

# LAKE COUNTY INVESTMENT PORTFOLIO

## Three REO Properties

Eustis, FL • Leesburg, FL • Groveland, FL

Residential Development, Commercial Development, Mixed Uses



**REO**

*Sold Individually or as  
Portfolio of Three Properties for \$900,000!*

*Motivated Seller! • REO • Financing Available*

*[www.SaundersRealEstate.com/LakeCoInvestPortfolio](http://www.SaundersRealEstate.com/LakeCoInvestPortfolio)*



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# SITE #1 - EUSTIS MIXED USE

Eustis, Florida • Lake County

Property consists of 8.41 +/- acres with ample frontage on SR 19. The MCR designation allows for many uses including multifamily, single family, and various commercial uses. The current owner has a 96 unit residential site plan for multifamily.

**Total Gross Acres:** 8.41 +/- Acres

**Sale Price:** \$290,000

**Price Per Acre:** \$34,482.76

**Price per Lot:** \$3,020

**Site Address:** Eustis, FL 32726

**Nearest Intersection:** SR 19 & CR 452

**Road Frontage:** 1,317.85 +/- FT on SR 19

**Utilities & Water:** Water and Sewer

**Uplands/Wetlands:**

- 6.41 +/- acres uplands
- 2 +/- acres wetlands

**Planning/Permits:** 96 unit multifamily site plan

**Zoning/FLU:** MCR - Mixed Commercial Residential

**Traffic Count:** 14,100 AADT on SR 19

**Taxes:** \$5,738.29 (2014)

**Nearest Points of Interest:** SR 19, Trout Lake, Publix at Woodland Center, Exxon, CVS, Walgreens

**Parcel ID:** 021926000200000408

**GPS:** 28.869001, -81.688598

**Driving Directions:**

- From CR 441, turn north onto SR 19
- Drive 3 miles and the property is on your left



**Multifamily, Single Family,  
Commercial Uses!**

**96 Unit Multifamily Site Plan in Place**

**High Visibility on SR 19**

**Eustis Mixed Use - Area Demographics**

2014	5 Miles	10 Miles	15 Miles
Population	52,855	112,959	202,139
Households	22,405	47,163	83,971
Median Income	\$40,352	\$42,856	\$42,776

**5-10-15 Minute Drive Times**



**5-10-15 Miles**



- 1 Mile to Eustis
- 15 Miles to Leesburg
- 25 Miles to I-4
- 27 Miles to I-75/US 27  
(All Mileage is Approximate)

For additional details and maps, go to:

[www.SaundersRealEstate.com/EustisMixedUse](http://www.SaundersRealEstate.com/EustisMixedUse)

# SITE #2 - LEESBURG COMMERCIAL & CANAL FRONT LOTS

Leesburg, Florida • Lake County

This property is ideal for residential and commercial development. There are three parcels on 8.54 +/- acres located on US 27 south of Leesburg. Florida's Turnpike is only 4.7 +/- miles to the Southwest. The canal along the property connects to Lake Harris and the North Lake County Chain of Lakes. The residential portion of the property allows up to 6 dwelling units per acre. The commercial portion, zoned C-1, allows many uses including retail, office, service station, and more.

**Total Acreage:** 8.54 +/- total acres  
(1.97 +/- acres Commercial; 6.57 +/- acres Residential)

**Sale Price:** \$540,000

**Price Per Acre:** \$63,231.85

**Property Address:** South Corley Island Road,  
Leesburg, FL 34748

**Nearest Intersection:** US 27 & South Corley Island Road

**Road Frontage:** 475 +/- FT on US 27

**Uplands/Wetlands:**

- 7.79 +/- acres uplands and
- 0.75 +/- acres of wetlands

**Current Use:** Vacant land

**Water and Utilities:** All utilities available

**FLU:** R-6 and C-1

**Traffic Count:** 28,000 AADT on US 27

**Parcel IDs:** 022024000300003411  
022024000300007700, 022024000300003400

**Driving Directions:**

- From I-4, take exit 55 to US 27
- Travel north on US 27 for 43.4 +/- miles
- The property will be on your right



- **4.7 Miles to Florida's Turnpike**
- **2.7 Miles to Leesburg**
- **18 Miles to I-75**
- **40 Miles to Orlando & I-4**  
(All Mileage is Approximate)

**1.97 +/- Acres Commercial**

**6.57 +/- Acres Residential**

Area Demographics			
2014	5 Miles	10 Miles	15 Miles
Population	36,069	114,480	267,517
Households	16,494	49,616	119,276
Median Income	\$36,699	\$39,498	\$40,631

5-10-15 Minute Drive Times



5-10-15 Miles



**Over 4 Acres of Canal Water Frontage!**

**All Utilities Available**

**Will Sell Separately**

**High Traffic Area on US 27!**

For additional details and maps, go to:

[www.SaundersRealEstate.com/LeesburgLots](http://www.SaundersRealEstate.com/LeesburgLots)

# SITE #3 - GROVELAND COMMERCIAL

Groveland, Florida • Lake County

This 12-acre commercial site is located directly across from the Lake County Visitors Center with high-visibility and over 1,350 feet of frontage on US 27. Great location only 2.5 +/- miles to Florida's Turnpike!

**Total Gross Acres:** 12.34 +/- Acres

**Sale Price:** \$170,000

**Price Per Acre:** \$13,776.34

**Site Address:** Groveland, FL 34736

**Nearest Intersection:** SR 19 & US 27

**Road Frontage:** 1,370 +/- FT on US 27

**Utilities & Water:** Needs well and septic

**Uplands/Wetlands:**

- 2.94 +/- acres uplands
- 9.40 +/- acres wetlands

**Zoning/FLU:** Regional Commercial

**Traffic Count:** 19,800 AADT on US 27

**Taxes:** \$1,360.35 (2014)

**Nearest Points of Interest:** US 27, Florida's Turnpike, Lake County Visitors Center, Dunkin' Donuts Distribution Center, Caroll Fulmer Logistics, The Woodlands at Church Lake, Days Inn & Suites

**Parcel ID:** 202125000100000400

**GPS:** 28.647344, -81.827880

**Driving Directions:**

- **Traveling north on Florida's Turnpike**
  - Take exit 285 and turn right on US 27
  - Drive 1.2 miles - property is on your right
- **Traveling south on Florida's Turnpike**
  - Take exit 289 and turn right on US 27
  - Drive 2.6 miles and property is on your left



- **1.5 Miles to US 27**
- **2.5 Miles to Florida's Turnpike**
- **8.5 Miles to Groveland**
- **22 Miles to I-75**
- **30 Miles to Orlando & I-4**  
(All Mileage is Approximate)

**Commercial Land  
with High Visibility on US 27!**

5-10-15 Minute Drive Times



5-10-15 Miles



**Located Across  
from the  
Lake County  
Visitors Center,  
Area Businesses,  
Logistics, and  
Distribution Centers**

For additional details and maps, go to:

[www.SaundersRealEstate.com/GrovelandCommercial](http://www.SaundersRealEstate.com/GrovelandCommercial)

### Groveland Commercial - Area Demographics

2014	5 Miles	10 Miles	15 Miles
Population	13,032	84,913	208,882
Households	5,056	33,192	80,257
Median Income	\$53,362	\$51,558	\$46,966

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