

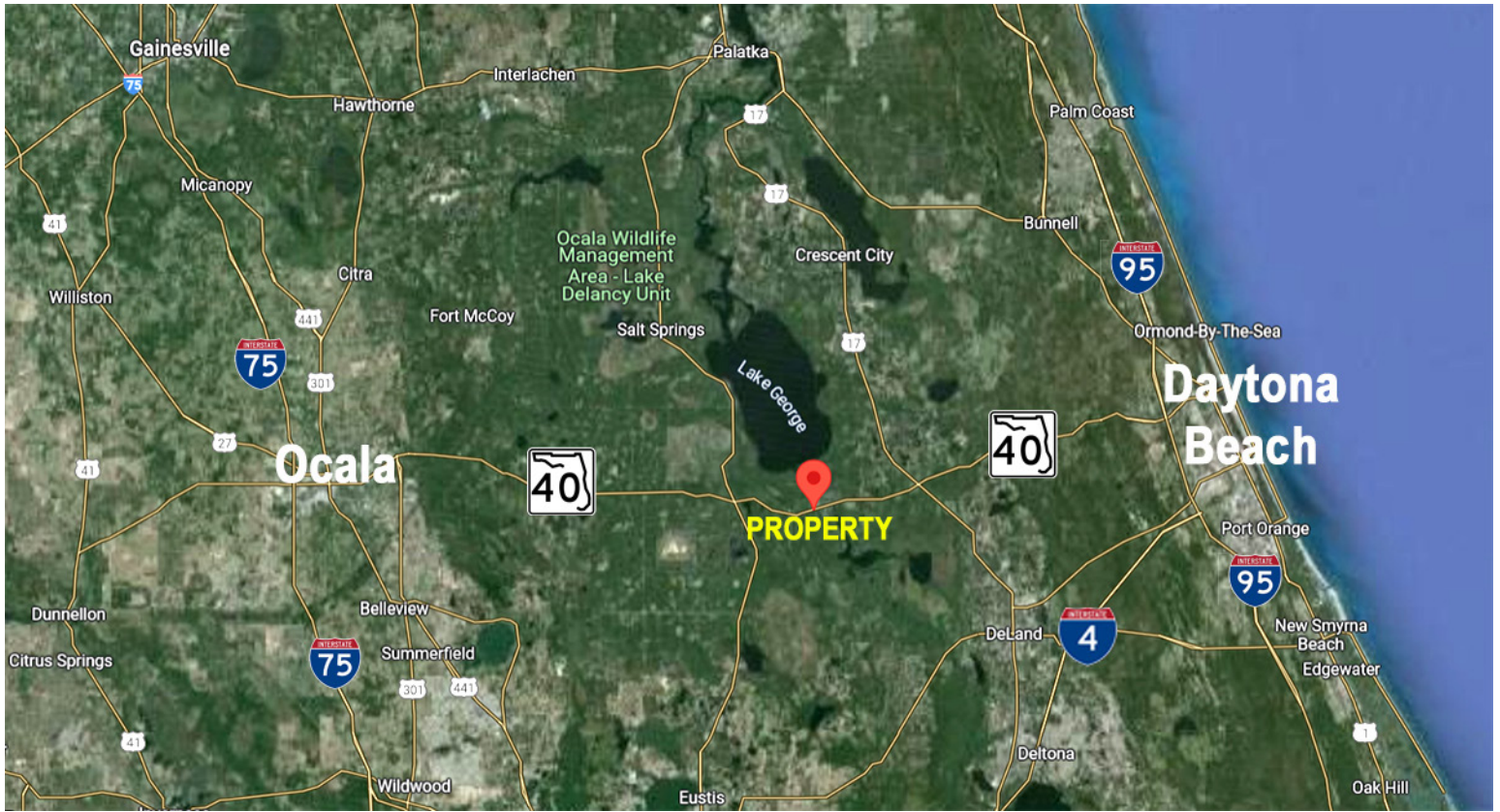


## KEY FEATURES

- Located 1 mile west of the St. John’s River where a new 30 Million Dollar Margaritaville complex is proposed
- On CR 40 a major east-west corridor in Lake County
- Two adjacent parcels totaling 12 acre parcel cleared, ready for development with retention and water and sewer to the site
- Corner location, proposed plan to include RV Park and/or tiny homes or town homes with three road front out parcels or proposed as a retail anchored shopping center

| Demographics               | 1 Miles  | 3 Miles  | 5 Miles  |
|----------------------------|----------|----------|----------|
| 2029 Population Projection | 4,195    | 4,748    | 9,902    |
| 2026 Average HH Income     | \$70,322 | \$69,599 | \$71,225 |
| 2026 Median HH Income      | \$51,667 | \$51,834 | \$54,394 |

**9,000 AADT Traffic Count**



| OUTPARCELS |           |           |
|------------|-----------|-----------|
| OP         | Size      | Leased To |
| A          | 1.30 ± AC | AVAILABLE |
| B          | 0.99 ± AC | AVAILABLE |
| C          | 1.56 ± AC | AVAILABLE |
| D          | 5.95 ± AC | AVAILABLE |

| RETAIL   |             |             |
|----------|-------------|-------------|
| Property | Size        | Leased To   |
| Retail   | 10,500 ± SF | WILL DIVIDE |
| C-Store  | 5,200 ± SF  | AVAILABLE   |
| QSR      | 2,500 ± SF  | AVAILABLE   |