

For Sale

Portfolio Owned

187± Acre Tract of Land

Eustis, Florida 32736



## 32520 State Road 44

Eustis, Unincorporated Lake County, Florida 32736

### Property Features

- Portfolio Owned Real Estate, super aggressive pricing!
- 187.09± gross acres containing 25± acres of lowlands rendering 162.09± net upland acres
- Two tracts of land on both the east and west side of SR 44
- A-1-20 (Wekiva River Protection Area Overlay District 2) zoning allows low-density, rural development (1 Dwelling Unit per 20 net acres)
- Located just 4 miles west of the St. Johns River
- The property surrounds Lake Lappin, which is owned by the State of Florida
- Tremendous exposure with nearly one mile of total frontage on SR 44
- Well/septic systems permitted, all other utilities available to site
- Lake County Alternate Keys: 1711720, 3019474, 2591811, 2665122

Portfolio Owned  
Opportunity!

Sale Price  
\$449,900

For more information:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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For Sale  
**Location Map**  
Lake & Volusia Counties



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