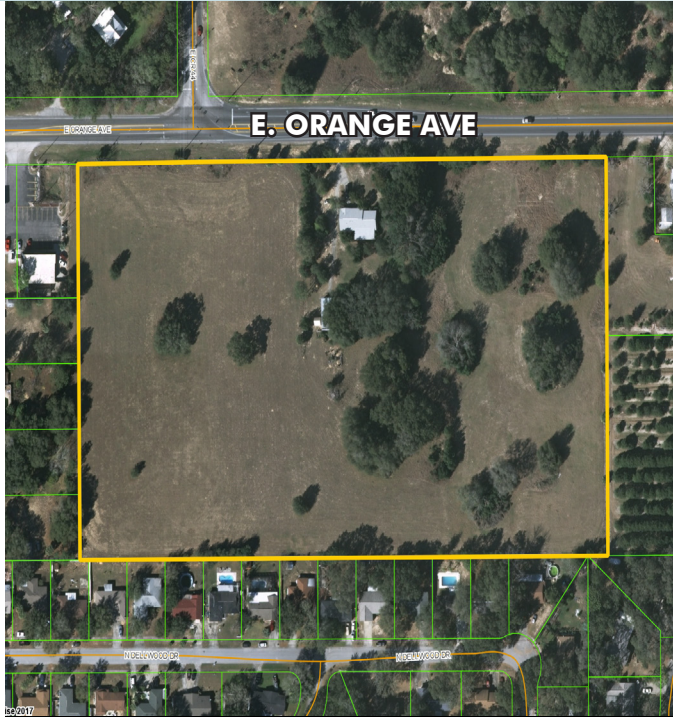


RESIDENTIAL DEVELOPMENT LAND

14.45± acres
Lake County, FL

**UNDER
CONTRACT**



LOCATION/DESCRIPTION

Residential Development Opportunity! Builders and developers, take notice! Utilities to site. The property is located in the middle of many residential developments.

This property is located on East Orange Ave (HWY 44) in Eustis, FL. Previously approved for 58 single family residential homes and town homes, has since expired.

ADDRESS/PARCEL ID

3000 E. Orange Ave, Eustis, FL 32726
07-19-27-0001-0000-3700

SIZE

14.45± acres

PRICE

NOW: \$841,000 or \$14,500/blank
(based upon 58 blanks)

WAS: \$1,131,000 or \$19,500/blank

FUTURE LAND USE

Suburban Residential – up to 5 units/acre

FRONTAGE

1,040'± on E. Orange Ave/Hwy 44

UTILITIES

Water and sewer to site

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

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

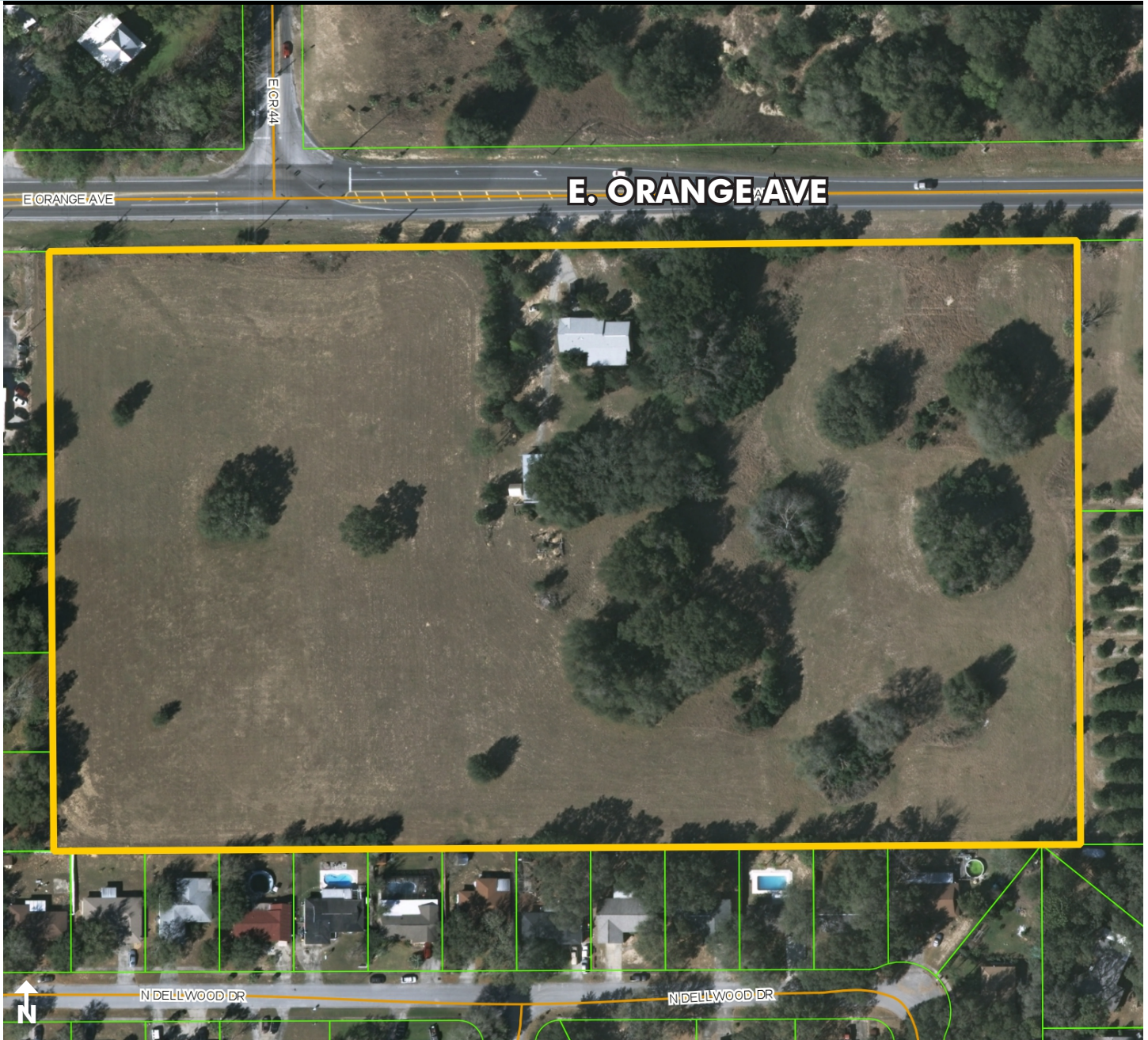
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



RESIDENTIAL DEVELOPMENT LAND

14.45± acres
Lake County, FL

**UNDER
CONTRACT**



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

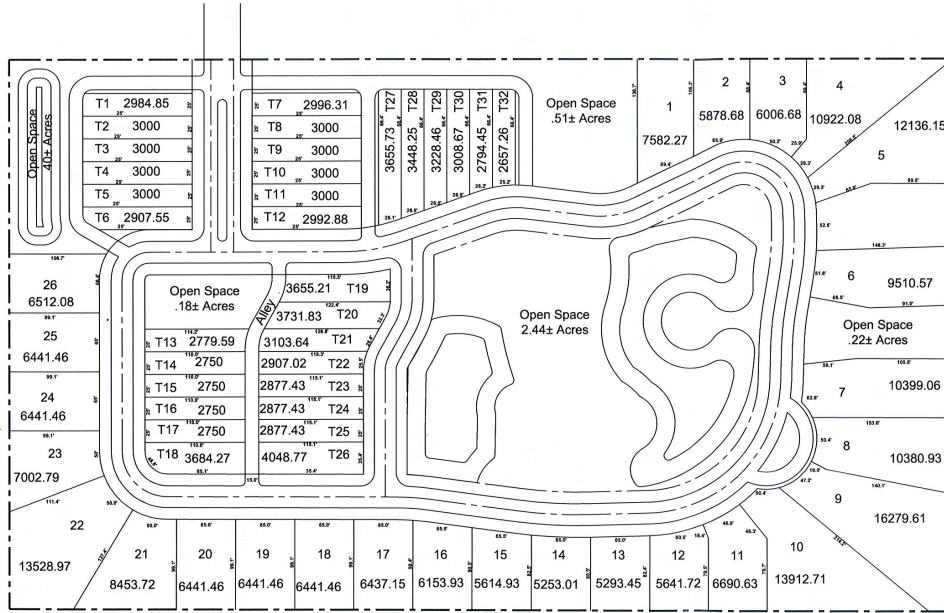
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RESIDENTIAL DEVELOPMENT LAND

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32 Townhomes
26 Single Family
58 Total Units

PREVIOUSLY APPROVED SITE PLAN - EXPIRED

Suburban Residential Development Standards compared with proposed Planned Development Overlay	
	Proposed Planned Development Overlay
Total Acreage	14.72 acres
Potential Dwelling Units	58
Density	4.01 units per acre
Minimum and Maximum Lot Size	5,253.01 square feet minimum 16,279.61 square feet maximum (single-family detached) 2,657.26 square feet minimum 3,684.27 square feet maximum (townhouses)
Average Lot Size	8,146 square feet (single-family detached) 3,069 square feet (townhouses)
Setbacks	27-feet (front) 27-feet (rear) 10-feet (interior side) 18-feet (street side)
Impervious Surface	not to exceed 60%
Open Space	27.50% 3.98 acres
Right-of-way	50 feet
Pavement Width	20 feet
Sidewalks	5 feet (both sides of street)
Recreation	3.63 acres (24.6% of site)

Green Consulting Group
Lakeland, FL
4070 United Avenue, Mount Dora, FL
352-357-9241 • Fax: 352-357-9278



Design Number: 050501-01
Date: 04/15/2008
Scale: 1"=80'
Lamin: 11/11/07

Conceptual Site Plan

LaRoe Property, Orange Avenue
Lake County, Florida

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

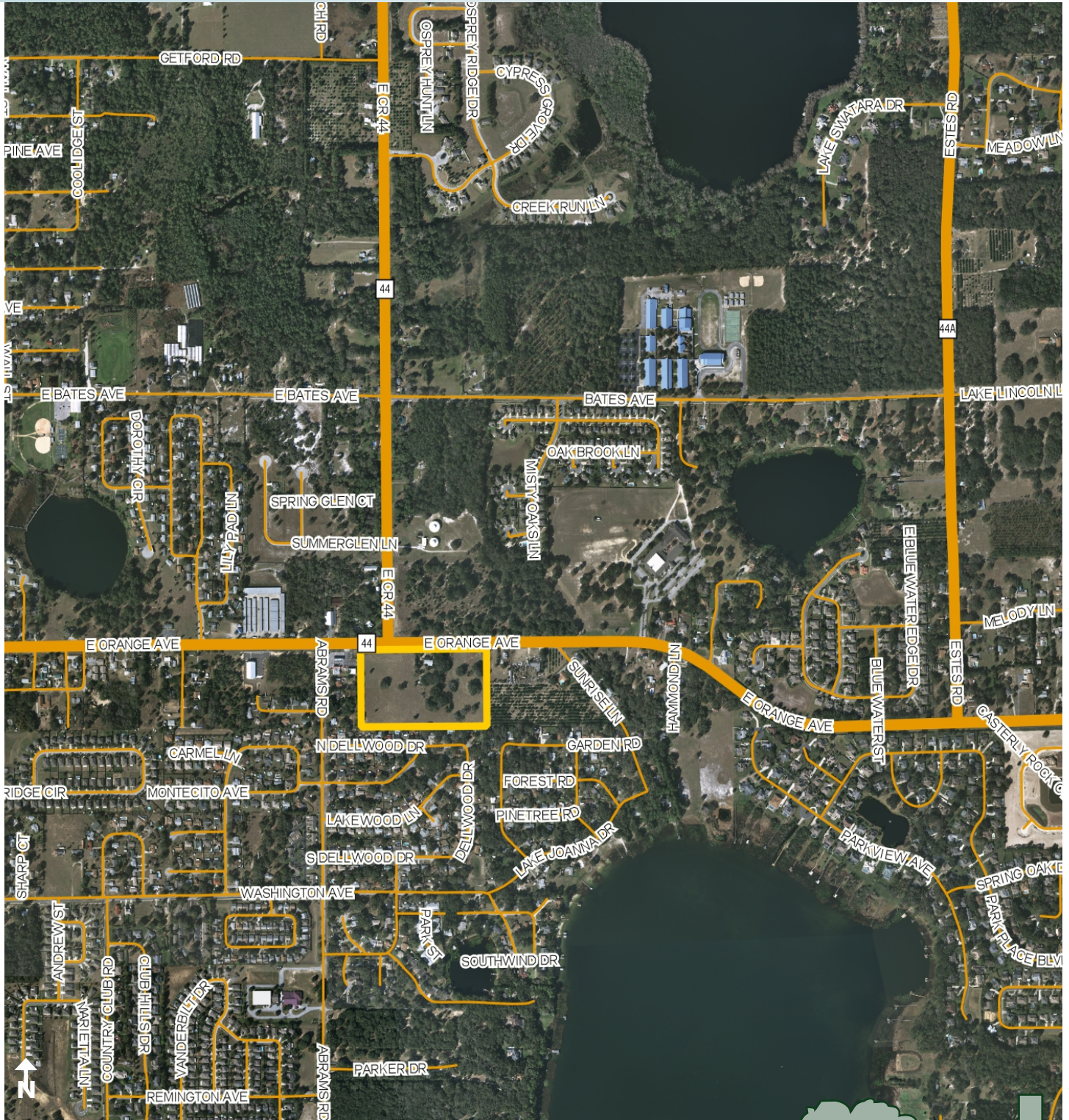
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RESIDENTIAL DEVELOPMENT LAND

14.45± acres
Lake County, FL

**UNDER
CONTRACT**



REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

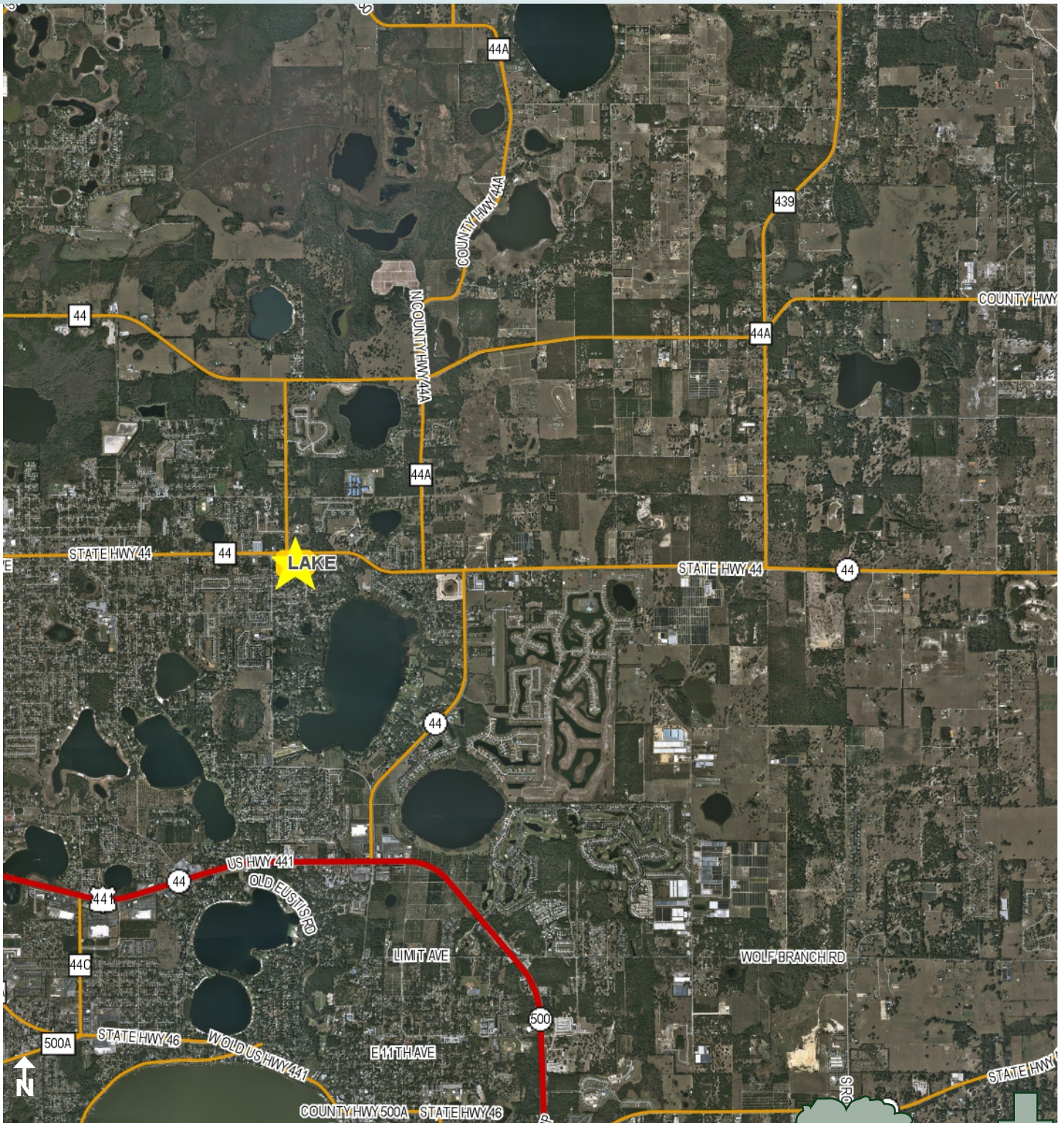
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RESIDENTIAL DEVELOPMENT LAND

14.45± acres
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**UNDER
CONTRACT**



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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