



For Sale

Fruitland Park Development Site

14.83 Acres | \$101,146 / Acre

Stephenson Lane & Myrtle Lake Avenue

Fruitland Park, Florida 34731

Property Highlights

- 14.83± acre development site
- Subdivision with 38 single family lots (50' x 120')
- Prime lake front location in desirable Fruitland Park
- Annexation, Future Land Use and Zoning changes currently underway with the City of Fruitland Park
- Preliminary engineering completed
- Close to Lake Griffin, Lake Griffin State Park, Flatland Island Preserve and numerous outdoor recreation areas
- Close to retail corridors on US Hwy 441 and Miller Blvd
- Convenient access to major roadways – US Hwy 441 (Citrus Blvd), SR 44, US Hwy 27, US Hwy 301, Florida's Turnpike and I-75



Sale Price: \$1,500,000

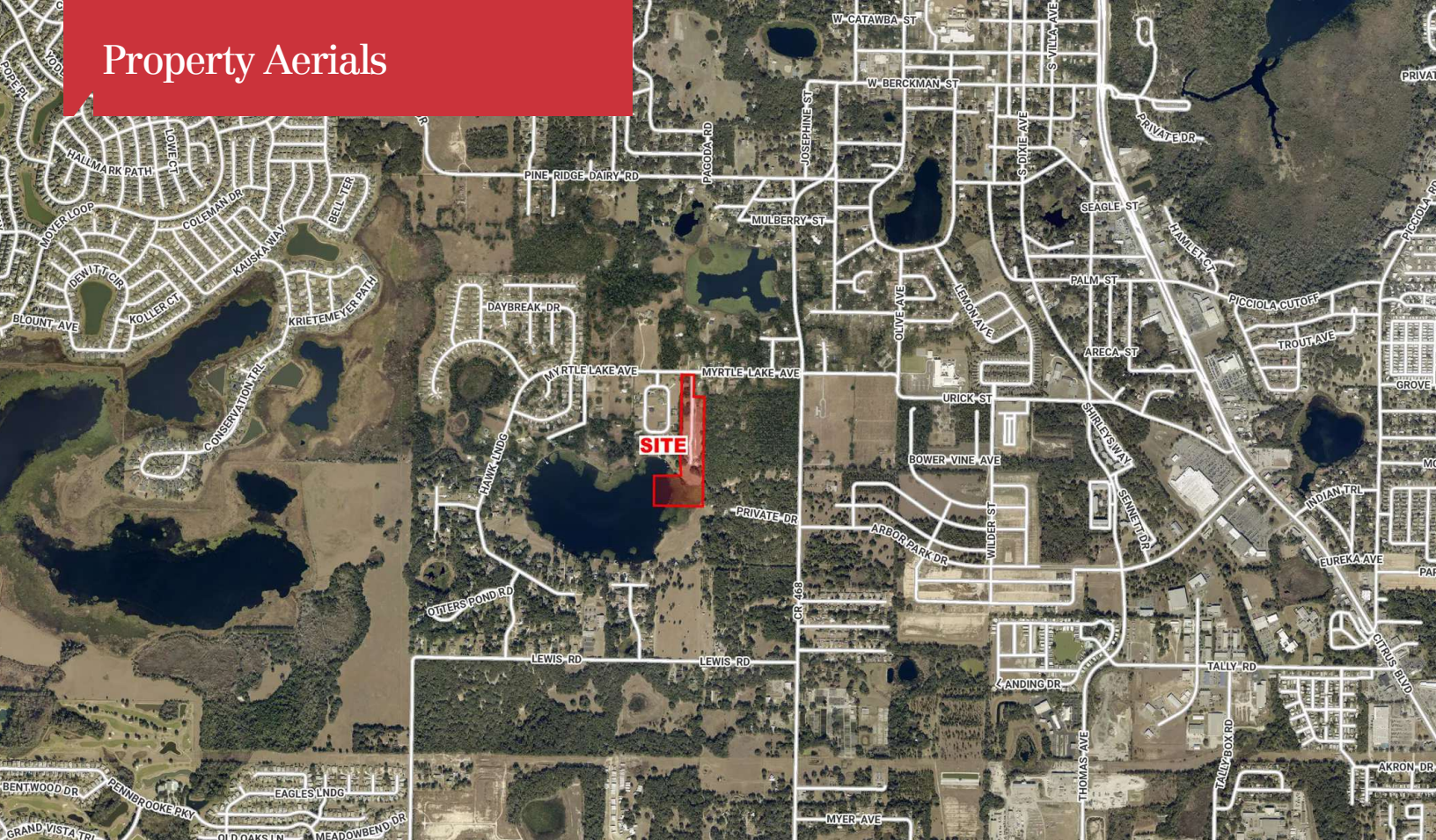
For more information

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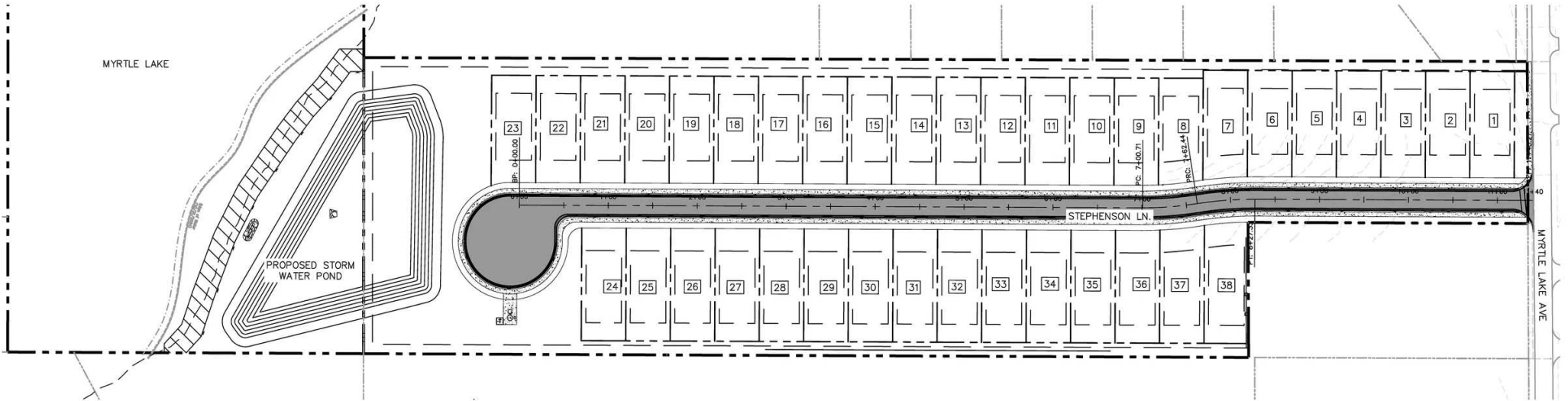
Property Aerials



Site Plan



GRAPHIC SCALE IN FEET
0 30 60 120



SITE SUMMARY:

SITE ACREAGE:	14.83 AC.
PROJECT AREA:	9.89 AC.
WETLANDS:	0.25 AC.
SURFACE WATERS:	4.69 AC.
EXISTING ZONING:	R-1 RESIDENTIAL & RP - RESIDENTIAL PROFESSIONAL (LAKE COUNTY)
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT (CITY OF FRUITLAND PARK)
ADJACENT ZONING:	R-3 - MEDIUM RESIDENTIAL (LAKE COUNTY)
NORTH:	A - AGRICULTURE (LAKE COUNTY)
EAST:	RP - RESIDENTIAL PROFESSIONAL (LAKE COUNTY)
SOUTH:	R-4 - RESIDENTIAL SINGLE FAMILY HOME - MEDIUM DENSITY (CITY OF FRUITLAND PARK)
WEST:	
EXISTING FUTURE LAND USE:	URBAN MEDIUM (LAKE COUNTY)
PROPOSED FUTURE LAND USE:	MFLD - MULTI-FAMILY LOW DENSITY (CITY OF FRUITLAND PARK)
PROPOSED LOTS:	38 SINGLE FAMILY LOTS
BUILDING SETBACKS:	
FRONT (DRIVEWAY):	25 FT
SIDE:	5 FT
REAR:	20 FT
BUILDING HEIGHT:	MAXIMUM 35 FT
	PROPOSED 26 FT
BUILDING COVERAGE:	
MAX:	REQUIRED 30% (1,200 SF)
MIN:	PROPOSED 30% (1,200 SF)
MAX DENSITY:	REQUIRED 5 DU/AC.
	PROPOSED 4.65 DU/AC.
LOT SIZE:	MINIMUM 4,000 SF
	PROPOSED 5,900 SF (MIN.)
OPEN SPACE:	MINIMUM 25% (2.47 AC.)
	PROPOSED 25% (2.52 AC.)

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

WATER/FIRE SERVICE:
WATER AND FIRE SERVICE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.

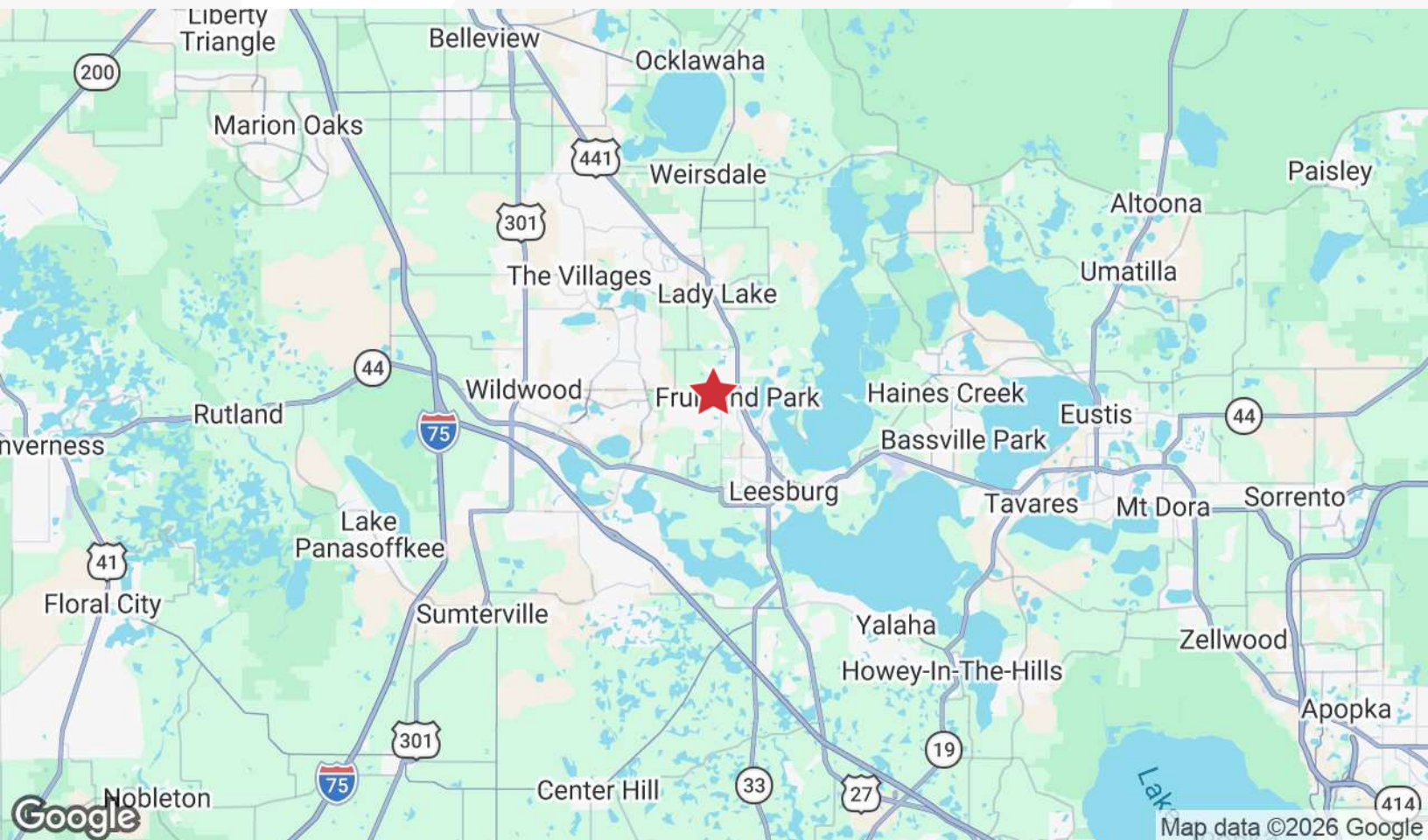
SANITARY SEWER SERVICE:
SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.

STORM WATER MANAGEMENT:
THIS DEVELOPMENT COMPLIES WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD) AND CITY OF FRUITLAND PARK CRITERIA FOR WATER QUALITY REQUIREMENTS AND PEAK STORM ATTENUATION.

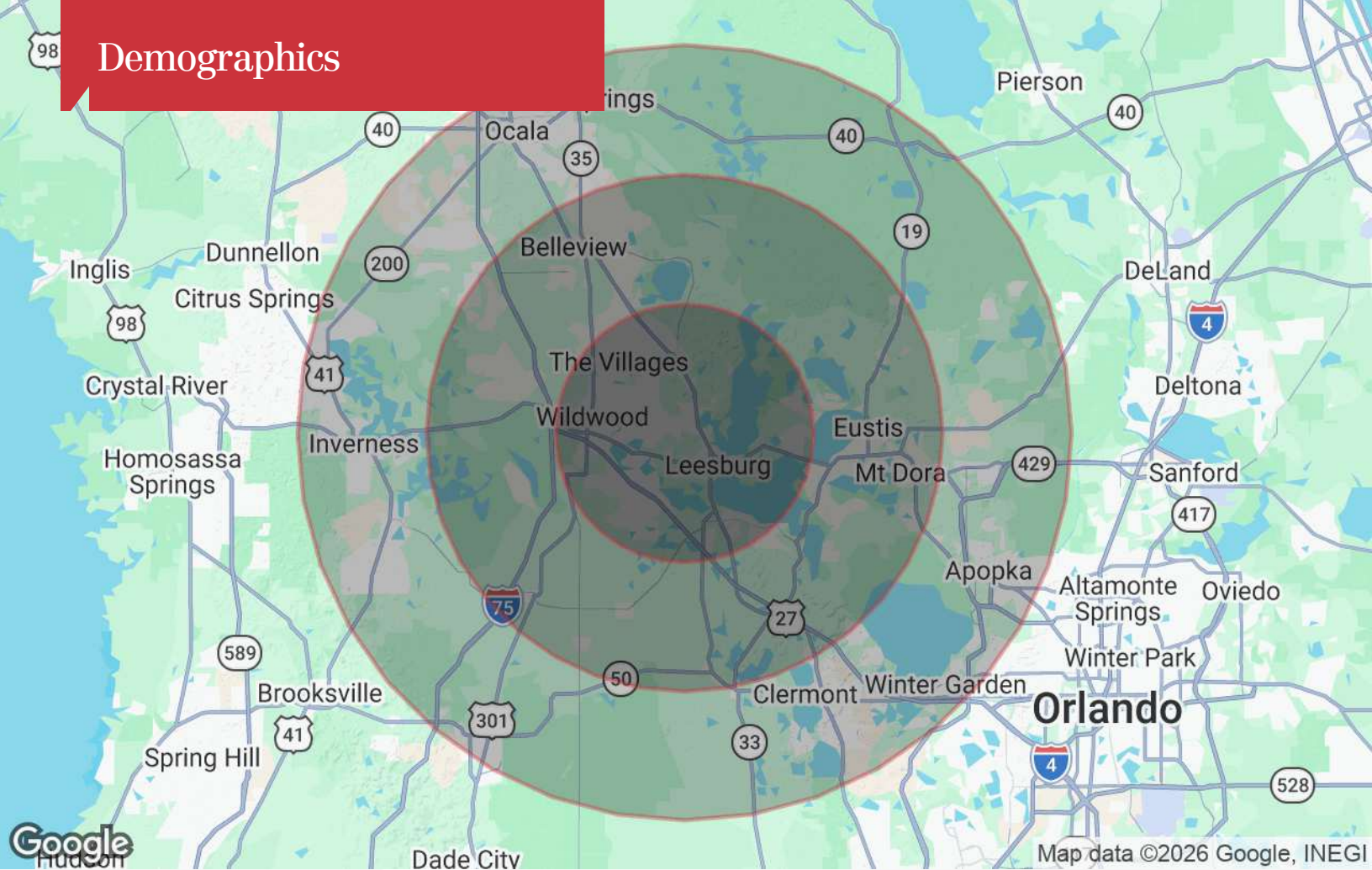
Retailer Map



Location Maps



Demographics



Population

	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	215,280	473,490	1,037,618
MEDIAN AGE	61.8	53.3	48.2
MEDIAN AGE (MALE)	62.3	52.7	47.2
MEDIAN AGE (FEMALE)	61.8	54.1	49.0

Households & Income

	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	106,567	210,277	424,105
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$85,218	\$83,903	\$89,166
AVERAGE HOUSE VALUE	\$338,387	\$305,668	\$306,645

* Demographic data derived from 2020 ACS - US Census