



ENEZIA TOWNHOMES

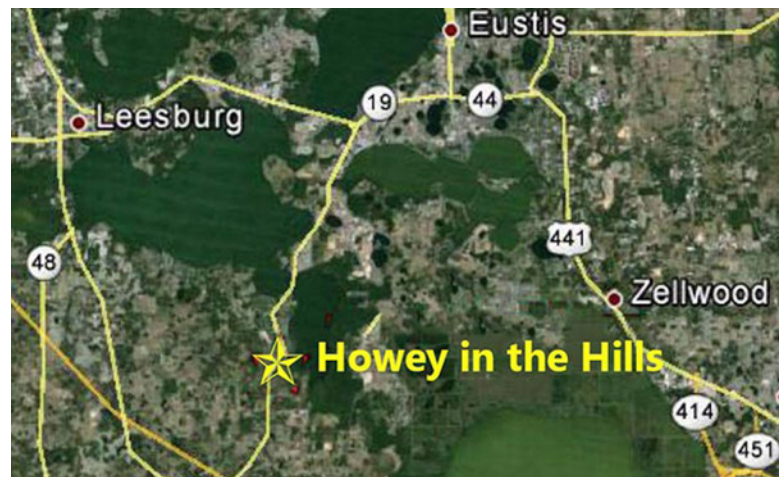
FOR SALE: \$3,200,000

11.83 ± Acres

**Entitled for 113 Town Home Lots-
Howey-in-the-Hills, FL**

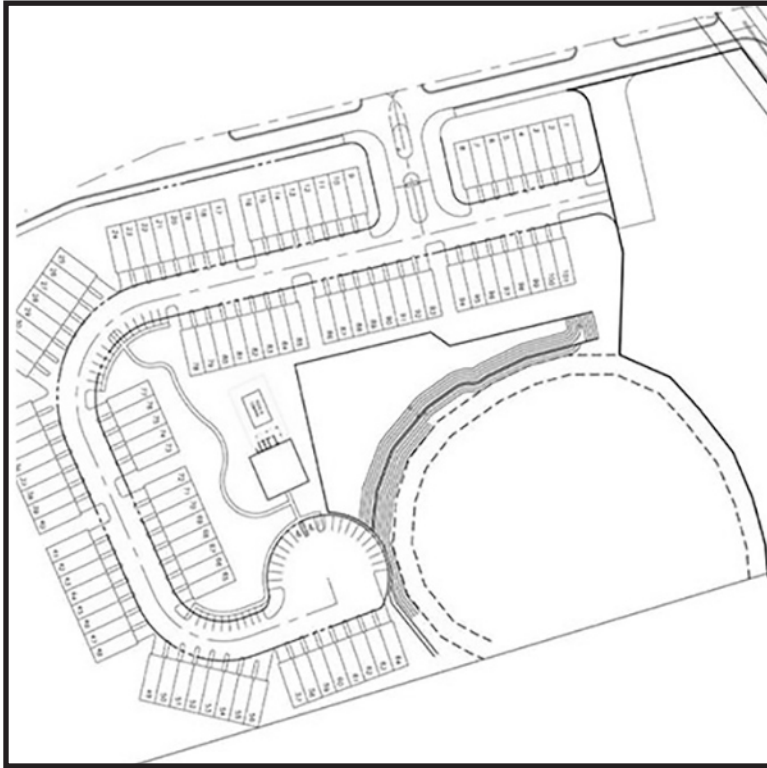
OVERVIEW:

Venezia is a 211-acre residential, master-planned community consisting of 172 developed single-family lots (UNDER CONTRACT), 93 undeveloped single-family lots, 113 town home pads and a 16-acre commercial center approved for 85,000 SF of building. The site infrastructure for Phase I was completed January 2009, including a fully approved P.U.D. Also Ideal for ALF or Maintenance Free Over 55 Villa Community!



LOCATION:

Venezia is located on State Road 19 in the heart of Lake County in the town of Howey-in-the-Hills. It is 0.5 miles from the Mission Inn Golf and Tennis Resort, which has recently been awarded Justine Henin's 6th Sense Tennis Academy.



DEMOGRAPHICS

2012 Total Population

2 Mile	5 Miles	10 Miles
1,754	10,989	98,203

2012 Average Household Income

2 Mile	5 Miles	10 Miles
\$66,941	\$60,412	\$58,103

Household Growth 2012-2017

2 Mile	5 Miles	10 Miles
13.70%	7.90%	3.90%

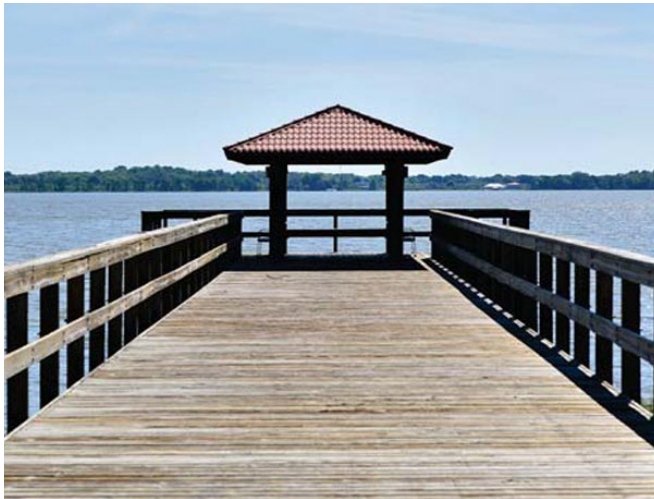
Property Highlights

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
- 2½ hours drive time from Jacksonville
- 4 hours drive time from Miami
- 7½ hours drive time from Atlanta

UTILITIES AND ENTITLEMENTS

- 113 Town Home Lots Allowed
- Town of Howey-in-the-Hills Water & Sewer
- Progress Energy electricity
- Embarq cable service



For more information please contact:

Mark Cooney, The Land Shark

Cell: 813.679.3952 • mcooney@landsharksfl.com