

WATERFRONT DEVELOPMENT TRACT - ASTATULA

ASTATULA, FL | LAKE COUNTY

23.71 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 23.71 ± acres

Sale Price: \$829,850

Price per Acre: \$35,000

Site Address: Washington St., Astatula, FL 34705

County: Lake

Road Frontage: 400 FT west side of Washington St.

Lake Frontage/Water Features:

- Approx. 650 FT frontage on Little Lake Harris
- 600 FT canal along the north boundary on property

Predominant Soil Types: Anclote and Myakka soils; Cassia sand; Lake sand; Lake sand; Myakka sand; Orlando fine sand

Uplands/Wetlands: 19.36 acres uplands (old citrus grove); 4.35 acres wetland lake shoreline

Land Cover: 19.36 acres abandoned citrus grove; 4.35 acres shrubby lakefront wetlands

Zoning: R-1A/Residential

Potential Uses:

- Residential development; 1/2 acre lots allowed
- Property previously approved by Town of Astatula for a community boat dock and clubhouse

Taxes: \$25.34 (2019)

General Points of Interest: 20 minutes from Mt. Dora with its quaint shops and good restaurants and numerous events and festivals throughout the year such as Arts Festival, Scottish Highlands Festival, and bike fest. The property is good for homesteading.

Current Use: Property used as an organic citrus and natural farming operation – no pesticides applied. Cleared citrus grove.

Waterfront Development Tract in Astatula is 23.71 acres with 650 feet of frontage on Little Lake Harris. This waterfront property is zoned residential and would allow 1/2 acre lots.

The surrounding area is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area and is projected to see continuous growth. Neighboring cities such as Apopka, Winter Garden, and Clermont are seeing tremendous growth as people migrate away from the city and settle in the smaller surrounding cities.

The city of Astatula is in a quiet area just a short 15 minute trip to the city of Howey-In-The-Hills and recreational places like the Mission Inn Resort & Club. Only 45 minutes away from Orlando, this remote community offers perks of both worlds.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: AK 3666861

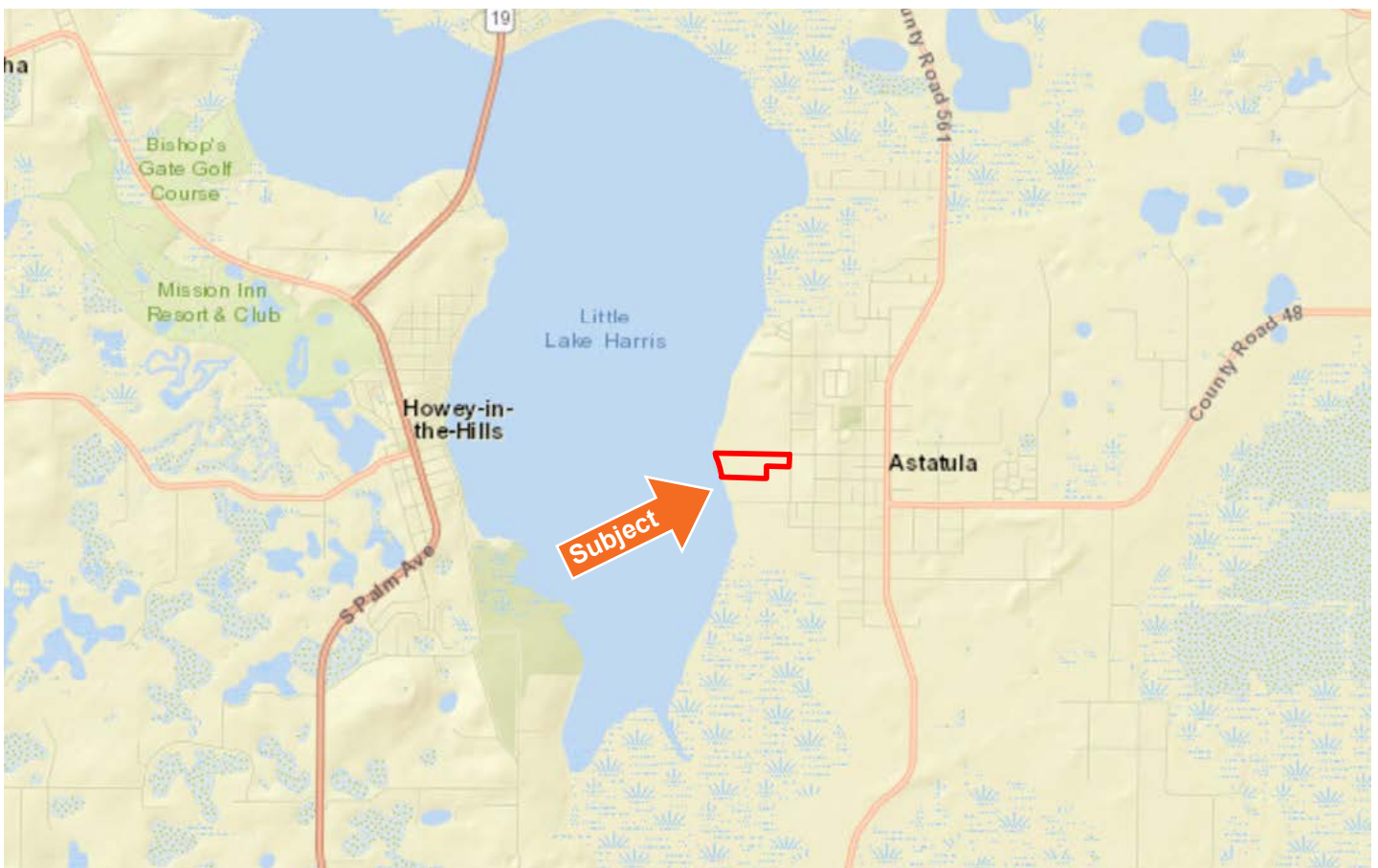
GPS Location: 28 deg. 42' 45.83"; 81 deg. 44' 37.79"

Driving Directions:

- CR 561 north from CR 455 6.5 miles to Astatula
- Go west on New York Ave. one-half mile to NE corner of property at Washington St.
- 10 miles north of US 27 to Astatula and west on New York Avenue 1/2 mile to property

Showing Instructions: The property can be viewed from the street on your own or contact Eric Hoyer at 352-505-9275.

15 minutes to Howey-In-The-Hills and 45 minutes outside of Orlando





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

23.71 ± Acres • Waterfront Development Tract in Astatula
650 FT of frontage on Little Lake Harris
Only 45 minutes away from Orlando

SREland.com/WaterfrontAstatula

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