



**1300 E. LAKEVIEW AVE  
EUSTIS, FL 32726**

**FOR SALE  
\$ 1,350,000**

**11.47 ACRES OF VACANT RESIDENTIAL LAKEFRONT  
LAND IN LAKE COUNTY**

**11.47 ACRES** | Extraordinary land development opportunity on a nice rectangular parcel in a growing area.



**brokerage  
done  
differently**

813-935-9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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## 11.47 ACRES | EXTRAORDINARY LAND DEVELOPMENT OPPORTUNITY ON A NICE RECTANGULAR PARCEL

### FINANCIAL & TERMS

Status: **Active**  
Price: **\$1,350,000**  
Terms: **For Sale**

### LOCATION

County: **Lake**  
Street Number: **1300**  
Street Name: **E. Lakeview**  
Street Suffix: **Avenue**  
City: **Eustis**  
State: **FL**  
Zip Code: **32726**  
Market: **Orlando**  
Sub-market: **Kissimmee-Sanford**

### UTILITIES

Electricity: N/A  
Water: N/A  
Waste: N/A  
Communications: N/A

### PROPERTY DETAILS

Parcel Number..... **11-19-26-0100-147-00100**  
Type..... **Land**  
Property Use..... N/A  
Gross Total..... **11.47 Acres**  
Year Built..... N/A  
Frontage..... N/A  
Depth..... N/A  
Class ..... N/A

### LEGAL DESCRIPTION

**EUSTIS LOT 1 BLK 147 1/2 PB 1 PG 79 ORB 2747 PG 1507**

### TAXES

Tax Year: **2021**  
Estimated Taxes: **\$4,658.86**

### THE COMMUNITY

Neighborhood: N/A  
Subdivision Name: N/A  
Flood Zone Area: N/A  
Flood Zone Panel: N/A  
Traffic Count: N/A

Stories..... N/A  
Bathrooms..... N/A  
Property Style..... **Vacant**  
Current Use..... **Vacant**  
Future Use..... N/A  
Zone..... **SR (Single Family Residential)**



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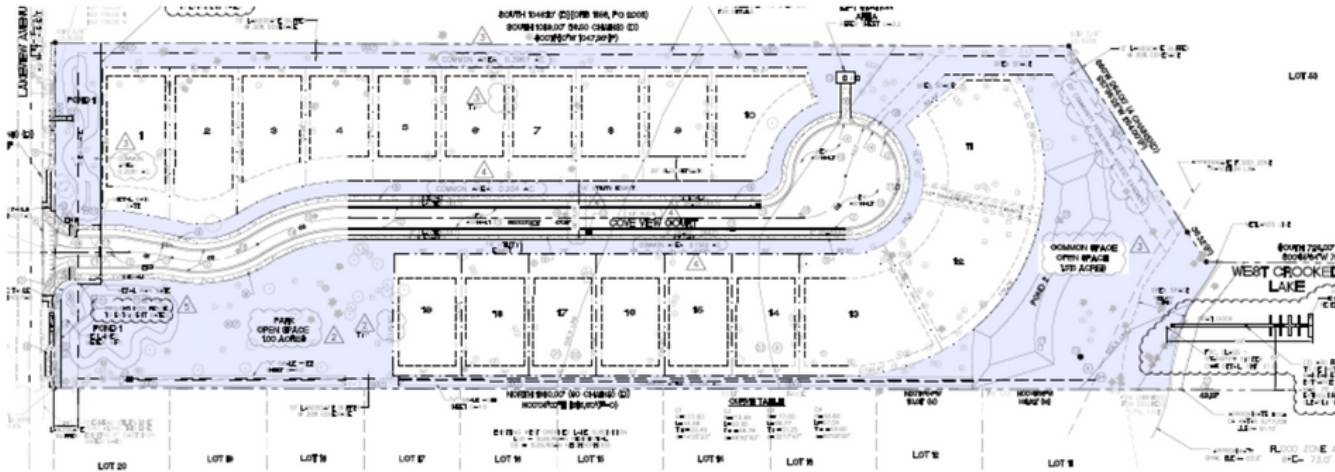


**11.47 ACRES | EXTRAORDINARY LAND DEVELOPMENT OPPORTUNITY ON A NICE RECTANGULAR PARCEL**

**PRELIMINARY SUBDIVISION PLAT APPROVAL**

19-lot single family residential subdivision with features, including a 1-acre park (northwest) and a 1.5-acre common area along the waterfront, boat dock, City utilities and other supporting infrastructure.

<b>Gross Area</b>	11.47 ac
<b>Net Area (gross less wetlands, water bodies, flood zone area)</b>	8.90 ac
<b>Density (19 du/8.9 ac)</b>	2.1 du/ac
<b>Open Space Required (40%)</b>	3.56 ac
<b>Open Space Provided</b>	3.62 ac



**PROPOSED  
COVE AT CROOKED LAKE**

- 11.47 GROSS ACRES
- 8.90 NET ACRES
- 19 LOTS
- 3.6 ACRES COMMON AREA (OPEN SPACE 40% OF NET) (REMAINING ACREAGE AFTER OPEN SPACE 5.3 ACRES)



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# POTENTIAL DEVELOPMENT

VACANT LAND | 1300 E. LAKEVIEW AVE., EUSTIS, FL 32726

**(1) GENERAL INFORMATION PER SEC. 102.8:**

REFER TO LOCATION MAP FOR TITLE BLOCK FOR OWNER INFORMATION, APPLICANT, ETC.

**(2) PHYSICAL SITE ASSESSMENT:**

- A. RECENT AERIAL: SEE COVER SHEET
- B. SOIL MAP: SEE COVER SHEET
- C. REFER TO FLORIDA PERMITTING'S WILDLIFE & HABITAT REPORT FOR THE FLORIDA VEGETATION COVER MAP
- D. TOPOGRAPHIC SURVEY: SEE ATTACHED
- E. TREE SURVEY: SEE SHEET 3
- F. ENVIRONMENTAL/WILDLIFE HABITAT STUDY, SEE FLORIDA PERMITTING WILDLIFE & HABITAT REPORT

**(3) LAND USE ASSESSMENT:**

MAP OF SURROUNDING AREA: SEE COVER SHEET  
 LAND USE DESIGNATION: SUBURBAN RESIDENTIAL  
 DESIGN DISTRICT: SUBURBAN NEIGHBORHOOD  
 17 SINGLE FAMILY LOTS  
 1.91 UNITS PER ACRE  
 STREET TYPE: RESIDENTIAL

**(4) TRAFFIC CIRCULATION:**

- A. TRAFFIC ANALYSIS: EXEMPT
- B. VEHICULAR ACCESS POINTS: SHOWN ON PLANS
- C. NO OFF-SITE IMPROVEMENTS: SIDEWALKS AS SHOWN

**(5) UTILITIES AND SERVICES:**

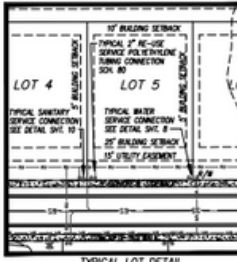
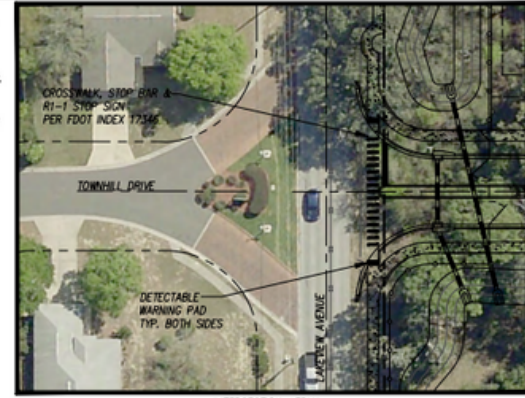
- A. WATER TO BE PROVIDED BY THE CITY OF EUSTIS VIA EXISTING LINE ALONG LAKEVIEW DRIVE
- B. REQUIRED CAPACITY OF WATER AND SEWER ARE: WTR=140 GPD/LOT/2660 GPD; SWR=250 GPD/LOT/7450 GPD
- C. PROPOSED SERVICE LINES AND CONNECTIONS ARE SHOWN ON PLANS
- D. NATURAL FLOW OF DRAINAGE IS SHOWN ON SURVEY
- E. REFER TO THE PRELIMINARY DRAINAGE CALCULATIONS
- F. NO OFF-SITE WELLS OR SEPTIC TANKS
- G. REFER TO THE PRELIMINARY SCHOOL ASSESSMENT FROM PREVIOUSLY APPROVED PRELIMINARY SUBDIVISION FOR THIS LOCATION

**(6) PROPOSED DEVELOPMENT PLAN:**

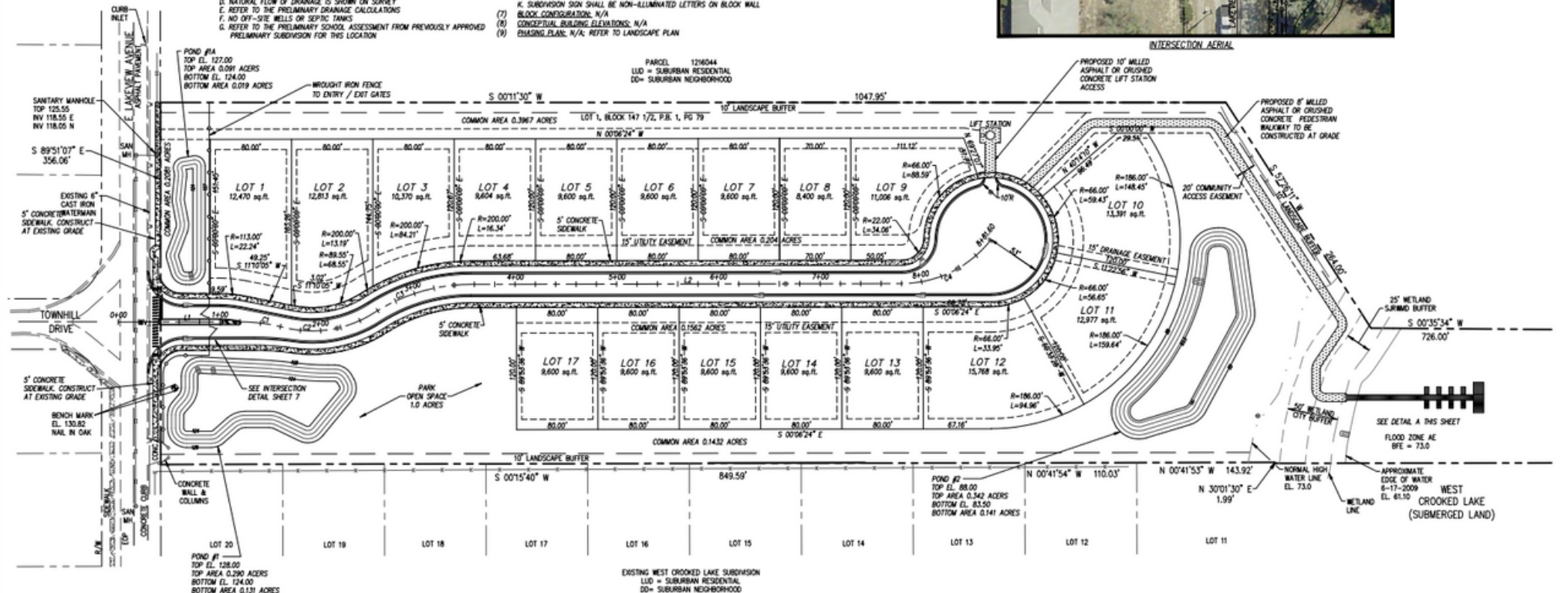
- A. REFER TO SITE PLAN FOR LOT LAYOUT
- B. NO OFF-SITE STREET PARKING PROPOSED
- C. STORMWATER TYPE DRY RETENTION WITH OUTFALL TO LAKE: VOLUME 251R STORM RATE 500R STORM
- D. REFER TO SITE PLAN & TYPICAL LOT DETAIL
- E. REFER TO TREE SURVEY, SHEET 3, FOR EXISTING TREES AND LANDSCAPE PLAN FOR TREE REPLACEMENT
- F. DESIGNATED PARK IS SHOWN ON PLANS
- G. DESIGNATED OPEN SPACE IS SHOWN ON PLANS
- H. NO SCREEN WALLS OR KNEE WALLS PROPOSED EXCEPT AT ENTRANCE. REFER TO LANDSCAPE PLAN FOR DETAILS
- I. SOLID WASTE DISPOSAL VIA CITY TRASH PICK UP
- J. ALL LOTS WILL BE "ESTATE LOTS" TYPE; EXCEPT FOR LOT 8 WHICH IS A "HOUSE LOT" CHARTER CALCULATION
- K. GROSS ACREAGE: 11.47 ACRES
- L. NET ACREAGE: GROSS WETLANDS (0.05 ACRE), WATER BODIES (2.15 ACRE) & FLOOD ZONE (0.37 ACRE); 8.90 ACRES
- M. NET DEVELOPABLE ACREAGE (NET ACREAGE - FLOOD ZONE AREA); 8.9 ACRES
- N. NET DENSITY: (TOTAL UNITS/NET DEVELOPABLE ACREAGE); 17 / 8.9 = 1.9 UNITS PER ACRE
- O. OPEN SPACE REQUIRED: 40% OF NET DEVELOPABLE; (8.9 x 40) = 3.56 ACRES
- P. OPEN SPACE PROVIDED: (PARK; 1.0 ACRE + COMMON AREA; 2.632 ACRE) = 3.632 ACRES
- Q. IMPERVIOUS AREA & PERCENTAGE:  
 ALLOWABLE LOT COVERAGE: 1.12 ACRES; 1.12 / 8.9 = 12%  
 MSJC (PAVEMENT); 0.68 ACRE + SIDEWALK; 0.27 ACRE + LIFT STATION SLAB & DRIVE; 0.02 ACRES = 0.97 / 8.9 = 10%  
 TOTAL AREA: 2.09 ACRES; 2.09 / 8.9 = 23%
- R. SUBDIVISION SIGN SHALL BE NON-ILLUMINATED LETTERS ON BLOCK WALL
- S. BLOCK CONFIGURATION: N/A
- T. CONCEPTUAL BUILDING ELEVATIONS: N/A
- U. FINISHING PLAN: N/A; REFER TO LANDSCAPE PLAN

**(10) CONCEPTUAL LANDSCAPE AND LIGHTING PLAN:**

- REFER TO ATTACHED LANDSCAPE PLAN
- LIGHTING TO BE DESIGNED BY ELECTRIC COMPANY
- DESIGN VARIATION: N/A
- OPEN SPACE PRESERVATION AND MAINTENANCE: TO BE PRESERVED AND MAINTAINED BY THE SUBDIVISION HOME OWNERS ASSOCIATION
- DESIGN PROCESS COMPLIANCE: DESIGN REVIEW OF ENGINEERING PLANS WILL BE UNDER SEPARATE COVER

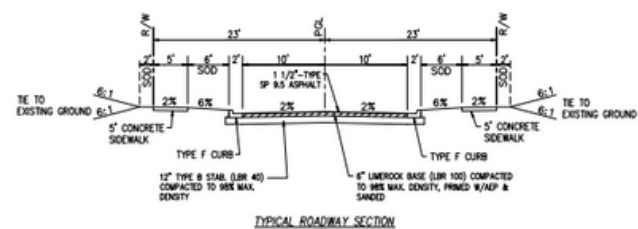


TYPICAL LOT DETAIL



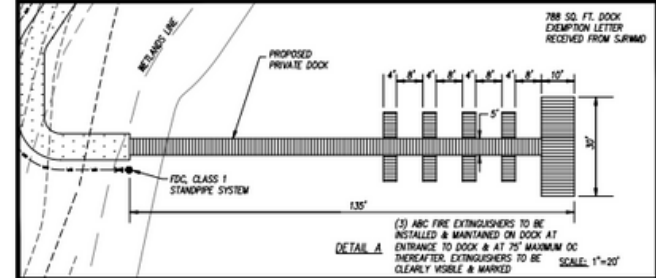
**SUMMARY OF PUBLISHED SOIL DATA: REFER TO SHEET 5 FOR SOIL DESIGNATION LIMITS**

SOIL SYMBOL	SOIL TYPE	HYDROLOGIC GROUP	DRAINAGE CHARACTERISTICS	DEPTH OF PUBLISHED SEASONAL HIGH GWL (FEET)
9	CANDLER SAND, 5 TO 12% SLOPES	A	EXCESSIVELY DRAINED	>6
21	LAKE SAND, 0 TO 5% SLOPES	A	EXCESSIVELY DRAINED	>6
22	LAKE SAND, 12 TO 22% SLOPES	A	EXCESSIVELY DRAINED	>6



TYPICAL ROADWAY SECTION

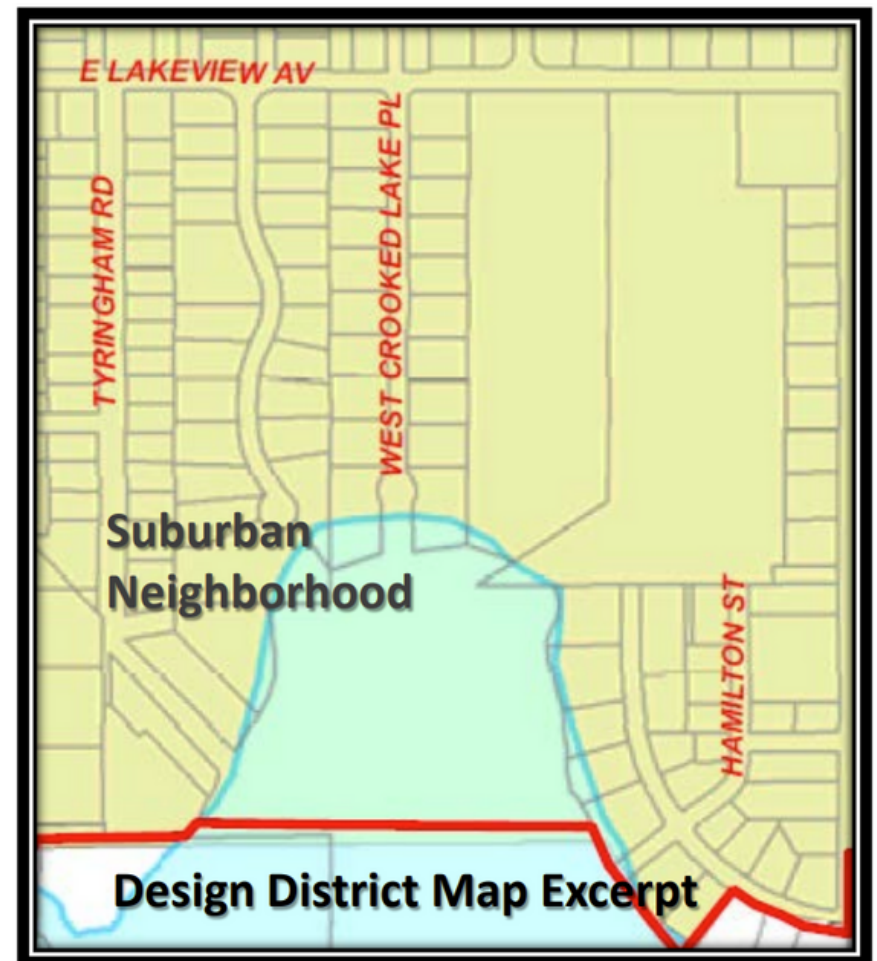
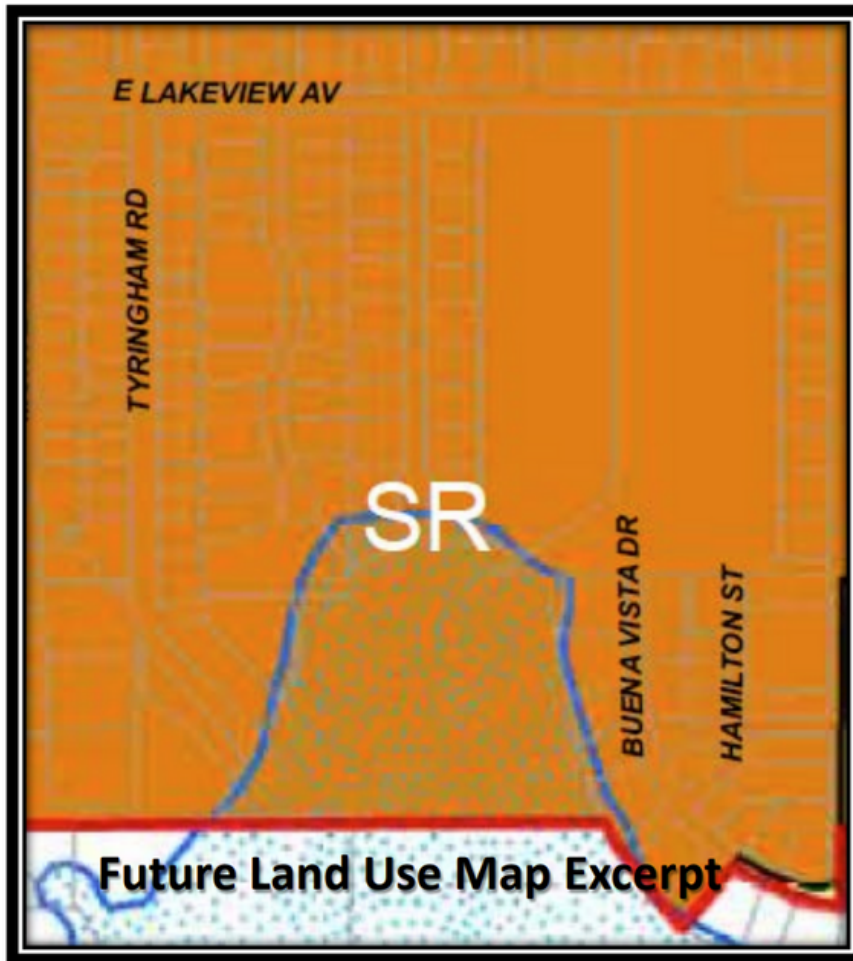
LINE TABLE		CURVE TABLE							
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
L1	108.93	S 29°34' E	C1	44.56	177.00	143°27'	22.40	N 78°20' E	
L2	48.73	S 29°34' E	C2	92.34	112.55	47°30'	48.95	S 91°14' E	
			C3	100.66	177.00	32°30'	51.75	N 162°58' W	
			C4	101.38	111.50	52°42'	54.50	S 28°19' E	



DETAIL A  
 (3) ABC FIRE EXTINGUISHERS TO BE INSTALLED & MAINTAINED ON DOCK AT ENTRANCE TO DOCK & AT 75' MAXIMUM OC THEREAFTER. EXTINGUISHERS TO BE CLEARLY VISIBLE & MARKED.  
 SCALE: 1"=20'

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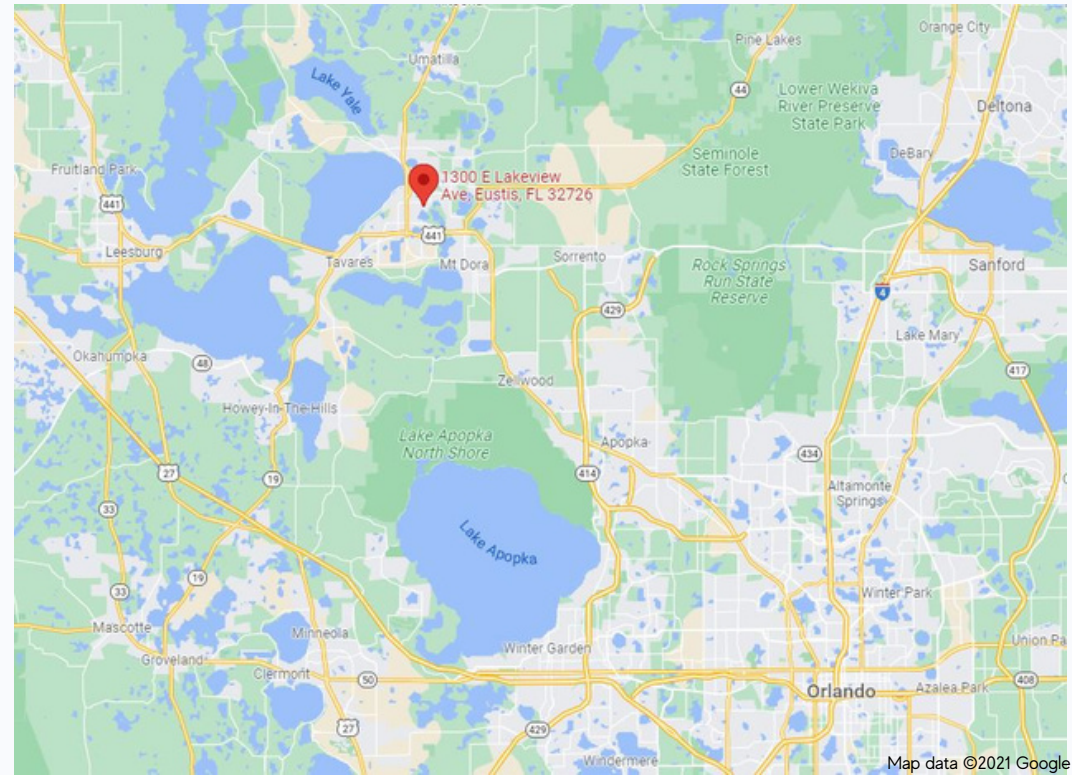
The Site and the Surrounding Area has a Future Land Use Designation of Suburban Residential and is within a Suburban Neighborhood Design District.



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## DIRECTIONS - FROM ORLANDO

- Get on FL-408 W
- Continue on FL-408 W. Take FL-429 N to FL-46 W in Lake County. Take the FL-46 W exit from FL-453
- Follow FL-46 W, US-441 N and E Crooked Lake Dr to E Lakeview Ave in Eustis
- Property will be on the left.



# CALL ME DIRECTLY TO MAKE YOUR OFFER OR SCHEDULE AN EXCLUSIVE SHOWING!

**MOBILE: 813.997.4321**

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**BROKERAGE DONE DIFFERENTLY**

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