

LAKE COUNTY TRANSITIONAL WATERFRONT ACREAGE

BAY FOREST LANE
FRUITLAND PARK, FL 34731

Rick Gonzalez, ALC, CCIM
C: 352.408.3892
rick.gonzalez@svn.com





Property Overview



Sale Price

\$1,200,000

PROPERTY OVERVIEW

This rural land consists of three parcels totaling 112 acres with approximately 62 acres of dry ground. The property includes about 1/4 mile of frontage on Lake Unity nursery road on the eastern boundary and includes frontage on Allen road and Palm street. The future land use in this area is Rural Transition. Municipal utilities are over two miles to the west. There is potential for a 66 lot single family home development here with a community well and septic systems. Alternatively, numerous estate homesites could be created with entrances from the west and east. The southern portion fronts on an approximately the 150 ± acre pristine Lake Unity with ~20 acres of wetlands and ~30 acres in the lake. A boardwalk across the wetlands to a community dock is possible.

OFFERING SUMMARY

Acreage:	112 ± Acres
Price / Acre:	\$10,714
City:	Fruitland Park
County:	Lake
Property Type:	Land: Ranch

Location Description



LOCATION DESCRIPTION

This property is located near the intersection of Lake Unity Nursery road and Eagles Nest Road approximately, 3 miles east of Hwy 27 in northwest Lake County Florida. The county is renowned for its hundreds of lakes and waterways. Popular nearby outdoor attractions include Lake Griffin State Park, the Ocklawaha Prairie Restoration Area, Santos State Trailhead and Campground, and the Emerald Marsh Conservation Area. Lake County is also home to the Villages, and several important health facilities including AdventHealth Waterman in Tavares and UF Health Hospital in Leesburg, both within 30 minutes from the site. Lake County is one of Florida's fastest growing counties. This property is a slice of nature amidst this growth.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Ranch
Uplands / Wetlands:	62 ± Acres Uplands / 20 ± Acres Wetlands <ul style="list-style-type: none">• Candler sand• Apopka sand• Immokalee sand
Soil Types:	
Taxes & Tax Year:	\$1401 - 2022
Zoning / FLU:	AG/Rural Transition
Lake Frontage / Water Features:	1,350 ± FT Lake Frontage / 30 ± Acres on Lake Unity
Water Source & Utilities:	Well & Septic required
Road Frontage:	4000 ± FT Fronting on Lake Unity Nursery road
Nearest Point of Interest:	Lake Griffin State Park located about 2 miles North Hwy. 27 located about 3 miles West Lake Griffin located about 2 miles East
Fencing:	Wire perimeter fence
Current Use:	Unimproved pasture
Potential Recreational / Alt Uses:	Equestrian
Land Cover:	Unimproved pasture, scrub brush, oak trees



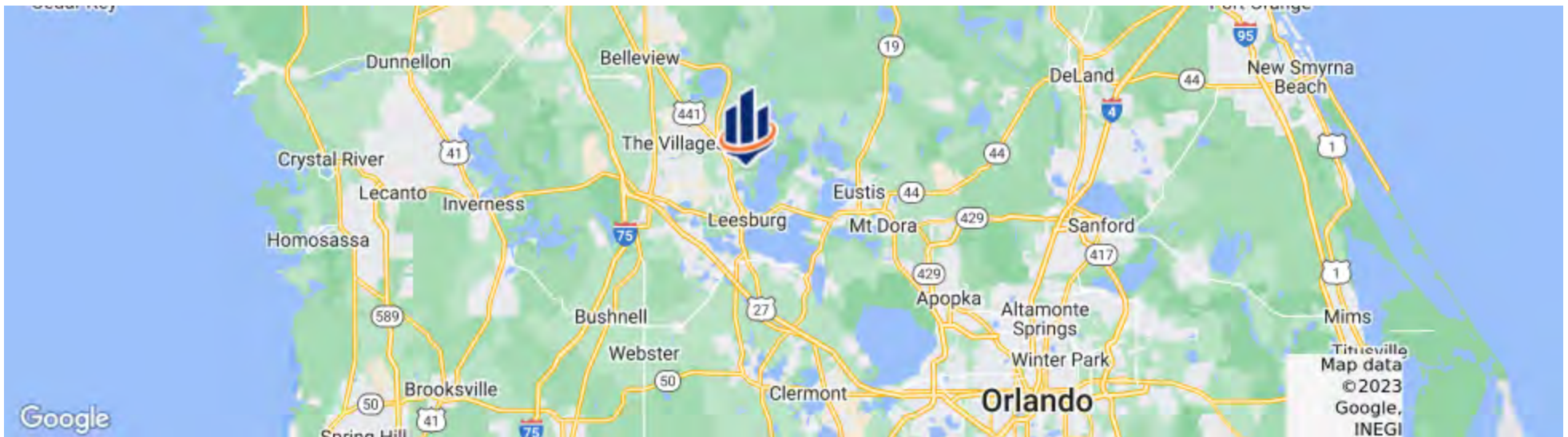
LOCATION & DRIVING DIRECTIONS

Parcel: 35-18-24-0004-000-10300; 35-18-24-0001-000-01400 01300

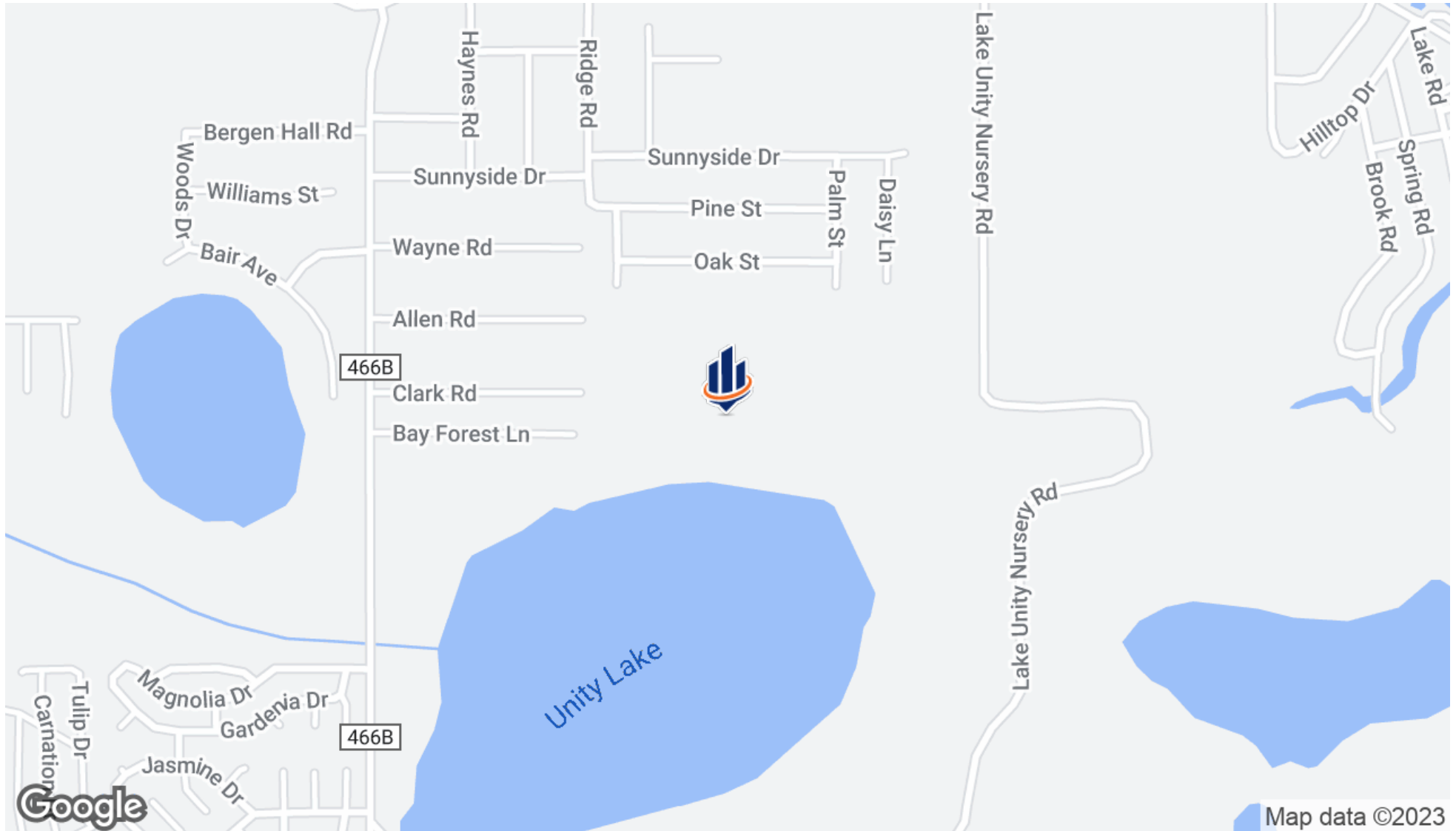
GPS: 28.879962, -81.8760874

Driving Directions: From Hwy 27 & Eagles Nest Rd; travel east on Eagles Nest Rd to Lake Unity Nursery Rd; travel South on Lake Unity Nursery Rd 150 ± FT to NE corner of the property; SE corner is 2400 ± FT South

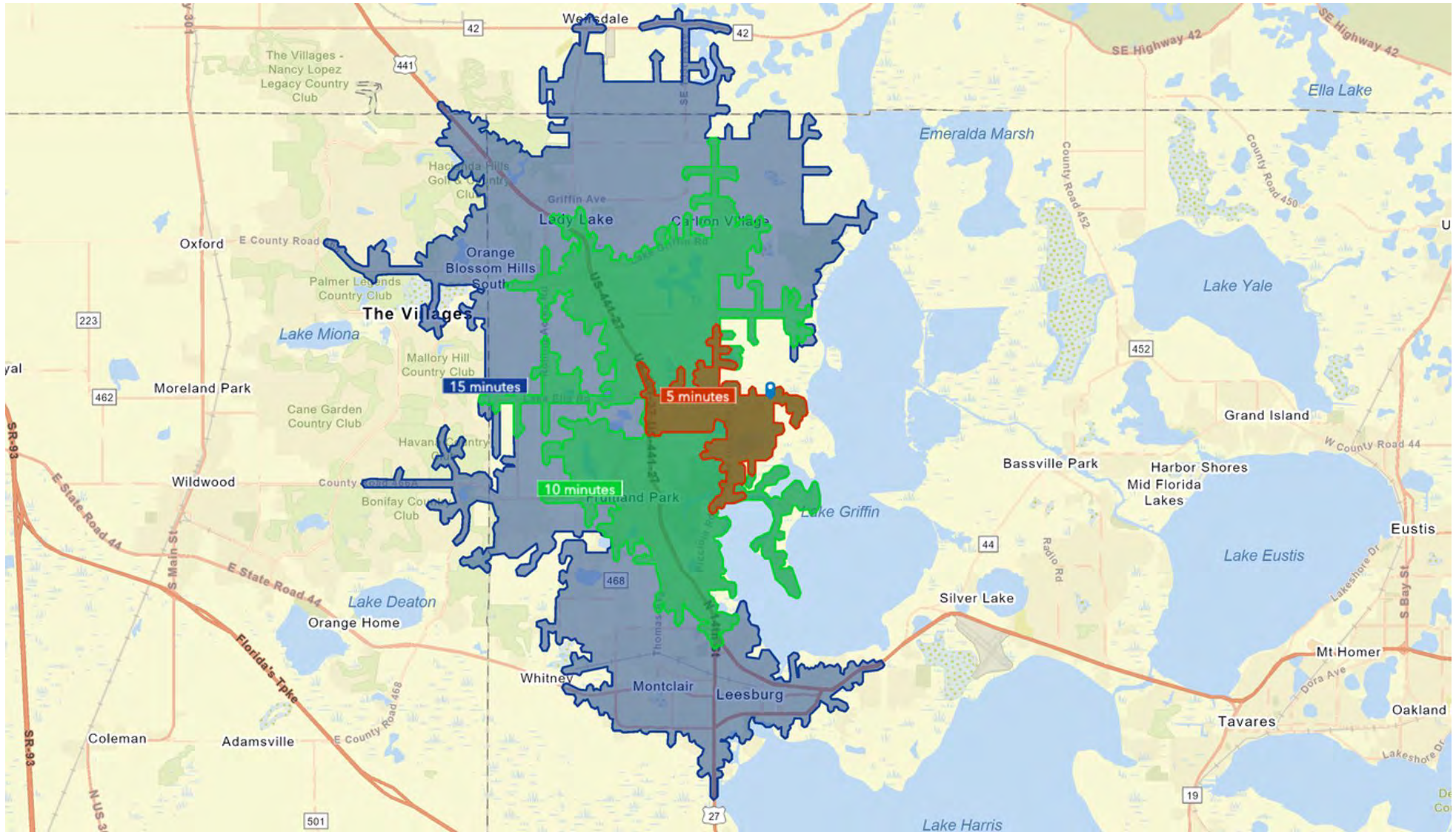
Showing Instructions: Call agent - go direct



Location Map



Drive Time



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lake	FL	US
Population	3,037	15,059	47,525	2,223	19,911	58,957	405,187	22,114,754	335,707,897
Households	1,445	6,344	21,106	998	8,516	27,408	165,699	8,760,977	128,657,669
Families	974	4,202	13,587	648	5,405	16,925	113,130	5,648,790	83,407,414
Average Household Size	2.09	2.36	2.23	2.22	2.32	2.11	2.42	2.47	2.55
Owner Occupied Housing Units	1,284	4,676	14,156	849	5,560	19,099	122,632	5,794,353	83,145,410
Renter Occupied Housing Units	161	1,668	6,950	150	2,956	8,309	43,067	2,966,624	45,512,259
Median Age	56.5	51.6	53.5	57.4	50.1	58.60	47.6	42.8	38.9
Housing Unit/Household Ratio	1.38	1.23	1.23	1.35	1.21	1.21	1.16	1.20	1.13
Adjusted Population	3,719	16,389	51,709	2,665	21,422	63,327	418,036	23,508,530	
Income									
Median Household Income	\$58,879	\$51,524	\$53,956	\$51,920	\$49,851	\$53,221	\$63,327	\$65,438	\$72,414
Average Household Income	\$89,883	\$77,685	\$76,892	\$81,875	\$70,076	\$74,270	\$86,248	\$96,086	\$105,029
Per Capita Income	\$40,118	\$33,330	\$34,217	\$36,747	\$30,848	\$34,672	\$35,290	\$38,149	\$40,363
Trends: 2022 - 2027 Annual Growth Rate									
Population	0.84%	0.87%	0.86%	1.04%	0.98%	0.93%	1.41%	0.61%	0.25%
Households	0.96%	0.99%	0.99%	1.16%	1.11%	1.08%	1.42%	0.62%	0.31%
Families	0.87%	0.87%	0.89%	1.03%	0.99%	0.99%	1.38%	0.59%	0.28%
Owner HHs	1.04%	1.29%	1.36%	1.24%	1.54%	1.42%	1.71%	0.83%	0.53%
Median Household Income	5.25%	4.12%	3.56%	7.60%	3.31%	3.42%	3.68%	3.75%	3.12%

Over 58,000 people with a median age of 58.60 within a 15-minute drive from the property.

Average household income of over \$89,000 within a 1-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Lake FL US

Households by Income

<\$15,000	8.00%	8.10%	9.10%	9.40%	9.00%	8.60%	6.30%	8.30%	8.50%
\$15,000 - \$24,999	6.40%	9.50%	9.00%	7.20%	9.90%	9.00%	6.80%	7.60%	7.20%
\$25,000 - \$34,999	9.00%	12.70%	12.60%	11.60%	14.10%	13.90%	11.10%	8.40%	7.50%
\$35,000 - \$49,999	20.60%	18.00%	14.50%	20.40%	17.10%	14.40%	13.00%	12.60%	11.10%
\$50,000 - \$74,999	13.80%	19.10%	21.10%	12.80%	20.90%	21.50%	20.30%	18.70%	16.90%
\$75,000 - \$99,999	11.60%	9.90%	11.50%	11.70%	9.70%	11.90%	14.80%	13.80%	13.20%
\$100,000 - \$149,999	18.10%	13.00%	13.00%	16.30%	12.10%	12.50%	16.10%	15.90%	17.20%
\$150,000 - \$199,999	6.30%	5.30%	5.20%	5.80%	4.40%	5.20%	7.10%	6.70%	8.40%
\$200,000+	6.20%	4.50%	3.90%	4.70%	2.80%	3.10%	4.40%	7.90%	9.90%

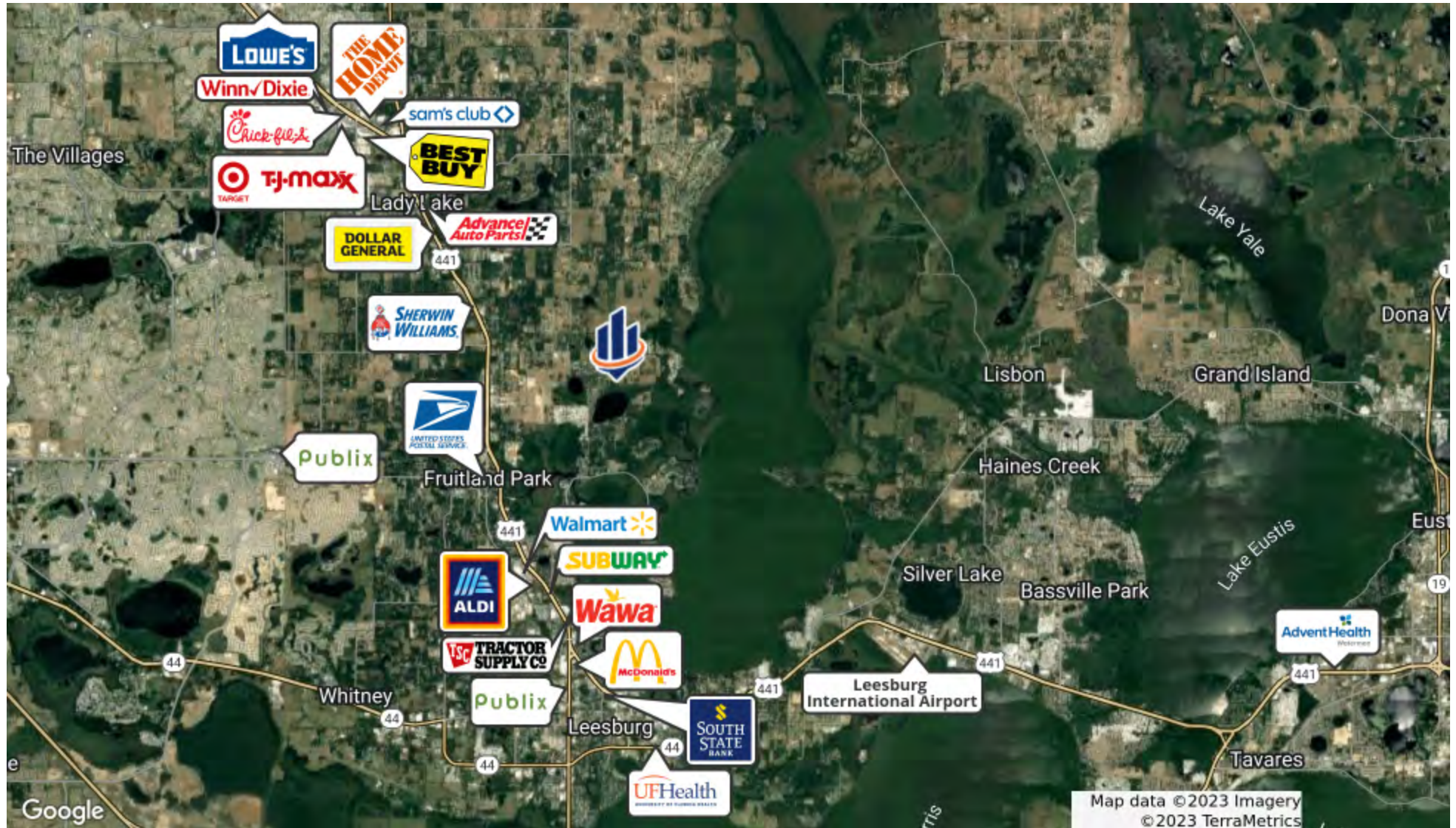
Population by Age

0 - 4	3.60%	4.80%	4.90%	3.60%	5.20%	4.40%	5.00%	5.10%	5.80%
5 - 9	4.00%	5.00%	4.90%	3.90%	5.30%	4.40%	5.30%	5.30%	6.10%
10 - 14	4.40%	5.10%	4.90%	4.20%	5.20%	4.30%	5.40%	5.50%	6.20%
15 - 19	3.80%	4.60%	4.30%	3.70%	4.70%	3.80%	5.00%	5.50%	6.30%
20 - 24	3.20%	4.00%	4.20%	3.10%	4.40%	3.70%	4.60%	5.90%	6.50%
25 - 34	8.70%	10.10%	9.70%	8.50%	10.50%	8.70%	11.20%	13.30%	14.00%
35 - 44	8.20%	9.80%	9.10%	8.10%	9.80%	8.10%	10.70%	11.90%	12.80%
45 - 54	11.60%	10.60%	9.50%	11.10%	10.30%	8.60%	11.20%	11.90%	12.00%
55 - 64	18.60%	15.10%	14.00%	17.60%	14.20%	12.90%	13.80%	13.40%	12.80%
65 - 74	19.20%	16.50%	17.40%	19.20%	15.60%	18.40%	15.00%	12.20%	10.20%
75 - 84	11.00%	10.90%	12.60%	12.70%	11.00%	15.80%	9.50%	7.10%	5.20%
85+	3.70%	3.60%	4.50%	4.30%	3.80%	7.00%	3.50%	2.80%	2.10%

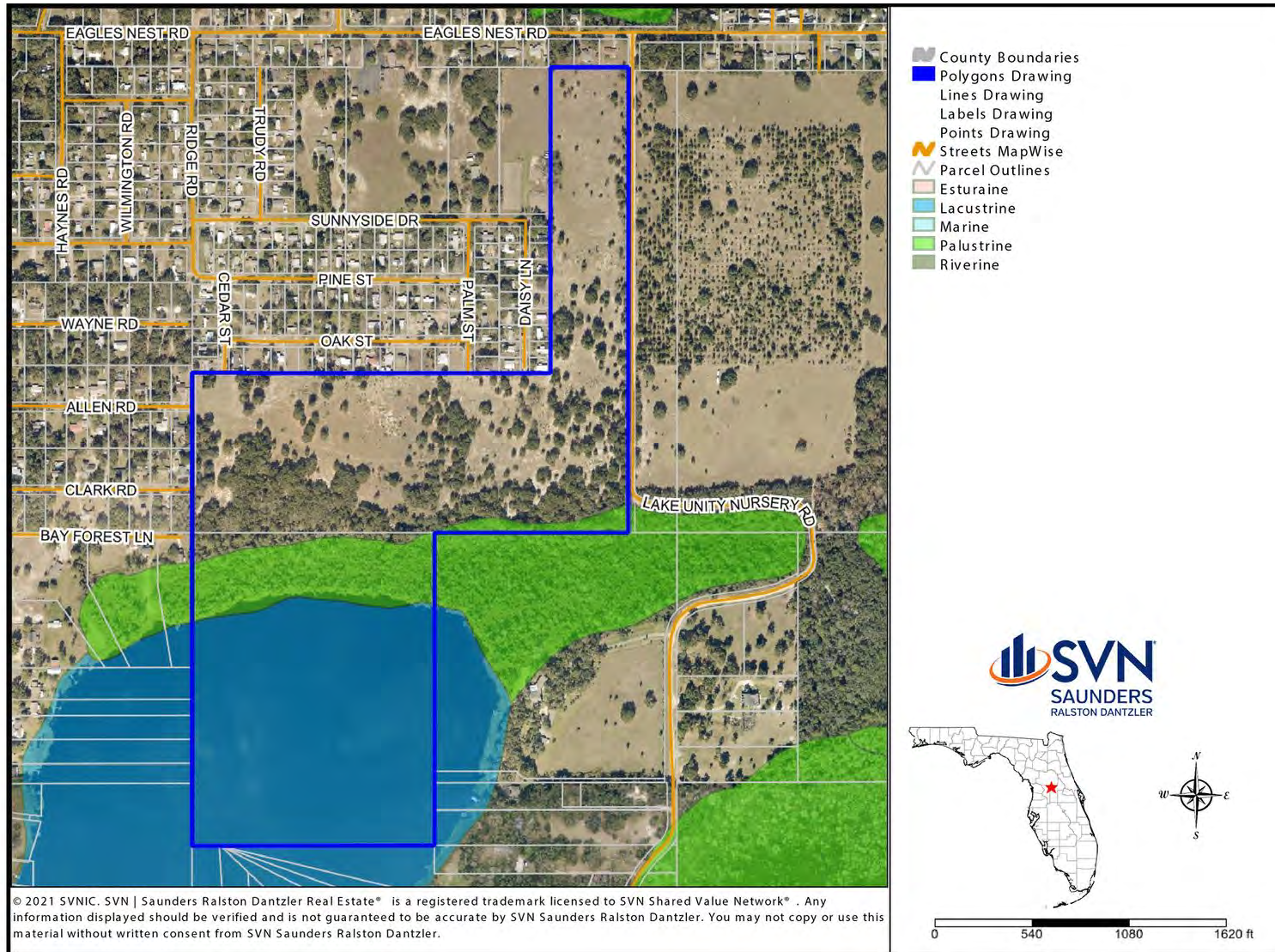
Race and Ethnicity

White Alone	84.60%	77.70%	72.40%	82.20%	74.70%	75.10%	70.30%	56.70%	61.00%
Black Alone	4.60%	8.10%	13.70%	6.20%	10.40%	12.20%	10.00%	14.90%	12.40%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.30%	0.30%	0.40%	0.40%	1.10%
Asian Alone	1.40%	1.90%	1.70%	1.50%	1.60%	1.40%	2.20%	3.00%	6.10%
Pacific Islander Alone	0.30%	0.40%	0.30%	0.40%	0.30%	0.20%	0.10%	0.10%	0.20%
Some Other Race Alone	2.30%	4.00%	4.10%	2.60%	4.60%	3.70%	6.30%	7.50%	8.60%
Two or More Races	6.60%	7.60%	7.50%	6.90%	8.00%	7.00%	10.80%	17.40%	10.60%
Hispanic Origin (Any Race)	8.10%	10.80%	11.10%	8.40%	12.00%	10.10%	17.10%	27.10%	19.00%

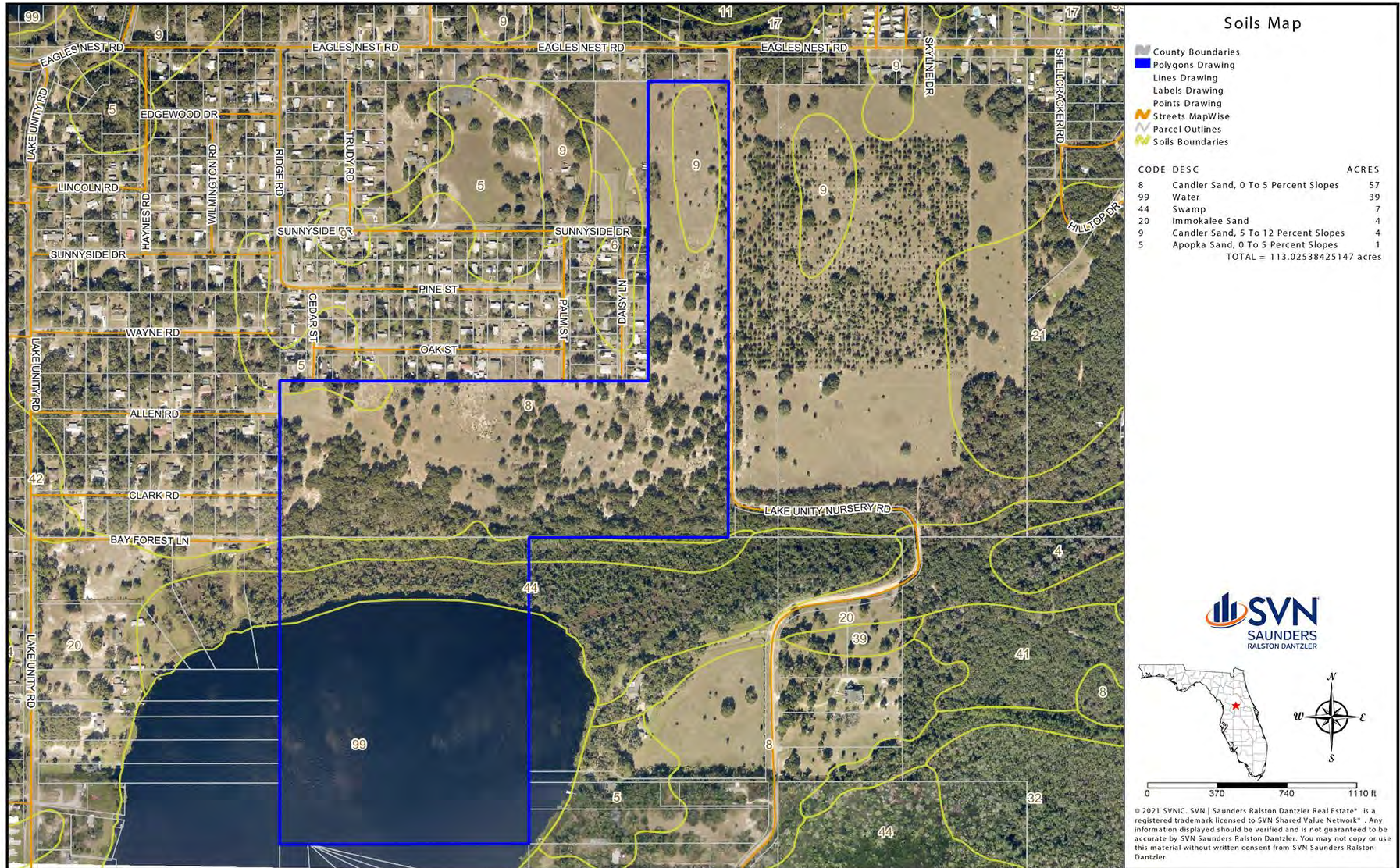
Retailer Map



Wetlands Map



Soils Map



Additional Photos







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1723 Bartow Rd
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605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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