

For Sale

# Fruitland Park Development Site

12.86 Acres | \$97,201 / Acre



## Stephenson Lane & Myrtle Lake Avenue

Fruitland Park, Florida 34731

### Property Highlights

- 12.86± acre development site
- Great opportunity - pre-planned for duplex residential subdivision with 44 platted lots
- Units could be sold or set up as a build-to-rent community
- Prime lake front location in desirable Fruitland Park
- Annexation, Future Land Use and Zoning changes currently underway with the City of Fruitland Park
- Preliminary engineering completed
- Close to Lake Griffin, Lake Griffin State Park, Flatland Island Preserve and numerous outdoor recreation areas
- Close to retail corridors on US Hwy 441 and Miller Blvd
- Convenient access to major roadways – US Hwy 441 (Citrus Blvd), SR 44, US Hwy 27, US Hwy 301, Florida's Turnpike and I-75



**Sale Price: \$1,250,000**

For more information

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05.11.26

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 doubt 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.

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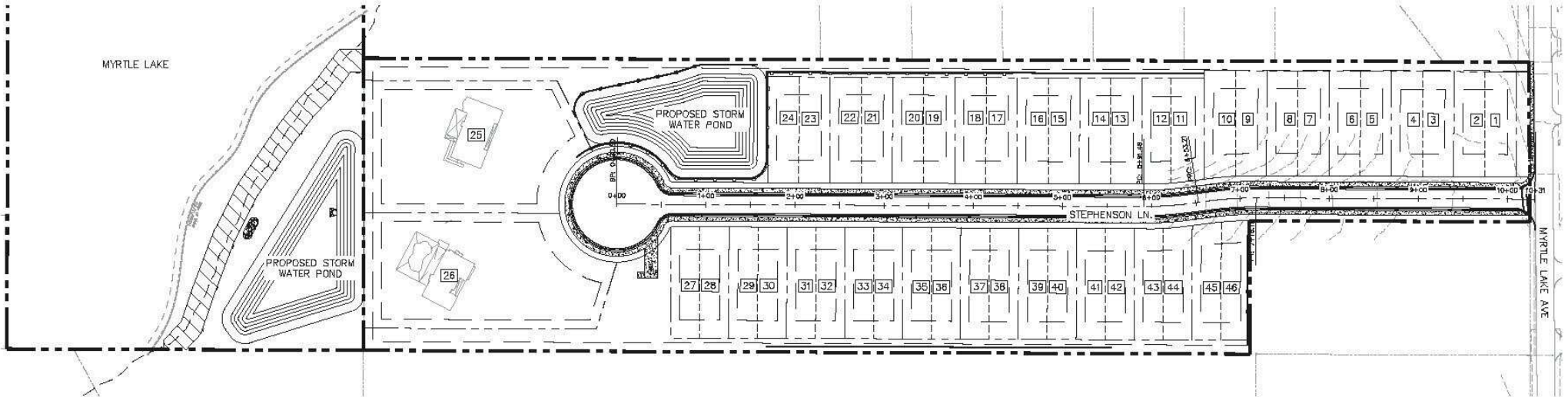
# Property Aerials



# Site Plan



GRAPHIC SCALE IN FEET  
0 30 60 120



**SITE SUMMARY:**  
 SITE AREA: 14.83 AC.  
 PROJECT AREA: 9.89 AC.  
 WETLANDS: 0.26 AC.  
 SURFACE WATERS: 4.68 AC.

EXISTING ZONING: R-1 RESIDENTIAL & RP - RESIDENTIAL PROFESSIONAL (LAKE COUNTY)  
 PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT (CITY OF FRUITLAND PARK)

**ADJACENT ZONING:**  
 NORTH: R-3 - MEDIUM RESIDENTIAL (LAKE COUNTY)  
 EAST: A - AGRICULTURE (LAKE COUNTY)  
 SOUTH: RP - RESIDENTIAL PROFESSIONAL (LAKE COUNTY)  
 WEST: R-4 - RESIDENTIAL SINGLE FAMILY HOME - MEDIUM DENSITY (CITY OF FRUITLAND PARK)

EXISTING FUTURE LAND USE: URBAN MEDIUM (LAKE COUNTY)  
 PROPOSED FUTURE LAND USE: MF1D - MULTI-FAMILY LOW DENSITY (CITY OF FRUITLAND PARK)

PROPOSED LOTS: 2 SINGLE FAMILY LOTS (LOTS 15 & 16 - EXISTING HOMES)  
 22 DUPLEXES (22 DUPLEX BUILDING - FEE SIMPLE OWNERSHIP FOR A TOTAL OF 44 LOTS)

**BUILDING SETBACKS:**  
 FRONT (DRIVEWAY): 25 FT  
 SIDE (LOT): 10 FT  
 SIDE (ROW): 20 FT  
 REAR: 20 FT

**BUILDING HEIGHT:** MAXIMUM 38 FT  
 PROPOSED 38 FT

**BUILDING COVERAGE:** REQUIRED 30% (1,200 SF)  
 MAX: 30% (1,200 SF)  
 MIN: 600 SF  
 PROPOSED 30% (1,200 SF)

**MAX. DENSITY:** REQUIRED 5 DU/AC.  
 PROPOSED 4.88 DU/AC.

**LOT SIZE:** MINIMUM 4,000 SF  
 PROPOSED 4,000 SF (MIN.)

**OPEN SPACE:** MINIMUM 25% (2.47 AC.)  
 PROPOSED 25% (2.47 AC.)

**PHASING:**  
 THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

**WATER/FIRE SERVICE:**  
 WATER AND FIRE SERVICE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.

**SANITARY SEWER SERVICE:**  
 SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.

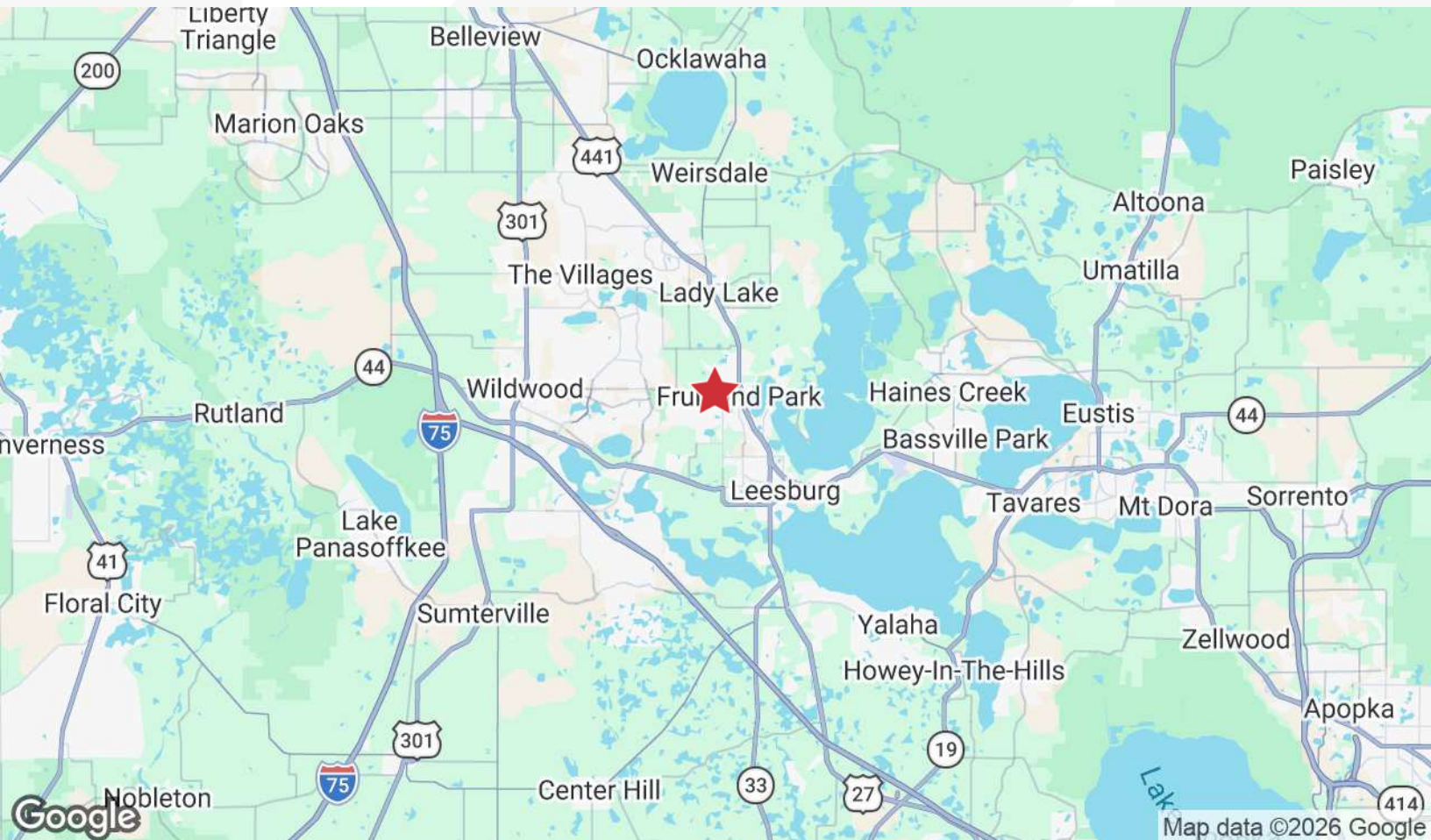
**STORM WATER MANAGEMENT:**  
 THIS DEVELOPMENT COMPLIES WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD) AND CITY OF FRUITLAND PARK CRITERIA FOR WATER QUALITY REQUIREMENTS AND PEAK STORM ATTENUATION.

# Retailer Map

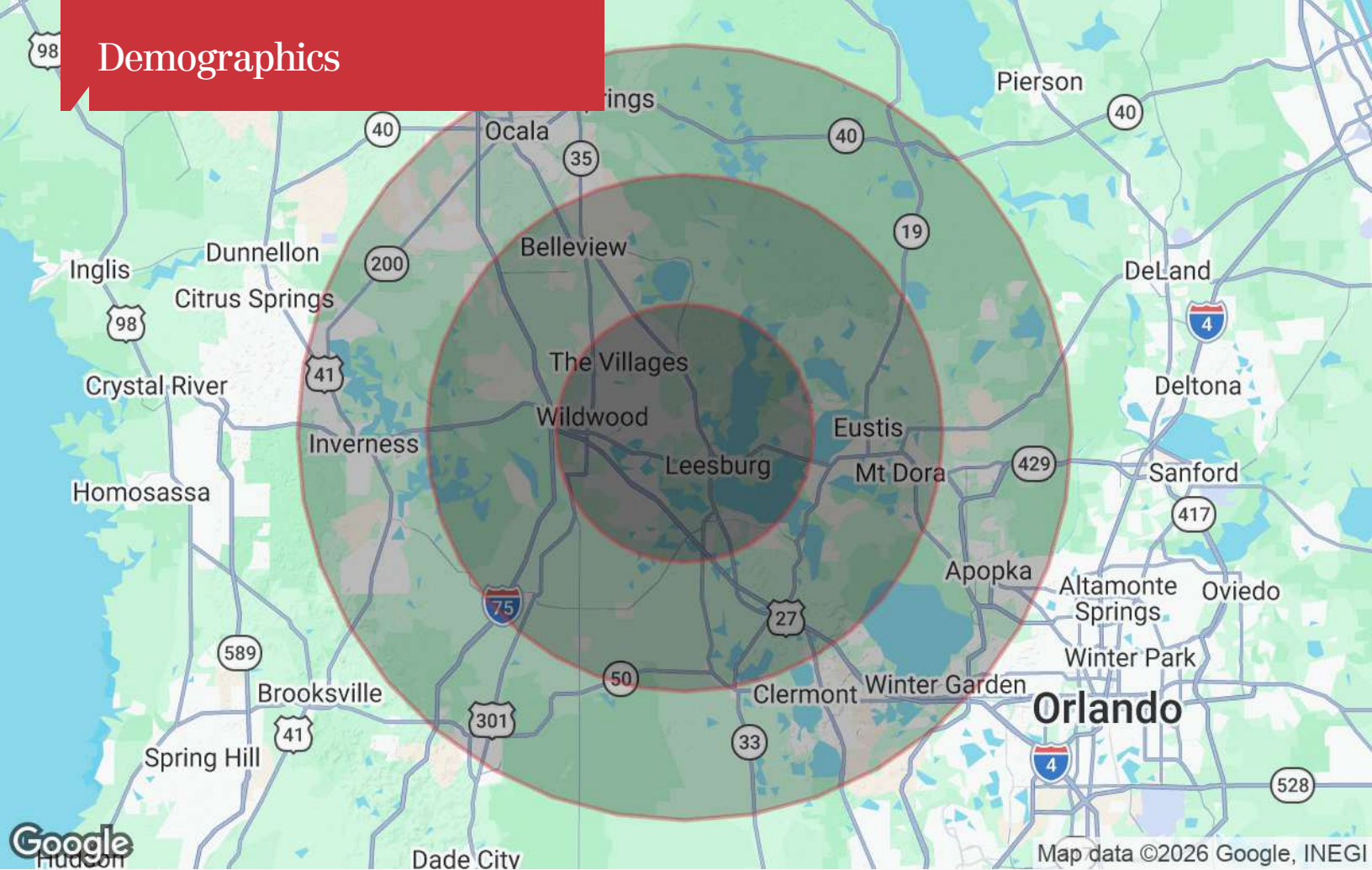


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# Location Maps



# Demographics



## Population

	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	215,280	473,490	1,037,618
MEDIAN AGE	61.8	53.3	48.2
MEDIAN AGE (MALE)	62.3	52.7	47.2
MEDIAN AGE (FEMALE)	61.8	54.1	49.0

## Households & Income

	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	106,567	210,277	424,105
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$85,218	\$83,903	\$89,166
AVERAGE HOUSE VALUE	\$338,387	\$305,668	\$306,645

\* Demographic data derived from 2020 ACS - US Census