

FOR SALE > LAND

\$2,311,200

47+/- ACRES GROVELAND

SOUTH O'BRIEN ROAD, GROVELAND, FL 34736



Rick Gonzalez, CCIM, ALC, MSC
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225 West Main St
Tavares, FL 32778

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OFFERING SUMMARY

Listing Price	\$2,311,200
Acres	46.68 Acres
Price Per Acre	\$49,512
County	Lake
Utilities	City of Groveland
Taxes	\$9,847
Coordinates	28.6329181, -81.8152195
Frontage	595 ft
Sewer	Yes

PROPERTY OVERVIEW

47 +/- acres in a prime location with ample frontage on Highway 19 across from Christopher Ford Commerce Park. City of Groveland Utilities nearby, Suitable for single family home subdivision and or mixed use project. PD ordinance in effect allows for 300+ units in a mixed use community.

PROPERTY HIGHLIGHTS

- Central Location near FL Turnpike
- Near City Utilities

ID#: 254632



LOCATION DESCRIPTION

Located near FL Turnpike interchange, this parcel fronts on SR 19 and is easily accessible to SR 27.

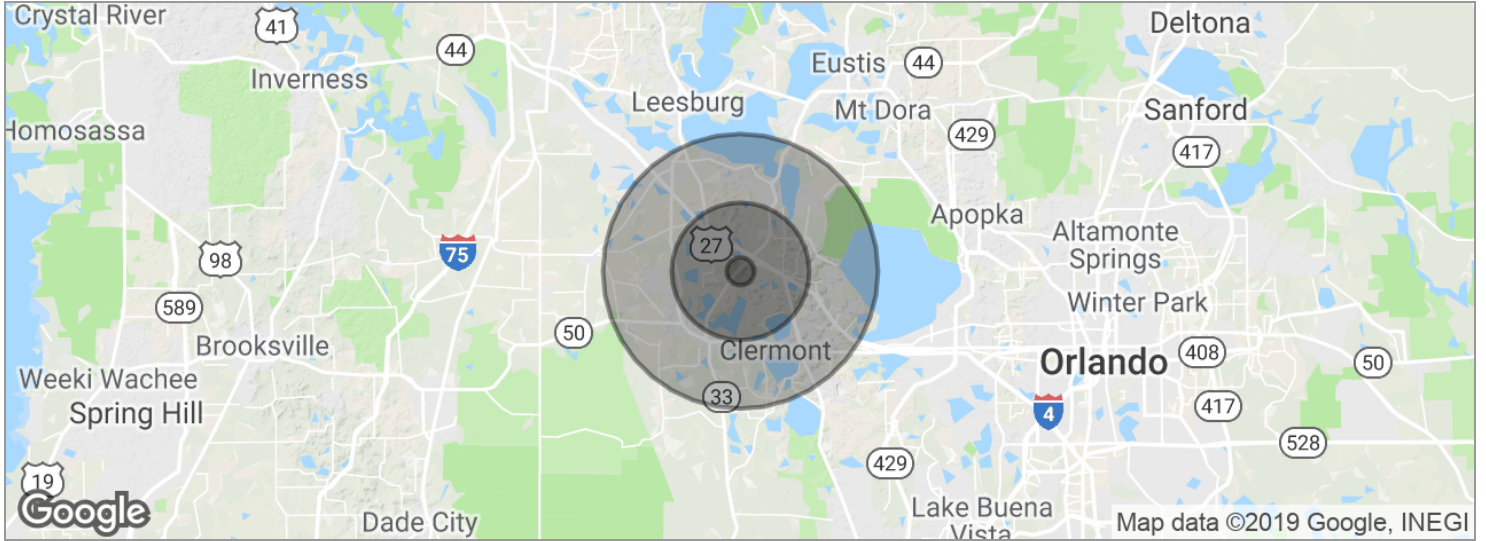
DRIVE TIMES

30 minutes to Orlando
80 minutes to Tampa
15 minutes to Tavares

DRIVING DIRECTIONS

From intersection of FL Turnpike and SR 19, travel South on SR 19 approximately 1/2 mile to S O'Brien Road, property at SE corner of intersection of S O'Brien Road SR 19.

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	930	20,900	93,831
Median age	38.8	39.9	43.5
Median age (male)	39.0	40.5	42.7
Median age (Female)	38.5	39.1	43.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	308	7,176	35,181
# of persons per HH	3.0	2.9	2.7
Average HH income	\$64,366	\$63,874	\$66,788
Average house value		\$298,095	\$261,227

* Demographic data derived from 2010 US Census

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RICK GONZALEZ, CCIM, ALC, MSC

Land Specialist

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PROFESSIONAL BACKGROUND

Rick Gonzalez is an Accredited Land Consultant (ALC), a Certified Commercial Investment Member (CCIM), a REALTOR®, and a Rotarian. He is a 7th generation native Floridian, a member of the Poarch Creek Indian Tribe, and earned both a BSc. in Soils and an MSc. in Environmental Engineering Sciences from the University of Florida. Land in Central Florida is his primary focus.

EDUCATION

BSc. in Soils and an MSc. in Environmental Engineering Sciences from the University of Florida.

MEMBERSHIPS & AFFILIATIONS

CCIM
ALC
Rotary

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