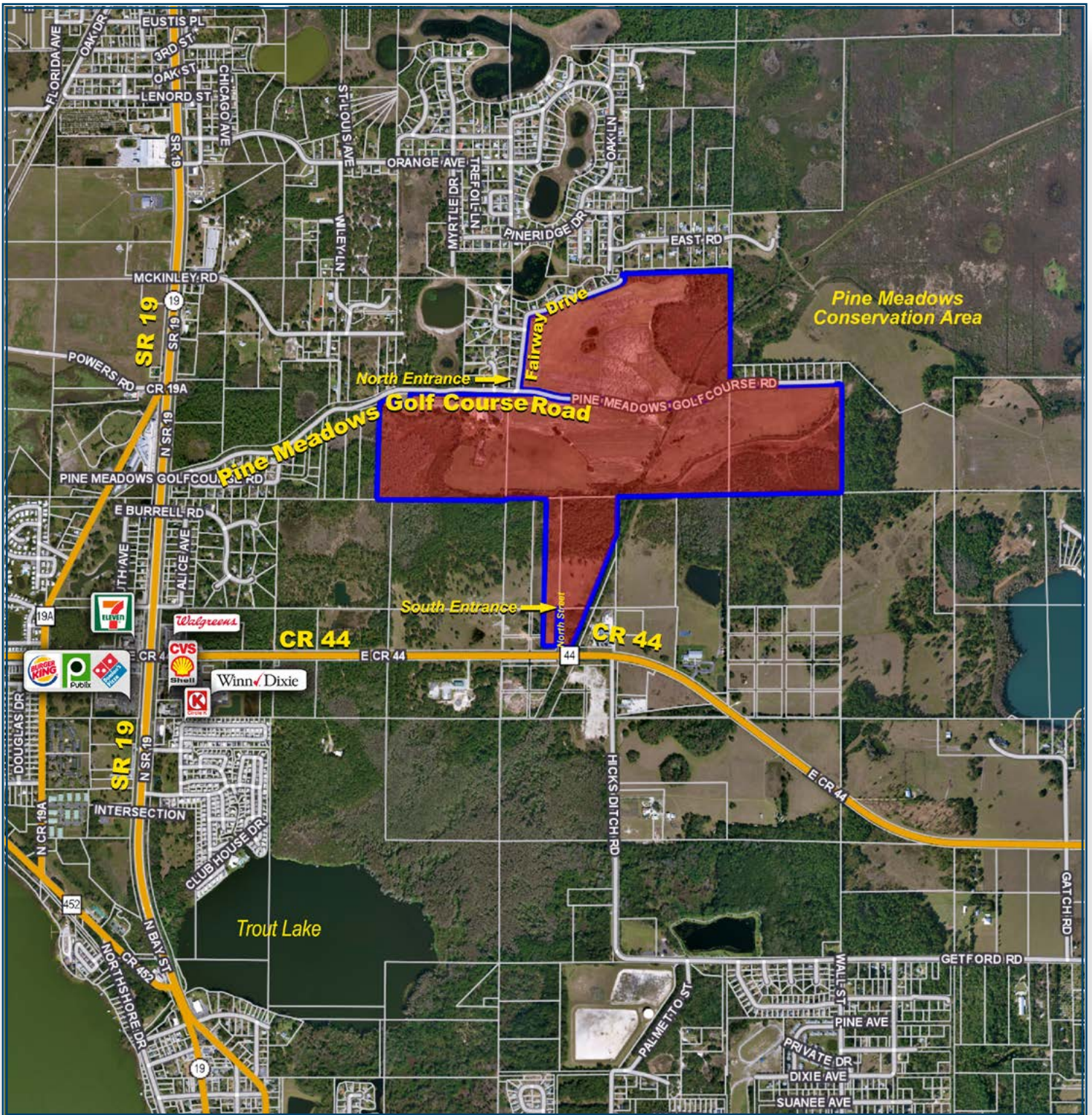


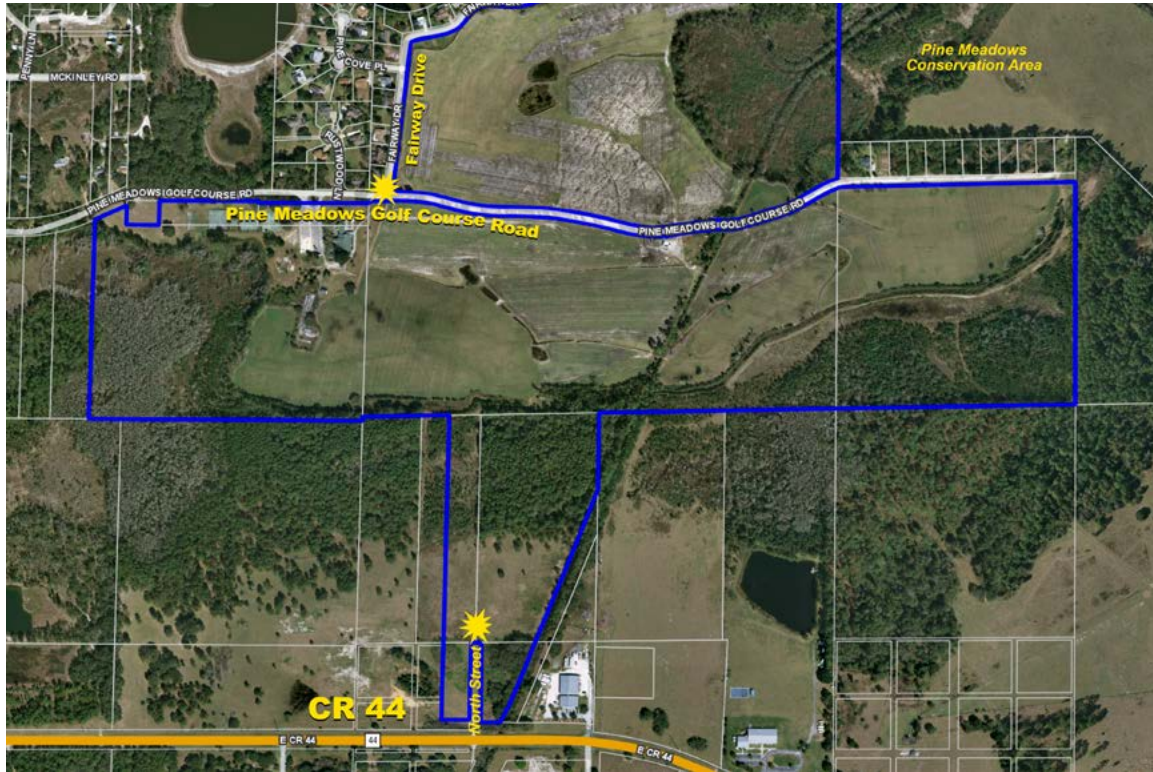
Eustis, FL • Lake County

241 +/- acres



In Great Area of Established Residential Communities

Large Residential Development Tract Includes 25 +/- Acres of Commercial Land on CR 44



Demographics 1-3-5 Miles



Demographics 1-3-5 Miles			
2015	5 Miles	10 Miles	15 Miles
Population	1,548	18,971	42,074
Households	646	7,432	17,229
Median Income	\$33,512	\$41,447	\$44,189

Parcel IDs:

241826040000001101, 351826000100002001,
351826000100001900, 361826000200000100,
241826040000002500, 241826040500001201,
241826045500200000, 241826045500300000,
351826050000000300

GPS: 28.875892, -81.673302

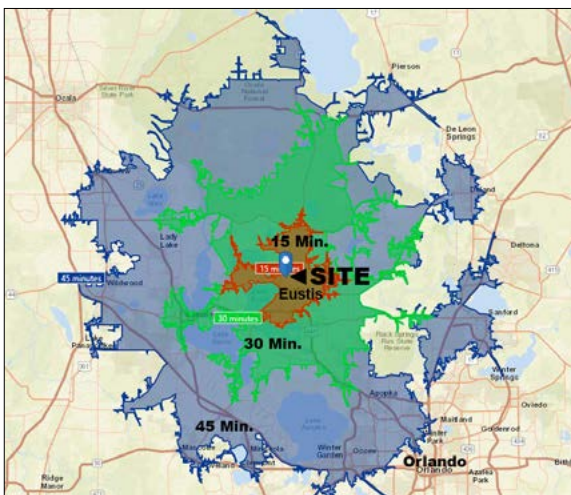
Driving Directions:

- **To South Entrance:** From SR 19 in Eustis, go east on CR 44 for about 4/5 mile and property is on the left (north) side of the road
- **To North Entrance:** From about 1/2 mile further north on SR 19 go east on Pine Meadows Golf Course Road and it goes right into the property on both sides of the road

Distance From The South Entrance on CR 44:

2.5 +/- Miles to Eustis
25 +/- Miles to I-4
32 +/- Miles to I-75 & Florida's Turnpike
44 +/- Miles to Orlando

Drive Times 15-30-45 Min.



Property is a very good residential development tract with some commercial land on CR 44. The City of Eustis is receptive to annexing it and giving it "Suburban Residential Land Use," which allows up to 5 units per acre in general. The most likely density would be about 3 units per acre. Impact fees are about \$15,000.

Acreage: 241 +/- acres

Sale Price: \$3,750,000

Price per Acre: \$15,560.17

Permitted Lots: 1 unit per acre

Price per Lot: \$4,189.94

County: Lake

Site Address: CR 44, Eustis, FL 32726

Nearest Intersection: SR 19 and CR 44

Road Frontage:

- 1 +/- mile on Pine Meadows Golf Course Road
- 325 +/- FT on CR 44
- Entrances on both CR 44 and Pine Meadows Golf Course Road
- Pine Meadows Golf Course Road (east-west) enters and bisects the property into north and south portions

Utilities & Water Source: Water and Sewer on CR 44

Infrastructure:

- (1) 10-inch well
- (1) 14-inch well
- 113 million gallons water allocation

Zoning/FLU:

- Rural Transition (Lake County) on 216 acres
- MCI (Mixed Commercial Industrial) on 25 acres with the City of Eustis

Uplands/Wetlands: 181 +/- acres uplands (75%)

Planning/Permits: Potential for up to 5 units per acre (with annexation in the City of Eustis)

Structures: 12,500 SF previous golf course club house, originally built in 1920 and now remodeled

Taxes: \$10,994.89

Large Residential Development Tract

Includes 25 +/- Acres of
Commercial Land on CR 44

Easy Access

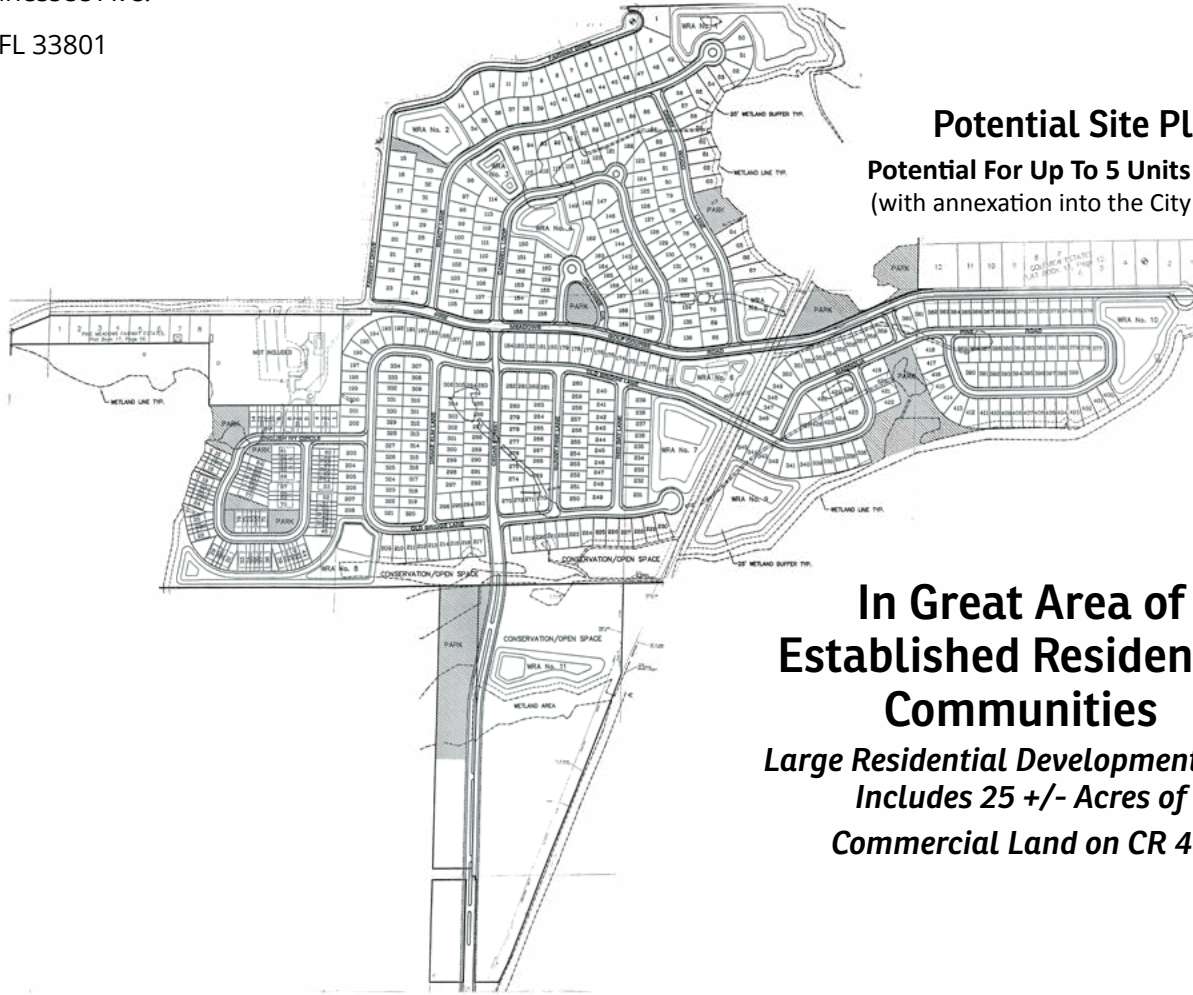
with North and South Entrances

Potential for Up to 5 Units per Acre

(With Annexation In The City of Eustis)

For additional maps and details, go to:
SREland.com/PineMeadows





Potential Site Plan

Potential For Up To 5 Units Per Acre
(with annexation into the City of Eustis)

In Great Area of Established Residential Communities

**Large Residential Development Tract
Includes 25 +/- Acres of
Commercial Land on CR 44**

David Hitchcock, ALC Advanced, CCIM
863.272.7155 • DavidH@SREland.com

Clay Taylor, ALC
863.774.3532 • Clay@SREland.com

offered with



Daniel L. Tatro, J.D.
352.408.2282 • dan@dltcommercial.com

LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated. Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and transactional services through their home office in Lakeland, FL, the North Florida office in Lake City, FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.