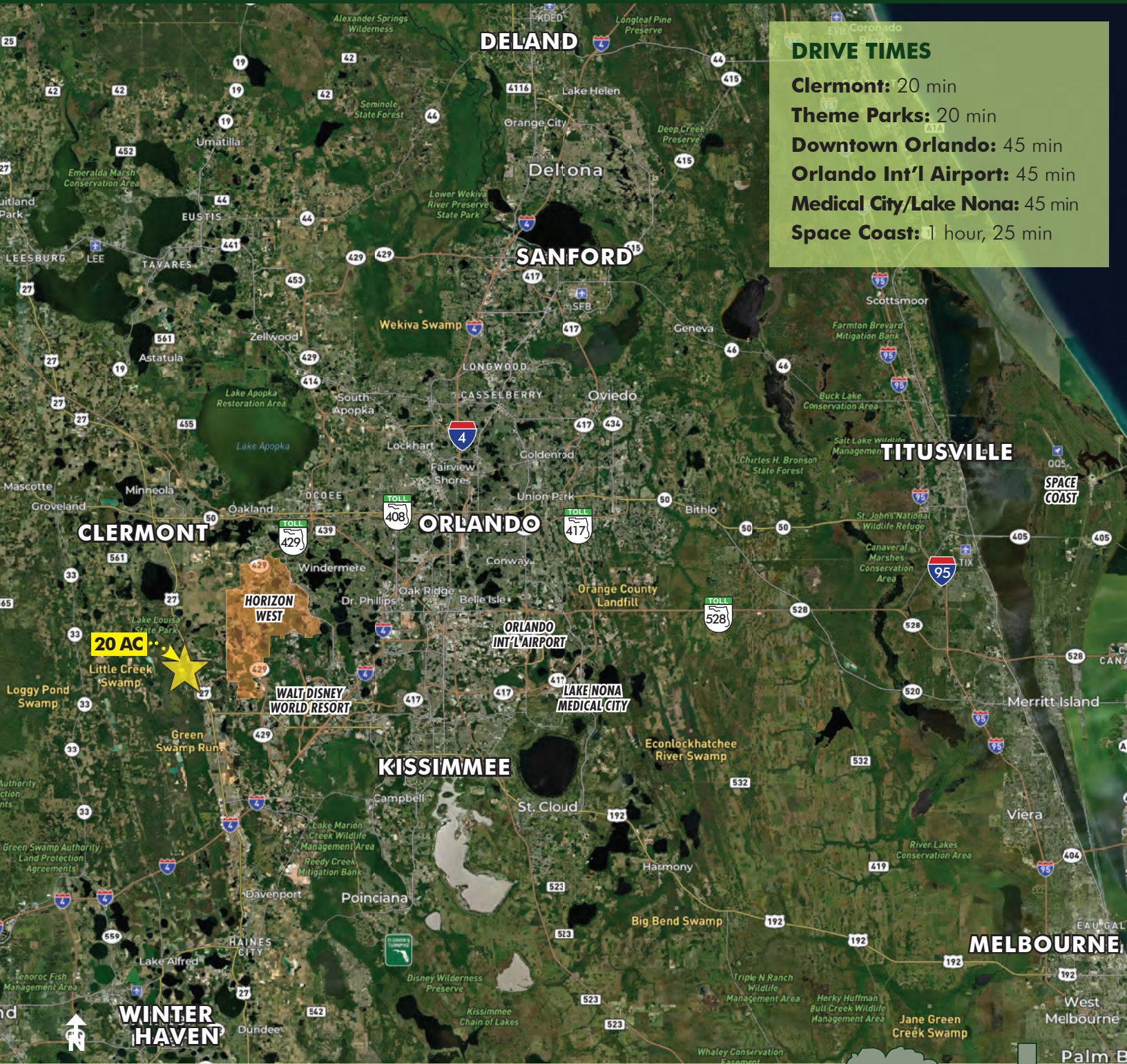
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DRIVE TIMES

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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