

**FOR
SALE**

72 ACRES - INDUSTRIAL LAND

Groveland, Florida 34736

**UNDER
CONTRACT**



PROPERTY HIGHLIGHTS

72 acres | Zoned Industrial | Interconnected Roadways | Lake Frontage | Utilities to site

DESCRIPTION

First time on the market! 72 acres of raw land available for development. One of the last industrial holdings in this industrial park, the property is all high and dry. Located in high demand logistics area, just a short drive to the Florida Turnpike as well as Highways 19 and 27. Lake frontage is a bonus feature! Established companies already in the area, including an Amazon fulfillment center just north of the property.

NEARBY DISTRIBUTION CENTERS



amazon



MAURY L. CARTER & ASSOCIATES, INC. Licensed Real Estate Brokers
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maurycarter.com

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AVERAGE DAILY TRAFFIC COUNTS (2019)

1 46,000 (Florida's Turnpike S) **2** 32,000 (HWY 27 S) **3** 9,500 (HWY 19 N) **4** 6,450 (SR 91 N)

DRIVE TIMES

Clermont: under 30 minutes

Orlando: 30 minutes

The Villages: 30 minutes

Lakeland: 1 hour

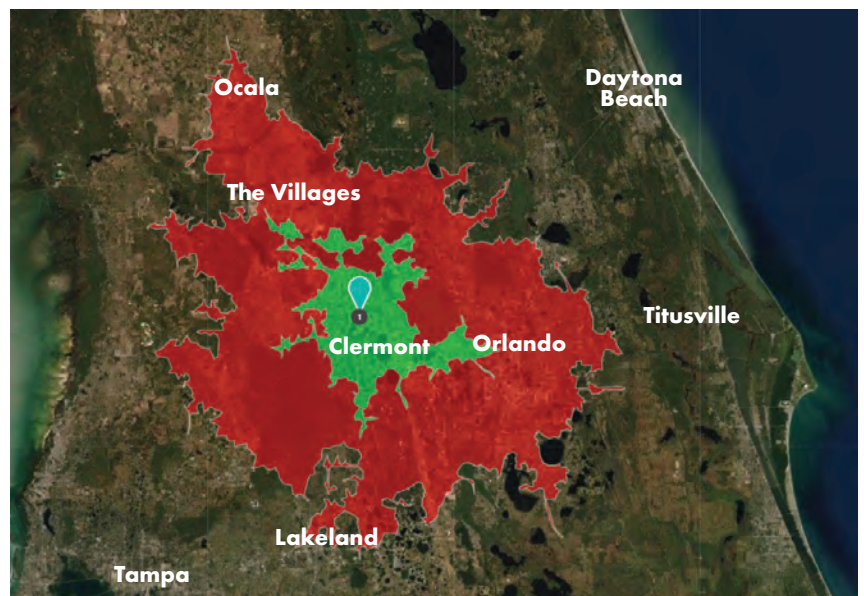
Ocala: 1 hour

Daytona Beach: 1.5 hours

Tampa: 1.5 hours

Jacksonville: 2.5 hours

Miami: 4 hours



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