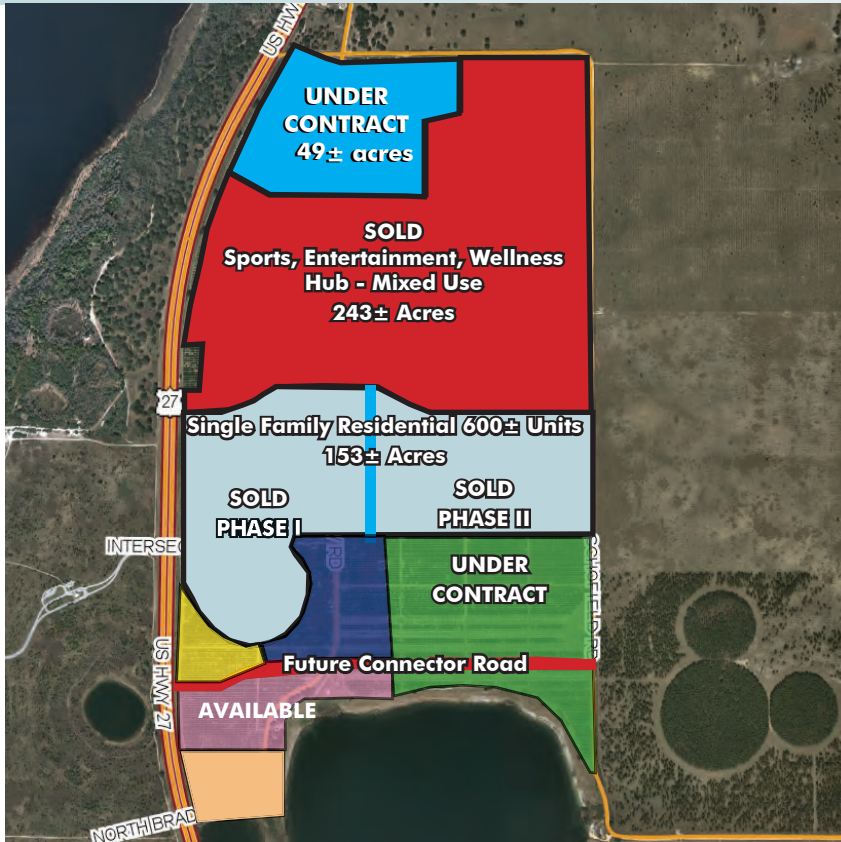


# PRIME RESIDENTIAL LAKEFRONT LAND

WITH ADDITIONAL COMMERCIAL POTENTIAL

721± acres • Lake County, FL

*Incredible  
DEVELOPMENT  
OPPORTUNITY!*



## LOCATION

Located on east side of US 27, approx. 2 miles south of Clermont in Lake County, FL.

## SIZE/PRICE

See size/price chart below







## FRONTAGE

Road: 1.5 miles on US 27  
1.8 miles on Schofield Rd.

Lake: 1 mile on Trout Lake

## FLU

FLU is Urban Low (4du/ac) in Lake County w/ portions including a Town Center Designation within the Wellness Way overlay district

		Acres	Number of Proposed Units	Price per Acre	Total Price
	Single Family <b>UNDER CONTRACT</b>	85±	340 units	\$115,000/acre	\$9,775,000
	Multi-Family	25±	300± units	\$200,000/acre	\$5,000,000
	Town Center Commercial, Mixed-Use	32±	Town Center	\$200,000/acre	\$6,400,000
	Commercial, mixed-use and multi-family <b>UNDER CONTRACT</b>	49±	Commercial & Multi-Family component 600 units	\$150,000/acre	\$7,350,000
	Town Center Commercial, Mixed-Use	12±	Town Center/Commercial	\$300,000/acre	\$3,600,000
	Town Center Commercial, Mixed-Use	16±	Town Center/Commercial	\$200,000/acre	\$3,200,000

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Licensed Real Estate Broker

DEVELOPMENT LAND FOR SALE

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CENTRALLY LOCATED!  
*just minutes from*  
WALT DISNEY WORLD!



*Incredible development opportunity!*

## Acreage Available for: Commercial – Residential – Multifamily – Mixed Use

A lot has changed since we first put this property on the market. Activity is hot. If you are a builder, or developer, and are looking for premier land in one of Central Florida's hottest areas of development, look no further.

### Under Contract:

- 85+/- single family residential with up to 340 units
- 49+/- commercial with a multifamily component with 600+ units, 150,000 sf of commercial

### What is Available and Remaining to be Sold:

- 60+/- remaining acres of "Town Center" or Mixed Use – 63 units potentially
- 25+/- multifamily, with 300 units

### Current Activity to the Site:

There has been massive activity on the property that will benefit the rest of the remaining parcels. At this time, we have closed on the Phase I of a 150+/- acre contract to Hanover Family Builders (Phase I closed end of December 2018, Phase II set to close in 2020).

In addition to that, 243+/- acres have been sold to Olympus Sports & Entertainment on June 21st, 2019. This project is a major professional sports training, wellness and recreational facility. The addition of Olympus to this site will have enormous impacts on value and marketability of the remaining parcels. In addition, it is estimated that Olympus will create approximately 6,000 jobs and \$1.4 billion in economic impacts to the region over a 10 year period. This facility will host amateur and professional athletes from around the world and will be "broadcast ready". a mix of multifamily and townhome units, more than 1,000 hotel rooms, about 860,000 square feet of retail and office space, and nine sport and civic venues equipped for showcasing a variety of traditional and non-traditional sport matches like those seen within the emerging online video game "esport" industry.

**Utilities:** It is estimated that both water and sewer will be to site and stubbed out for "plug in" to the remaining land available during the Summer of 2020.

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## Wellness Way Project:

The southern portion of this property is a part of, and subject to, The Wellness Way Sector Plan. The Wellness Way is considered to be the Planned Gateway to Southeast Lake County, from neighboring Horizon's West to the east. Please google "Lake County Wellness Way" to learn about the requirements and zoning of this land and how it will affect your use. Since each user's requirements are different, it is up to the buyers to review this information and make sure the land use and restrictions fit their needs and goals. The northwest 49± acres is in the City of Clermont and not subject to Wellness Way. Developers agreement available upon request.

## Property Highlights:

- Accessibility to Florida's Turnpike, SR 408, I-4 and adjacent to the planned Wellness Way Access Road which will connect US 27 to SR 429 at the SR 429/New Independence Pkwy interchange.
- This area is a prime location for development and growth for both commercial and residential uses. Strong economic growth is expected to continue in the region.
- Approximately 15 minutes to downtown Clermont, South Lake Hospital, Hamlin and Horizons West, and shopping/entertainment.
- This property has excellent aesthetic appeal with rolling hills and stunning lakefront views of Trout Lake and Lake Louisa, with one mile of frontage along Trout Lake.
- Neighbored by residential subdivisions and a golf and country club. Lake Louisa State Park is located directly across from the subject on US 27. The park encompasses 4,500 acres with full-facility campsites, hiking and biking trails, fishing and more.
- Within commuting distance to downtown Orlando, Kissimmee, and Disney World Resort/Disney Springs and the tourist corridor
- Excellent development site offering natural beauty and recreation within a short distance from city amenities.
- Located approximately 30 minutes from Walt Disney World and the attractions, 15 minutes from Downtown Clermont and Hamlin/Horizons West and within commuting distance to Downtown Orlando.
- Extensive economic activity in Lake County makes this prime property for development and growth for both commercial and residential uses in the area.
- Strong economic growth is expected to continue in the region.
- Natural elements give this site incredible aesthetic appeal, featuring rolling hills and picturesque lakefront views of Trout Lake and Lake Louisa, with 1 mile of frontage along Lake Trout.
- Recreational possibilities abound with a conservation area and nature trail in the works and local attractions such as the neighboring Lake Louisa State Park drawing visitors from across the country. Perfect balance for development and nature. Another public park is slated to be built and constructed to the east of this property in the coming years.

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

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## Lake-Orange Connector Road

A new toll road that would link U.S. Highway 27 in Clermont to State Road 429 and Horizon West in west Orange County carries an estimated price tag of \$469.5 million but could pay dividends in future economic development if built, supporters say.

The proposed new road would siphon traffic from S.R. 50 and provide crucial links to planned future developments, including a Horizon West campus of Valencia College and Lake County's ambitious Wellness Way, which aims to be a hub of health and fitness-centered businesses.

The tolled spur's west end would stop at U.S. 27, close to both the western gate of Disney World and to Olympus, a planned 243-acre sports-themed community in Clermont.

Unveiled in May, Olympus will include multi-sport training and competition venues; wellness, health and fitness facilities; a village of hotels, restaurants and shops; and a residential area of townhomes and apartment buildings.



PROPOSED ORANGE-LAKE CONNECTOR ROAD

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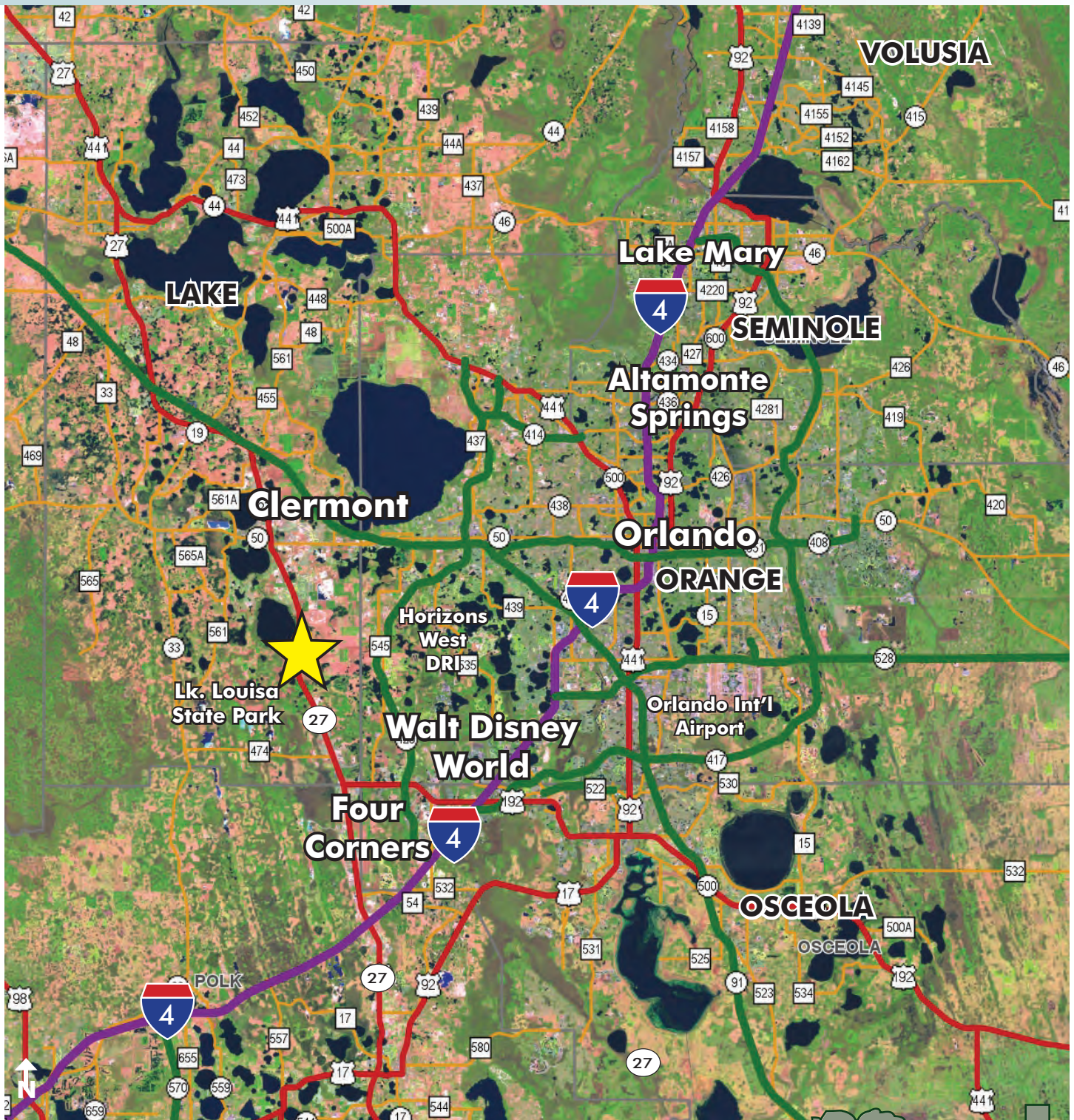




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LOCATION MAP

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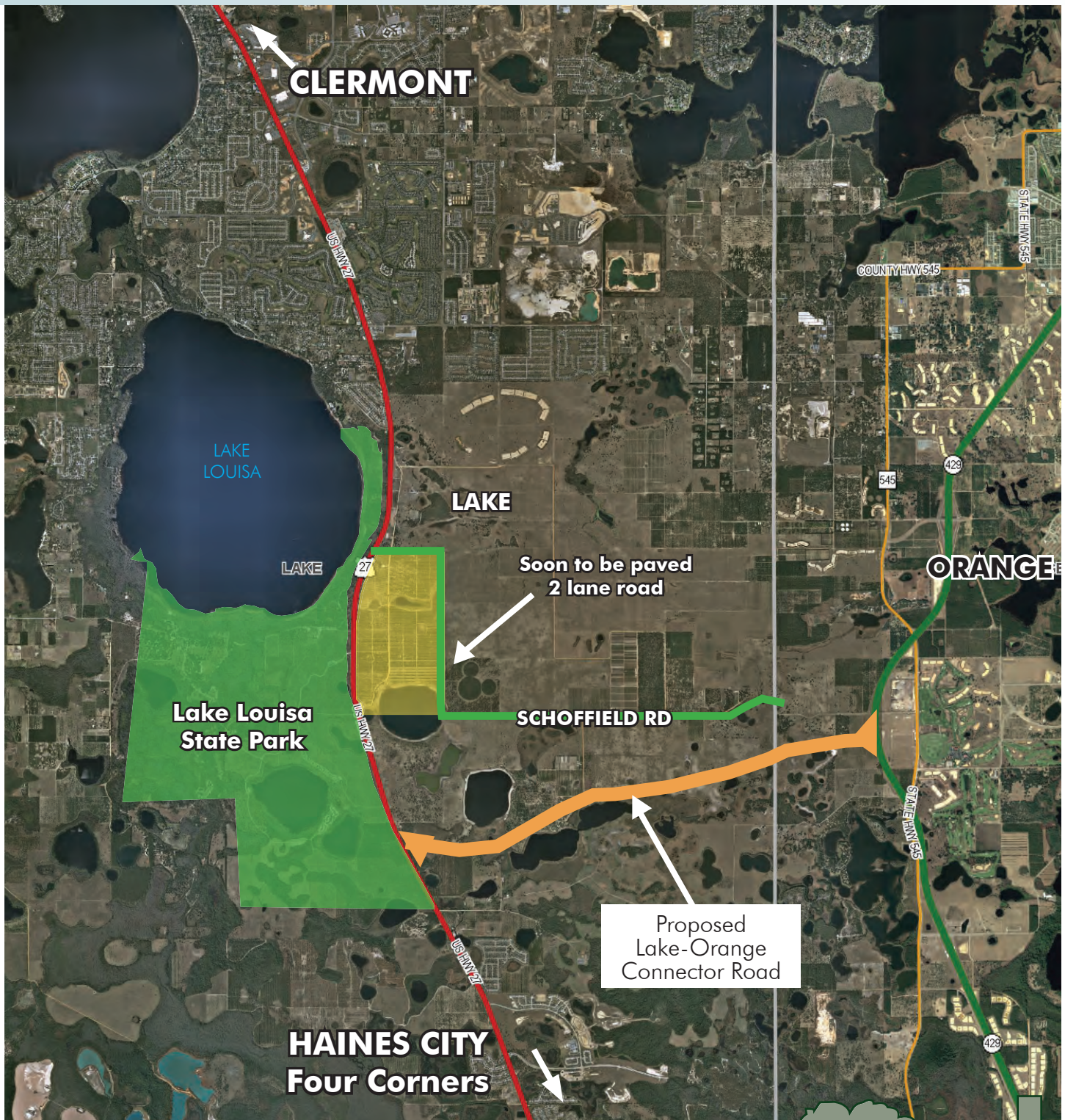




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REGIONAL MAP

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CONCEPTUAL MAP

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BEAUTIFUL  
*Old Florida*  
SCENERY!



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