



## Property Highlights

OFFERING PRICE - Call for Pricing

- 93 undeveloped single-family lots (Available)
- 113 town home pads (Available)
- A 16-acre commercial center approved for 85,000 SF of buildings/outparcels (Available)

Venezia is...

- 6± miles north of the Florida Turnpike
- 7± miles southwest of Tavares
- 15± miles north of Clermont
- 20± miles north of Disney World
- 40± miles northwest of Orlando
- 1½ hours drive time from Tampa

## UTILITIES AND ENTITLEMENTS

- Town of Howey-in-the-Hills Water & Sewer
- Progress Energy electricity
- Embarq cable services



### DEMOGRAPHICS

2016 Total Population			
1 Mile	3 Miles	5 Miles	
3,218	10,202	15,666	
2016 Average HH Income			
1 Mile	3 Miles	5 Miles	
\$67,845	\$52,783	\$52,799	
2016 Total Households			
1 Mile	3 Miles	5 Miles	
1,241	4,240	5,683	



# THE LAND SHARKS

Making It Happen

LICENSED REAL ESTATE BROKERS

813.679.3952 • [www.landsharksfl.com](http://www.landsharksfl.com)

## VENEZIA

**FOR SALE Multiple Properties**  
Mixed Use Property in Howey-in-the-Hills, FL



For more information please contact:

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