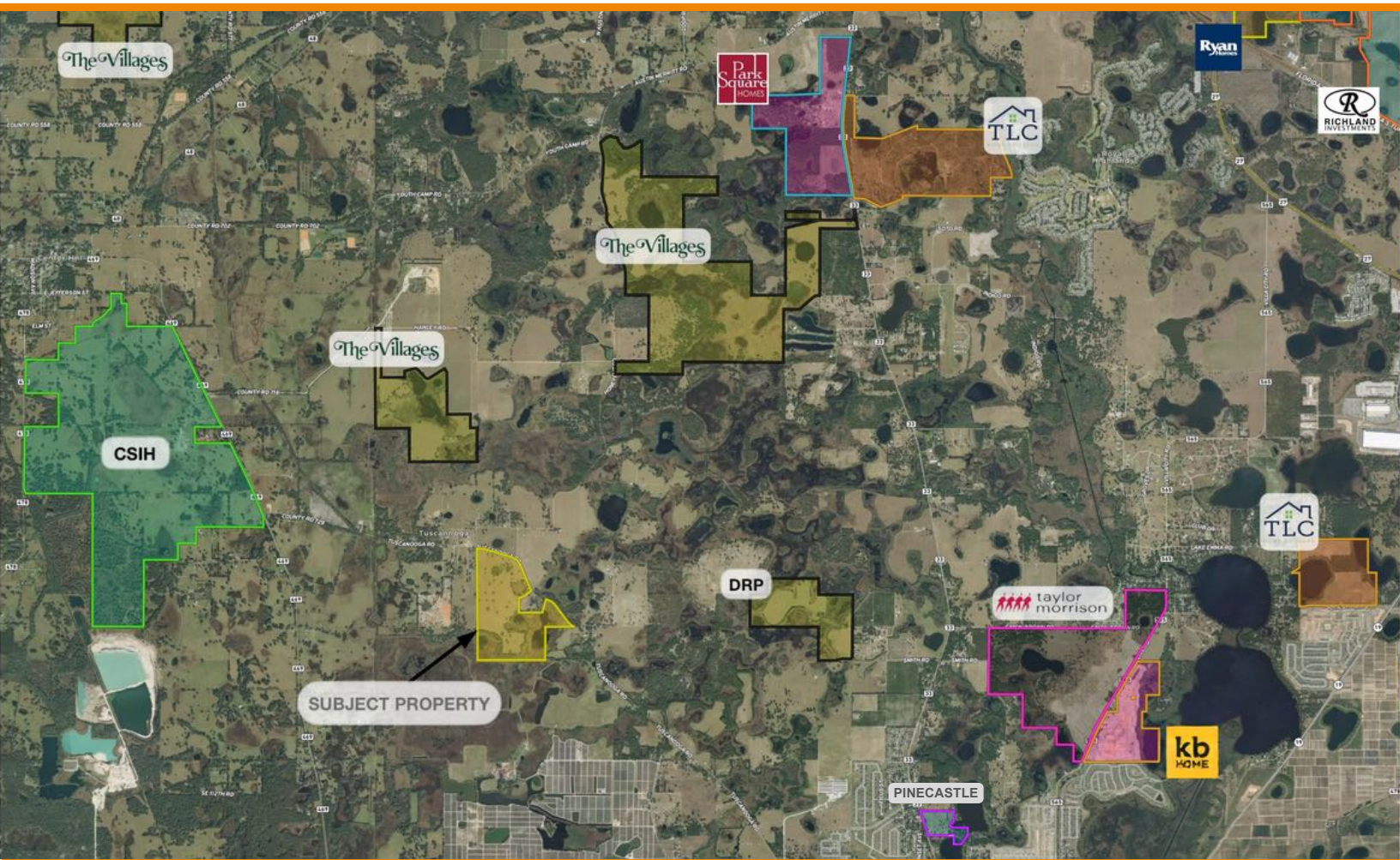




TUSCANOOGA CROSSING

FOR SALE | \$4,900,000

±225 ACRES IN THE PATH OF GROWTH

LAKE COUNTY, FLORIDA



Trevor C. Williams

(863) 289-7222

trevor@heritagelandfl.com



LAKE COUNTY, FLORIDA PROPERTY SUMMARY

PROPERTY DESCRIPTION

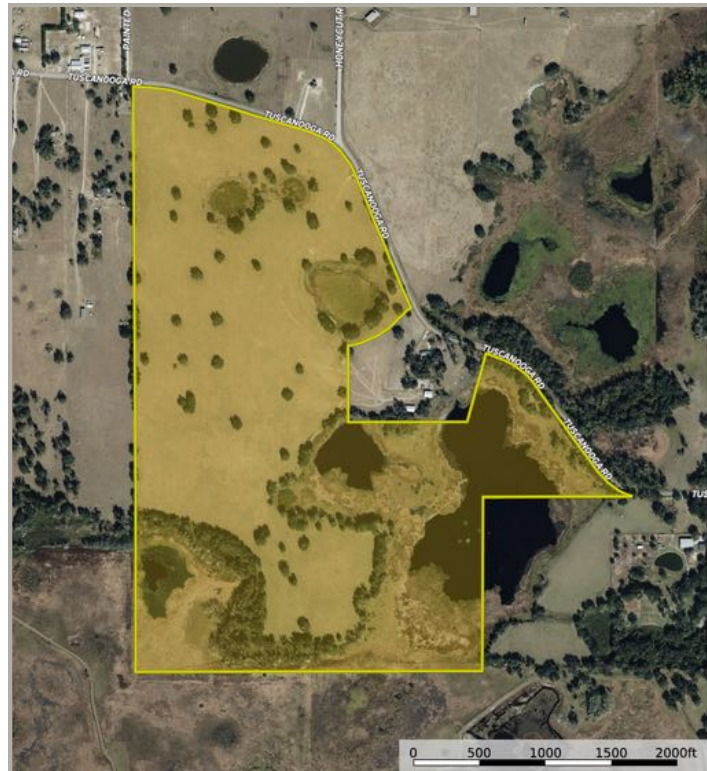
Tuscanooga Crossing is 225.39 gross acres of gently rolling land in fast-growing Lake County, fronting Tuscanooga Road in the city of Mascotte. The property features open pasture, mature live oaks, and ponds, across rolling terrain at roughly 100 feet in elevation.

Six contiguous parcels make up the tract — 128.31 acres of upland suited to grazing, agriculture, or homesites, with the balance in 97.08 acres of ponds and wetlands. The land was farmed for decades, first as citrus, and carries no known environmental concerns. Mineral rights remain intact and convey with the sale.

The property is annexed into the City of Mascotte, and two conceptual site plans have been prepared showing the potential for 450- 50' wide lots and 315- 70'x120' wide lots, both illustrating the tract's capacity for future residential development. Fronting Tuscanooga Road and Painted Horse Lane, and directly in the path of Central Florida's residential growth, Mascotte 225 offers a rare combination of scale, location, and long-term development upside.

PROPERTY HIGHLIGHTS

- 225.39 gross acres across six contiguous parcels
- 128.31 acres usable upland; 97.08 acres of ponds and wetlands
- Rolling terrain (~100 ft elevation), mature oaks, multiple ponds
- Mineral rights intact and conveying with the sale
- Annexed into the City of Mascotte
- Two conceptual site plans showing potential residential development
- Frontage on Tuscanooga
- Minutes to SR-50 and CR-33; ±20 min to Clermont / US-27
- 1 hour to Orlando
- Near The Villages' growing southern edge
- Surrounded by master-planned communities and national homebuilders
- Directly in the path of major residential development
- Former citrus grove; Phase I ESA — no recognized environmental issues

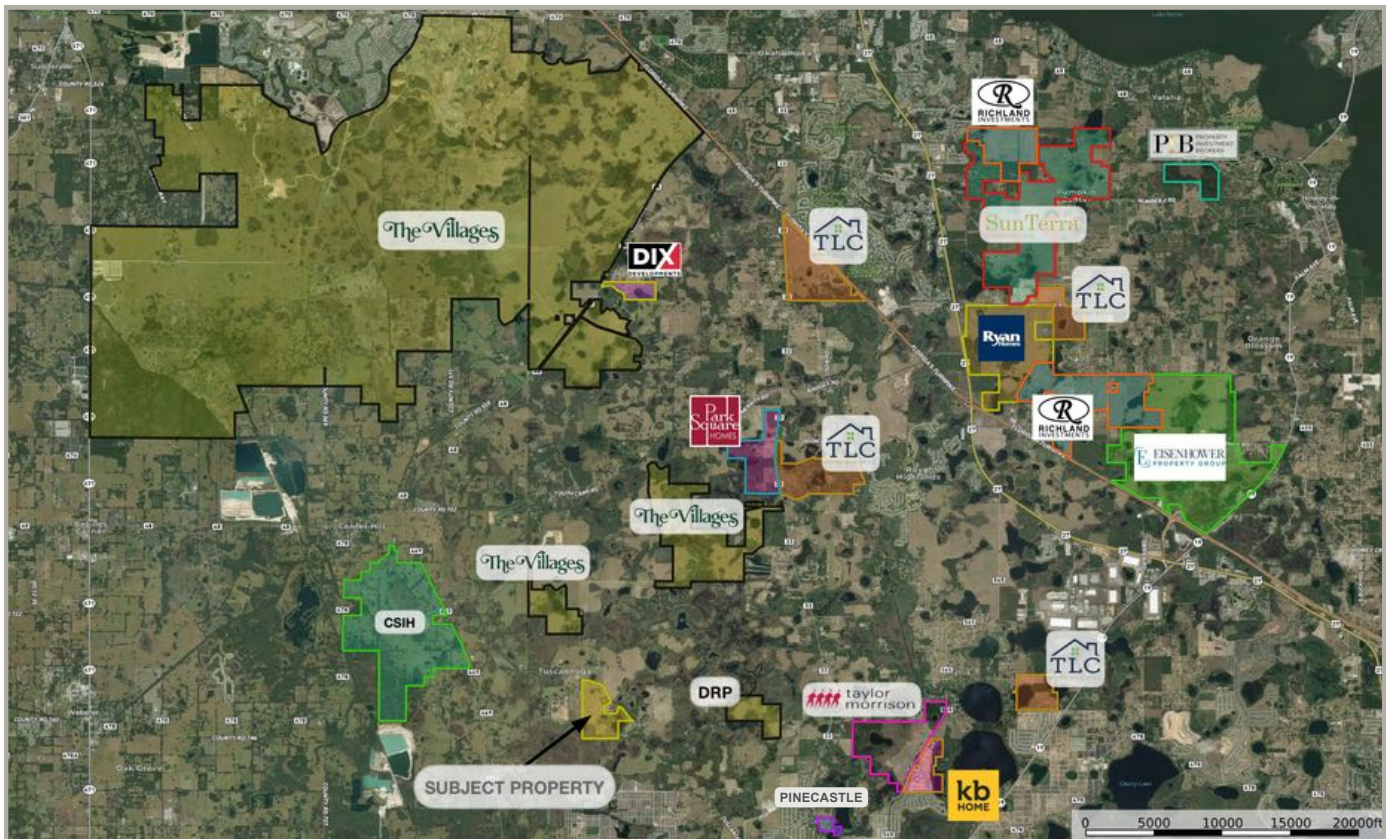


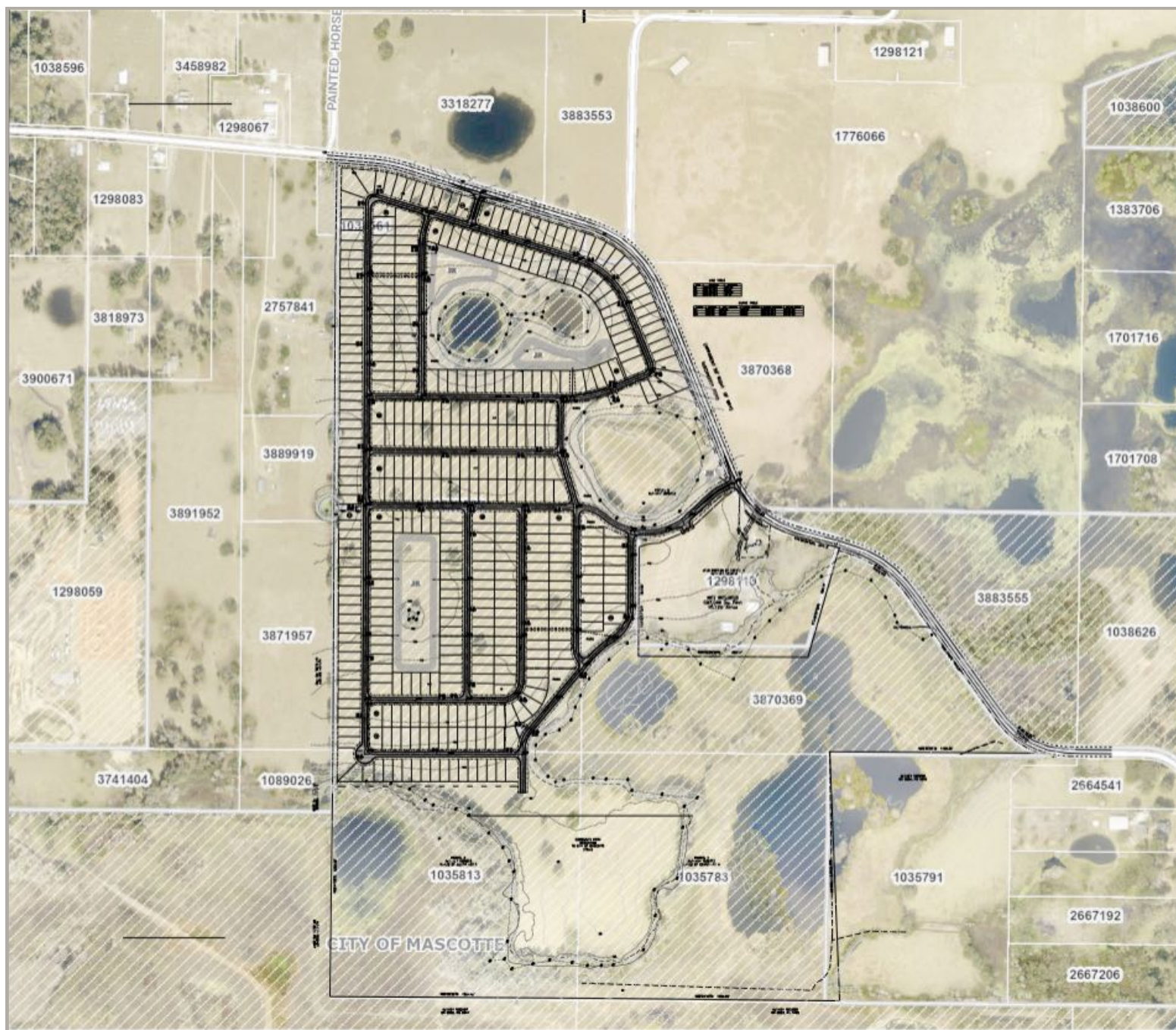
LAKE COUNTY, FLORIDA IN THE PATH OF GROWTH

LOCATION DESCRIPTION

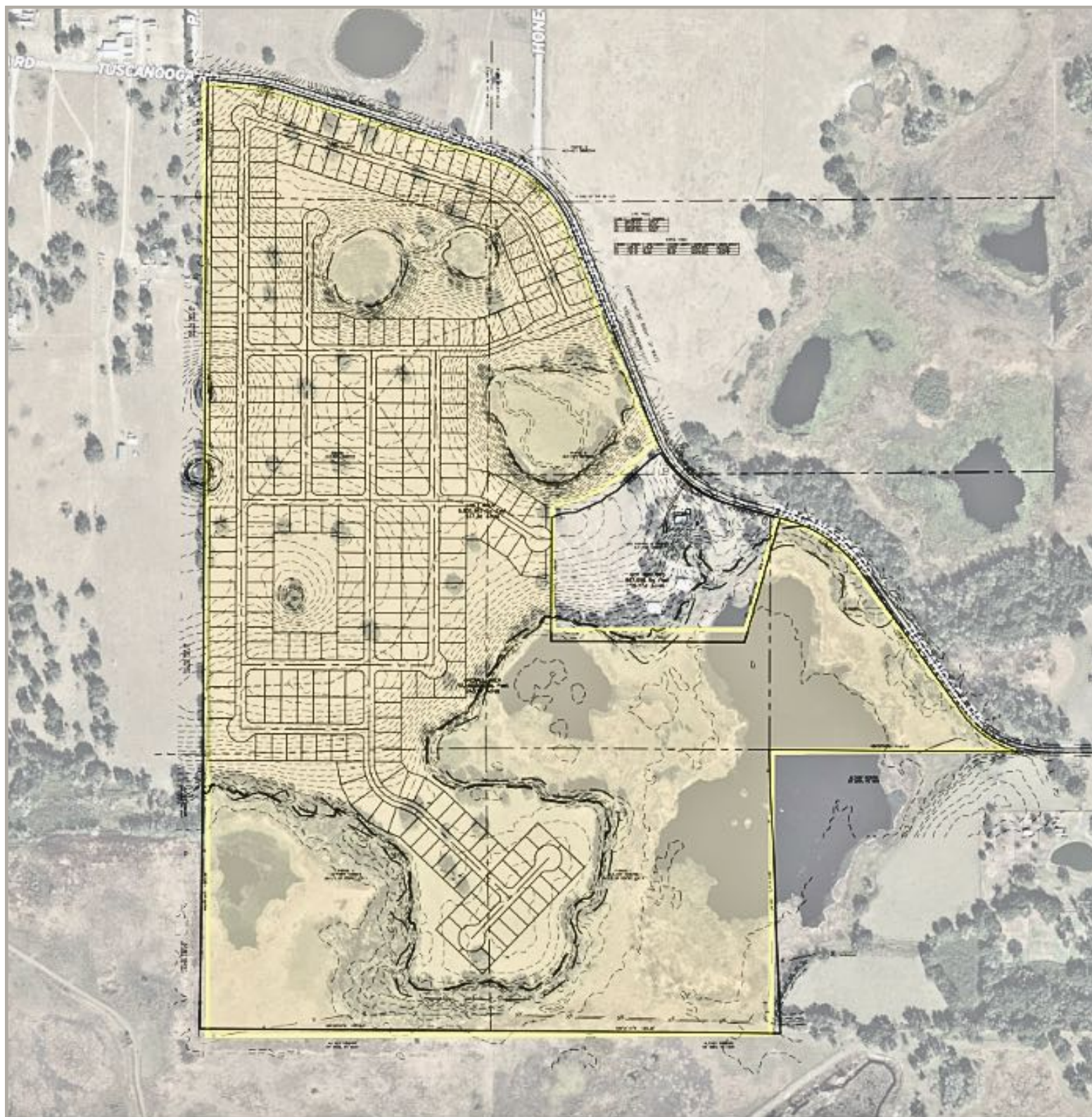
Mascotte 225 sits in Lake County on Tuscanooga Road between Mascotte and Groveland — minutes from State Road 50 and County Road 33, the main corridors through this stretch of Central Florida. It is about 10 minutes from downtown Groveland, 20 from Clermont and the US-27 corridor, and within an hour of both Orlando's theme-park economy and The Villages.

The tract lies directly in one of Central Florida's most active residential corridors, ringed by master-planned communities and national homebuilders pushing out from Clermont, Minneola, and Groveland. Lake County ranks among Florida's fastest-growing counties, and land of this size and location is increasingly scarce — a working ranch today, a strategically placed asset for tomorrow.

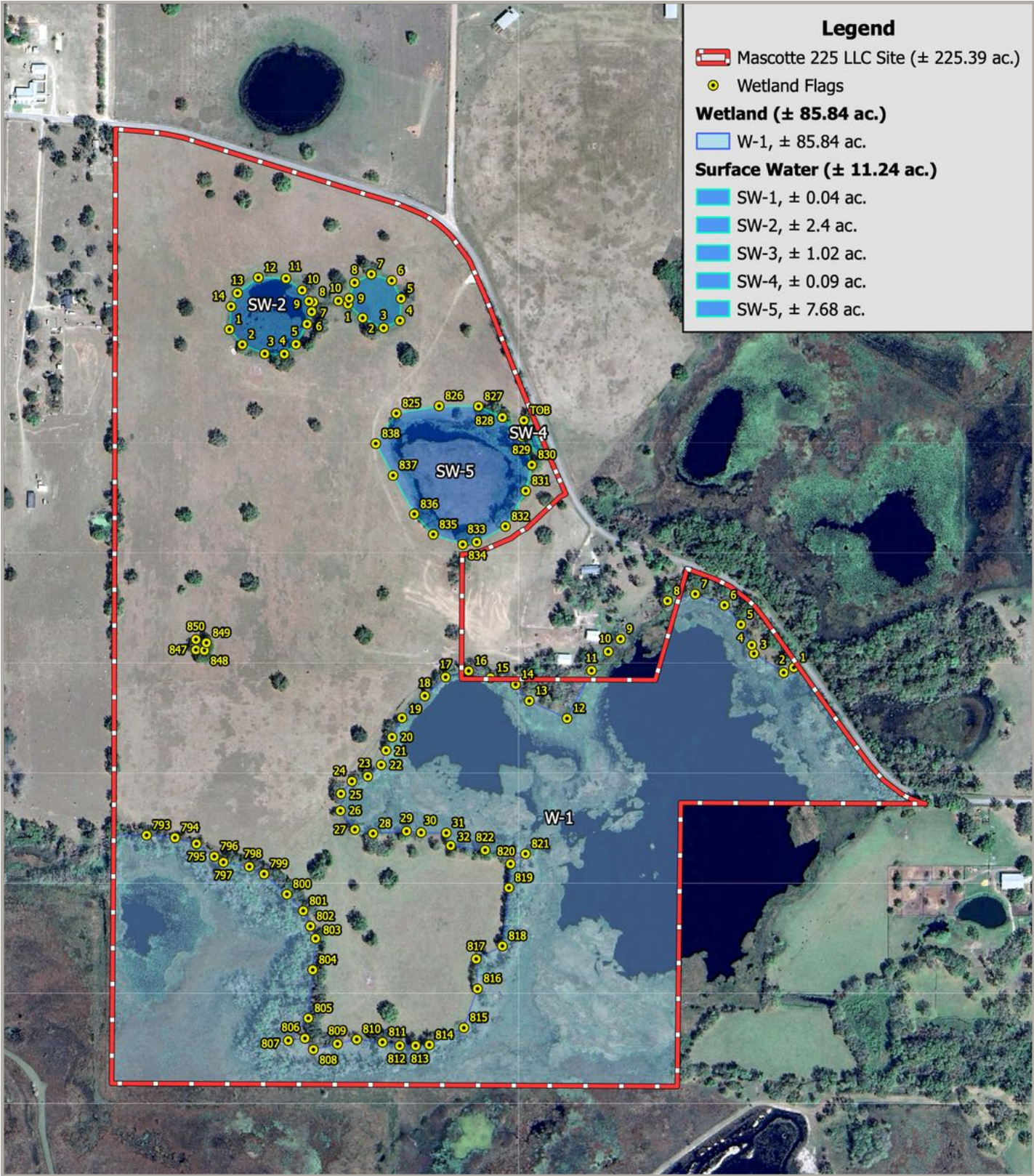




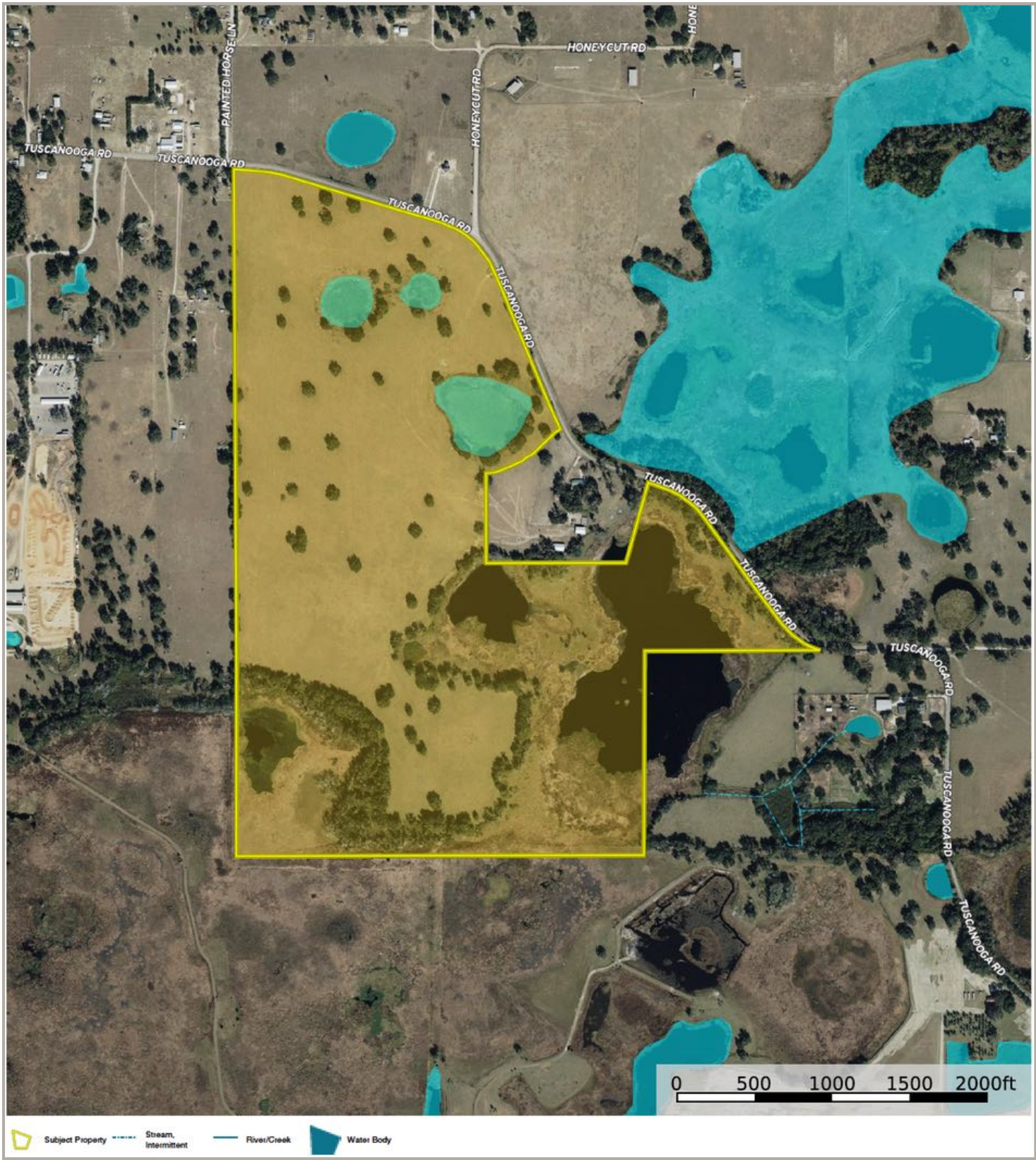
LAKE COUNTY, FLORIDA
CONCEPTUAL SITE PLAN | 315- 70' X 120' WIDE LOTS



LAKE COUNTY, FLORIDA
WETLANDS MAP



LAKE COUNTY, FLORIDA
SURFACE WATER MAP



LAKE COUNTY, FLORIDA
FLOOD MAP



LAKE COUNTY, FLORIDA
PROPERTY PHOTOS

