

37500 St. Louis Avenue

Umatilla, Florida 32784

Property Highlights

- Located in dynamic Lake County (unincorporated)
- 92.0± acres total includes lakes; approximately 57 acres upland
- Zoned R-6; allows for up to six dwelling units per acre (342 units maximum - based on upland portion)
- "Upland" area drains well former orange grove
- Surrounded by Lake Bracy and Lake Smith allows for lakefront lots
- Extensive new growth and transportation development
 in the immediate area

MAJOR REDUCTION

Sale Price: \$2,995,000



12.14.23

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubl its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
5 Miles	37,203	\$62,367
10 Miles	119,096	\$62,308
15 Miles	199,855	\$61,714



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