

Property Highlights

Call for Pricing

Will Consider Division of Subject Property

- Total Number of Lots: 999
- Total Site Area (Gross): ±245.1 Acres
- Wetlands and 25' Upload Buffer: ±87.9 Acres
- Net Developable: ±157.2 Acres

Additional Information

- 250 to 500 lots @ 50'x110' w 5' side setback
- Typically 75 – 150 acres min. in takedowns.
- Raw land price per lot, based on varying size takedowns
- Public Water to site & Wastewater service
- Contamination free
- Minimal soil, wetland, species issues with reasonable cut & fill
- 15 minute drive to Publix (7 miles)
- 21 minute drive to Walmart, Lowes (15 miles)
- 5 minutes (2.5 miles to public transportation (bus stop)
- Lake County Median Home Value - \$234,988/5.1% year to year increase
- Lake County Unemployment March 2020 – 4.5%
- Population Density within 25 mile radius of Mascotte – Approx. 400,000 +

DEMOGRAPHICS

2020 Population (Estimate)

1 Mile	3 Miles	5 Miles
511	8,621	17,912

2020 Median HH Income

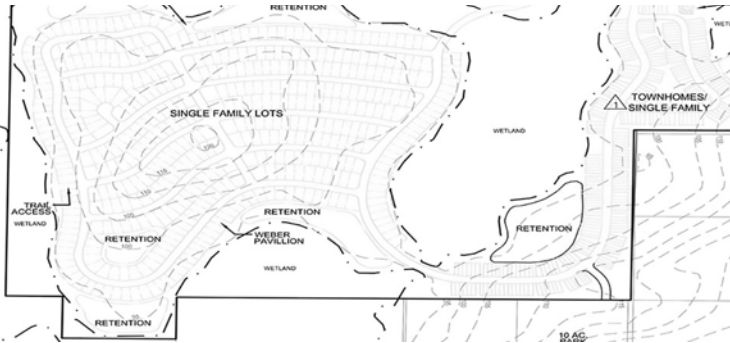
1 Mile	3 Miles	5 Miles
\$48,999	\$50,689	\$54,101

2020 Household Income

1 Mile	3 Miles	5 Miles
\$52,145	\$53,605	\$64,865

2020 Total Households (Estimate)

1 Mile	3 Miles	5 Miles
171	2,856	6,567



DEVELOPMENT PLAN A

Develop a for pad rent manufactured home community. We have a preliminary site plan for the community and have met with golf course architect Ron Garl (<http://rongarl.com/>) to discuss design for an executive golf course. We are considering two options for a manufactured home community, a destination active adult community or a primary community offering affordable living.

PARK MODEL-PRE-MANUFACTURED HOMES

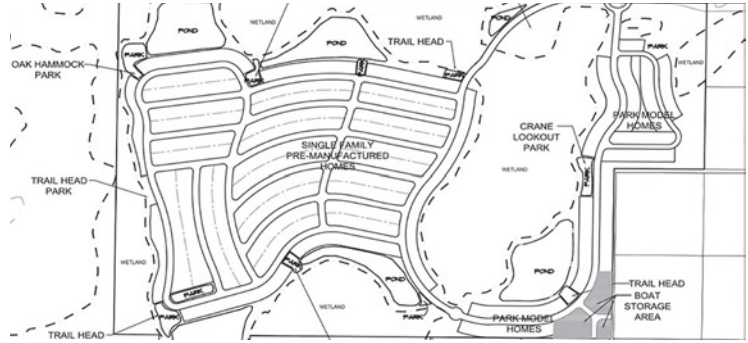
- Building Type: Single family pre-manufactured home
- Total Lot Area: ±41.3 Acres • Maximum Lot Count: ±300
- Density: ±8.5 DU/AC • Max Building Height: 35'
- Front Setback: 20' • Rear Setback: 10'
- Sideyard Setback: 5' Building, 3' Porch
- Corner Lot Setback: 10' • Min. Lot Width: 28'
- Min. Lot Size: 2,520 SF

SINGLE FAMILY PRE-MANUFACTURED HOMES

- Building Type: Single family pre-manufactured home
- Total Lot Area: ±15.9 Acres • Maximum Lot Count: ±699
- Density: ±5.6 DU/AC • Max Building Height: 35'
- Front Setback: 20' • Rear Setback: 10'
- Sideyard Setback: 5' Building, 3' Porch
- Corner Lot Setback: 10' • Min. Lot Width: 40'
- Min. Lot Size: 3,200 SF



For more information please contact:
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DEVELOPMENT PLAN B

Develop a primary residential community offering land / lots to a national builder. As the market continues to improve, home builders like DR Horton, KB Homes and others will want lots priced to allow for delivering homes in the \$175,000 dollar range.

SINGLE FAMILY RESIDENTIAL

- Total Number of Lots: 999 • Building Type: Single family
- Total Lot Area: ±110 Acres • Maximum Lot Count: ±649
- Density: ±5.9 DU/AC • Max Building Height: 35'
- Front Setback: 20' • Rear Setback: 15'
- Sideyard Setback: 5' • Corner Lot Setback: 10'
- Min. Lot Width: 50' • Min. Lot Size: 5,500 SF

TOWNHOMES

- Building Type: Townhomes • Total Lot Area: ±41.3 Acres
- Maximum Lot Count: ±350 • Density: ±8.5 DU/AC
- Max Building Height: 35' • Front Setback: 20'
- Rear Setback: 15' • Corner Lot Setback: 15'
- Min. Lot Width: 450' • Min. Lot Size: 1,200 SF
- Sideyard Setback: 0' or 7.5'

