



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



52± AC AGRICULTURAL, RECREATIONAL INVESTMENT LAND IN LAKE COUNTY

**Adjacent to 24025 Reading Rd.
Howey-In-The-Hills, FL 34737**

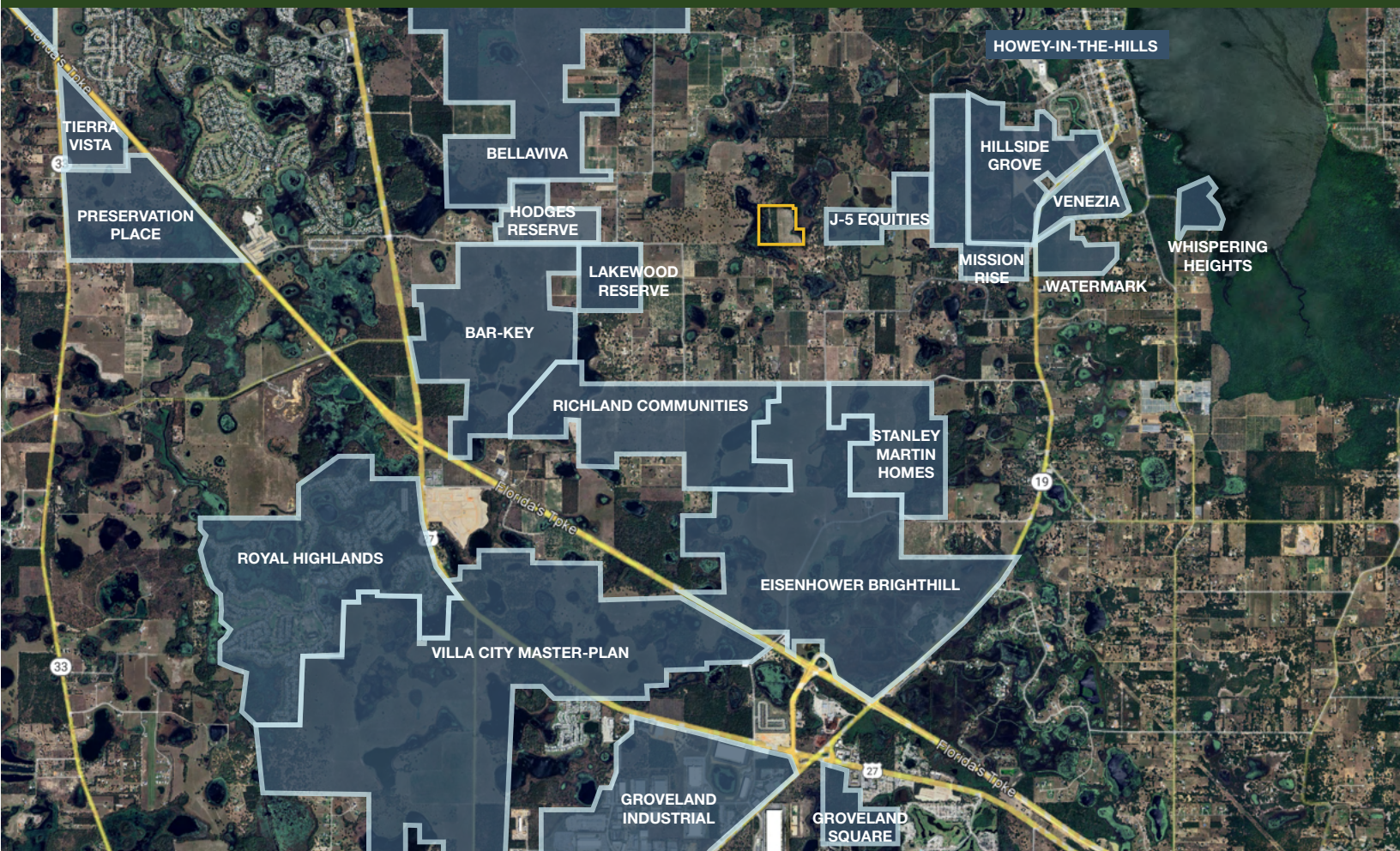
PROPERTY DETAILS

- Size: 52.08 ac
- Zoning: Agriculture
- Price: \$1,100,000
- Parcel: 33-20-25-0004-000-00800
- FLU: Rural
- Utilities: Electric & Well on property

Property Highlights

Located about 45 minutes from downtown Orlando, this property offers a great mix of productive agricultural land and quiet seclusion. It's an active citrus grove that's been well maintained and has plenty of potential for continued agriculture use, residential, or recreation. Set back from busy roads and surrounded by open space, the property provides real privacy and room to spread out. Whether you're looking for a peaceful retreat, a family property, or a place to run an agricultural operation, this land gives you flexibility and space to make it your own. While it feels tucked away in the country, it's still within easy reach of Orlando's amenities, including shopping, and restaurants, offering the best of both worlds.

This property is centrally located in some of the most active new development areas in Central Florida. With over 5,000 new residential units in the pipeline the property is positioned for increased investment potential.



GEOGRAPHICAL DETAILS

Local Demographics

Total Population: 3,406

Median HH Income: \$67,237

Median Home Value: \$348,700

34737 ZIP, US Census 2023

County Demographics

Total Population: 398,696

Median HH Income: \$69,956

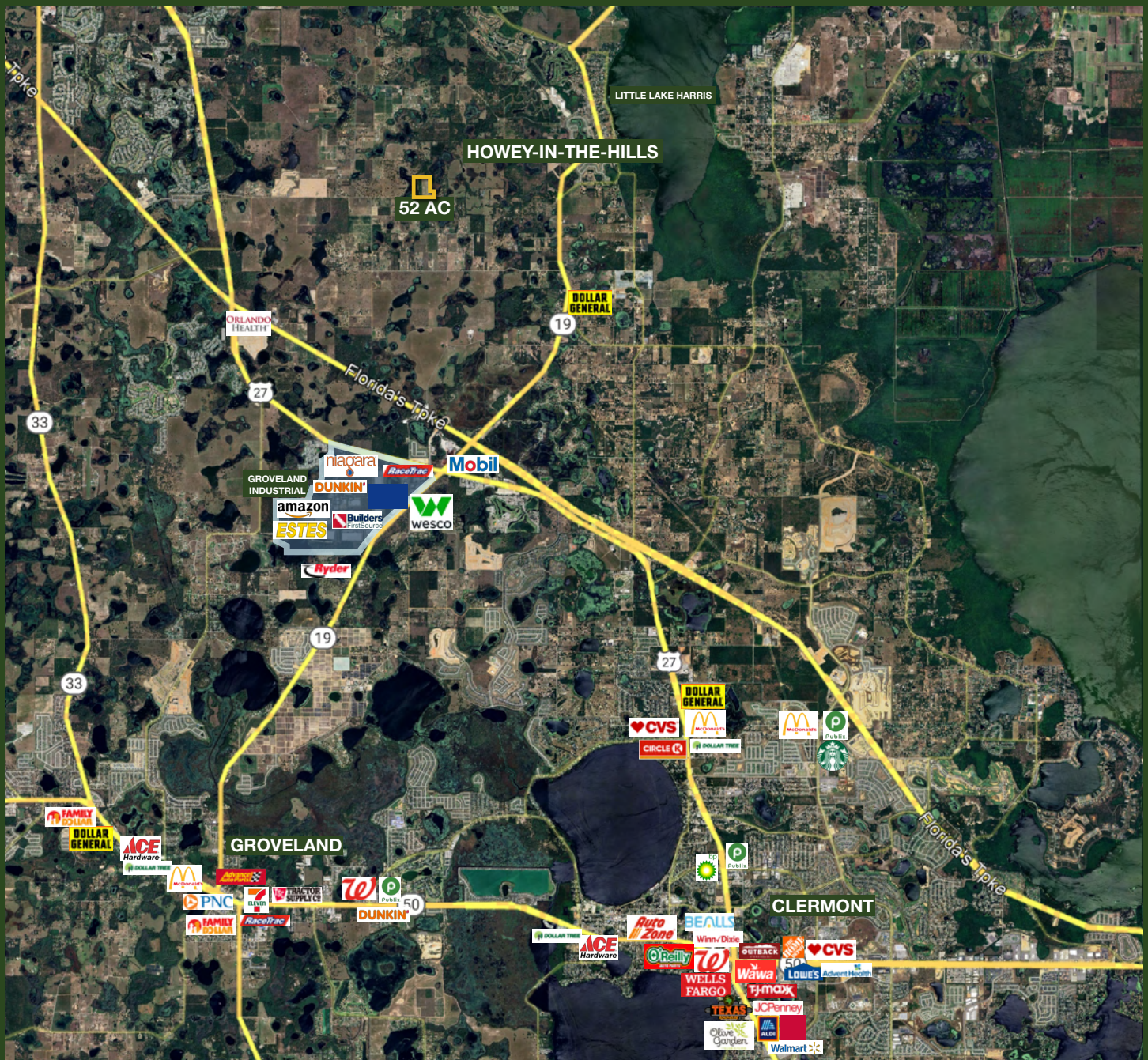
Median Home Value: \$287,900

Lake County, US Census 2023

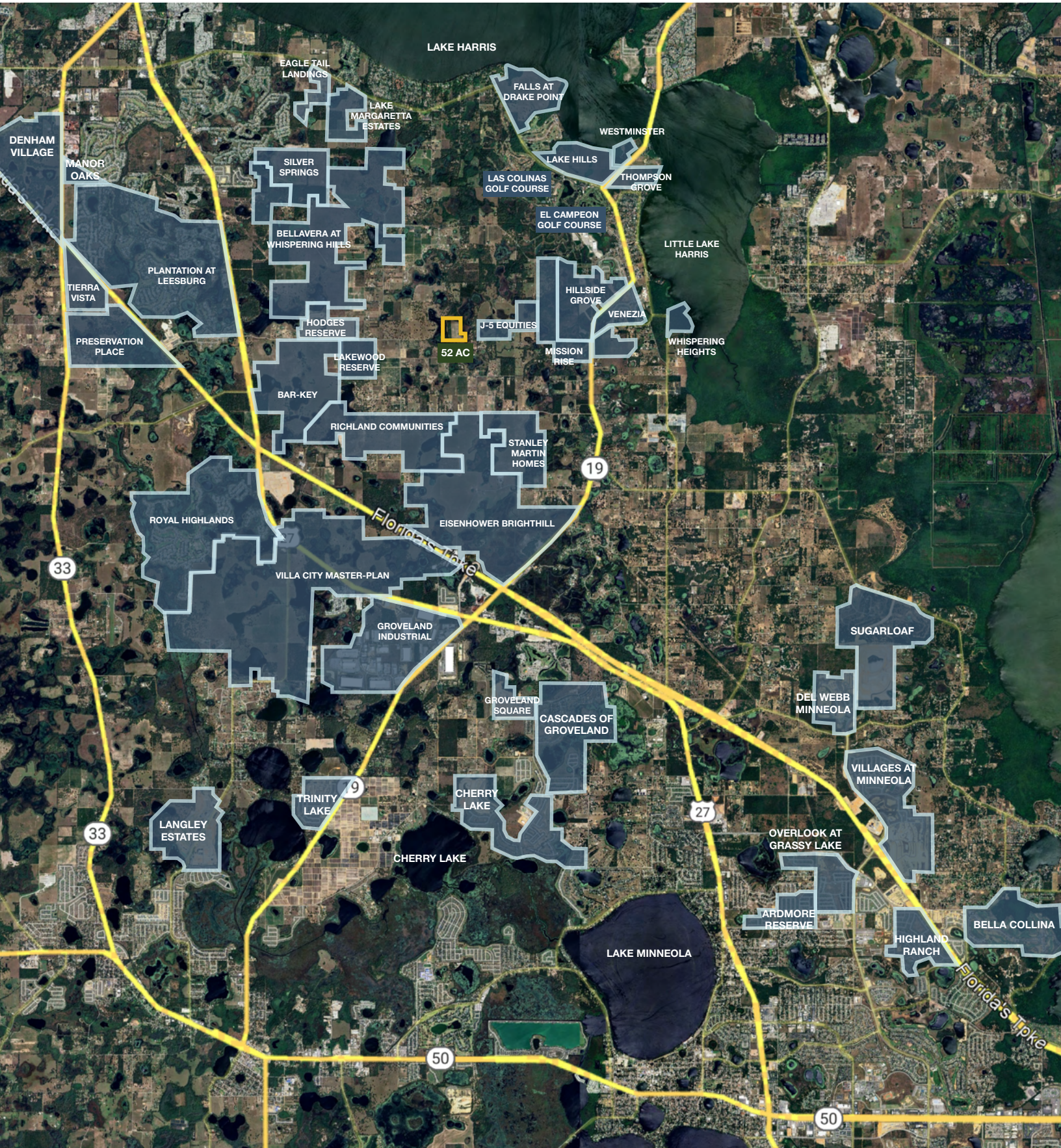
Local Traffic Counts

- SR 19: 12,900
- US 27: 27,500
- FL Turnpike: 51,300
- CR 33: 7,000
- SR 50: 40,000

FDOT, Daily Traffic Info 2025



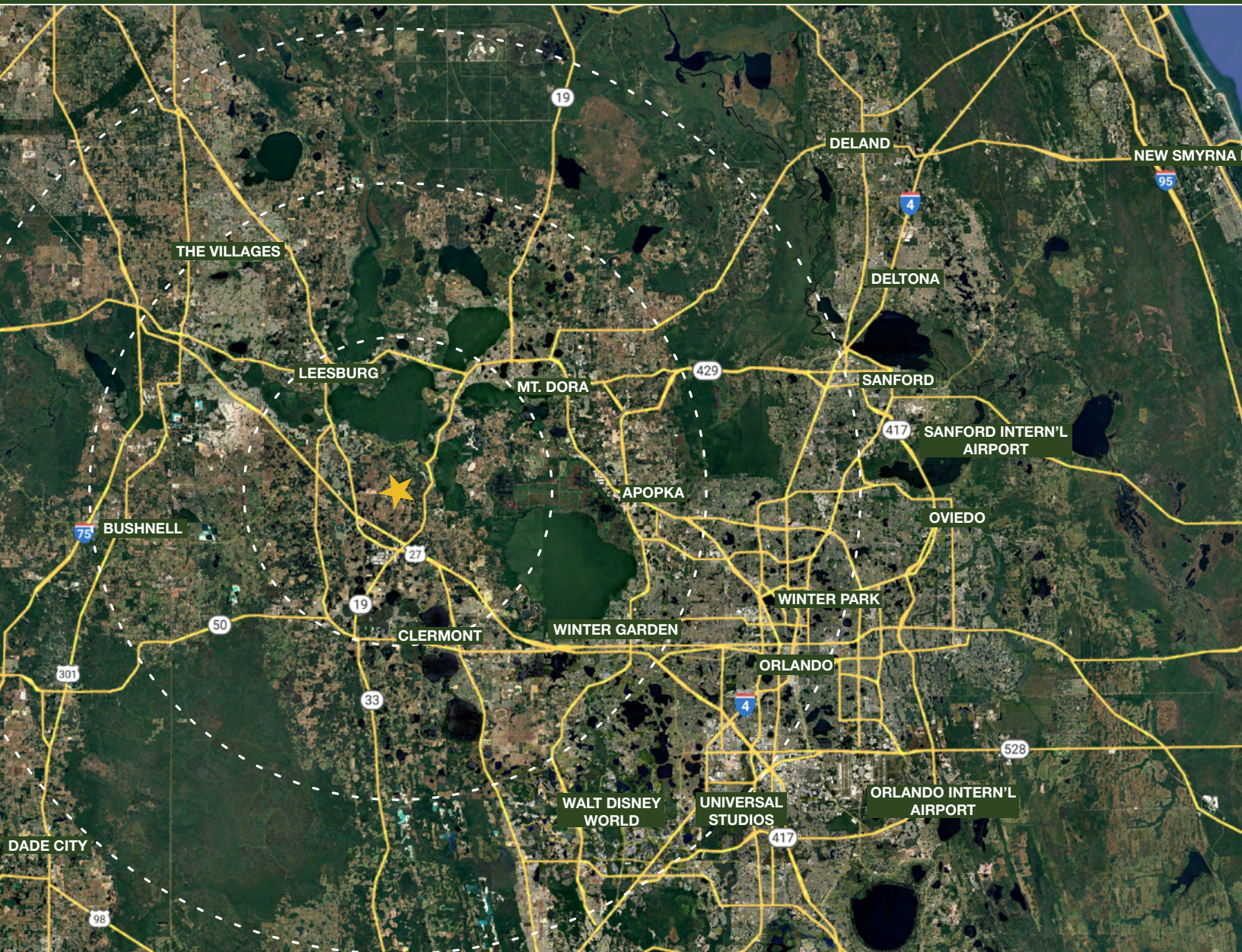
LOCAL DEVELOPMENTS



REGIONAL MAP

Drive Times

- Clermont: 25 min
- Apopka: 30 min
- Mt. Dora: 35 min
- Orlando: 40 min
- The Villages: 45 min
- Orlando Intrn'l Airport: 50 min
- Deltona: 1 hr
- Space Coast: 1 hr 30 min +



LAKE COUNTY IN THE NEWS

More land deals close in booming Lake County

The deals in Groveland and Wellness Way topped \$30 million.

By Laura Kinsler | lkinsler@growthspotter.com | GrowthSpotter PUBLISHED: October 4, 2024 at 4:56 p.m.

“Lake County’s run of eye-popping land sales continued this week with two more closings totaling \$32.5 million in Groveland and Wellness Way.

Stanley Martin Homes sold its Peachtree Hills mixed-use subdivision on Dewey Robbins Road for \$18 million to Eisenhower Property Group, the Tampa-based developer of the adjacent Brighthill master-planned community on the former Little Everglades Ranch.”

Read entire article here: <https://www.growthspotter.com/2024/10/04/more-land-deals-close-in-booming-lakecounty/?clearUserState=true>



GT USA pays \$165 million for Wellness Way land minutes from Disney

The master-planned community will bring nearly 3,000 homes to Wellness Way.

By Laura Kinsler | lkinsler@growthspotter.com | GrowthSpotter UPDATED: October 9, 2024 at 10:42 a.m.

“GT USA paid a staggering \$165 million Friday for 2,321 acres of undeveloped land in Lake County’s Wellness Way area, breaking the county’s previous sale record that was set just three months ago.

Daryl Carter and Conrad Carter with Maury L. Carter & Associates, together with Tony Roper and Jimmy Roper of Roper Real Estate represented the sellers in the transaction. “It’s a smokin’ piece of real estate,” Daryl Carter told GrowthSpotter when he listed the Arnold property last November.”

Read entire article here: <https://www.growthspotter.com/2024/09/27/gt-usa-pays-165-million-for-wellnessway-land-minutes-from-disney/>



Howey Town Council approves plan for Mission Rise

Plan approved with minimum lot size at 70 feet instead of proposed 60 feet.

By Katie Sartoris | newsroom@growthspotter.com | GrowthSpotter UPDATED: June 14, 2024 at 9:29 a.m.

The Howey-in-the-Hills Town Council approved Mission Rise, a 415-home community featuring parks, trails, and open spaces designed to enhance local connectivity and recreation. Leaders praised the project’s potential to bring a “golf course community” feel and link Howey to the regional trail system.

Read entire article here: <https://www.growthspotter.com/2024/06/12/howey-town-council-approves-plan-for-mission-rise/>



Mission Inn golf club, resort in Lake County sold

Buyer, MMI Hospitality Group, indicates further investment into the facility

By Steven Ryzewski | [Orlando Business Journal](https://www.bizjournals.com/orlando/news/2022/12/14/mission-inn-resort-club-golf-sold-beucher-mmi-hote.html) | UPDATED: December 15, 2022 at 11:25 a.m.

Mission Inn includes two golf courses, 176 hotel rooms, 30,000 sq. ft. of indoor and outdoor event space, and more. Micah Sturdivant, a representative for MMI, said “As a long-term investment player, we thought the Mission Inn was well-positioned, considering the growth of the Orlando market and the opportunity to build on its legacy.”

Read entire article here: <https://www.bizjournals.com/orlando/news/2022/12/14/mission-inn-resort-club-golf-sold-beucher-mmi-hote.html>

