

VENEZIA LAND

VENEZIA BLVD & US19., HOWEY-IN-THE-HILLS, FL



BTS/GL OR SALE

Property Specs

- Lot 1 - +/- 11.84 Acres (Commercial/Multi-Family)
- Lot 2 - +/- 5.13 Acres (Commercial)

Property Features

- 211-Acre mixed use, master planned community consisting of 285 Single Family lots (completed), 113 townhomes (Under Construction)
- 11.84+/- acre parcel being entitled to include MF
- 5.13+/- acre commercial parcel
- Uses: Restaurant, Bank, Pharmacy, Retail
- Located on State Road 19 in the heart of Lake County
- Off site retention
- Within 5-minute drive from FL's Turnpike: 44,600 VPD

Traffic Counts

- SR 19: 15,000 AADT
- US27: 26,500 AADT
- FL Turnpike: 44,600 VPD

TRADE AREA DEMOGRAPHICS

Radius	Population (2023)	Average Income (2023)
3 Mile	5,337	\$86,754
5 Mile	12,453	\$88,766
10 Mile	133,698	\$76,598



FLAGSHIP COMPANIES GROUP, LLC

1190 BUSINESS CENTER DRIVE, SUITE 200 • LAKE MARY, FL 32746 • (407) 246-1144

Ryan Combs (407) 948-5822 • rcombs@flagshipcg.com • Mark Cooney (813) 679-3952 • Mcooney@landsharksfl.com

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SITE PLAN



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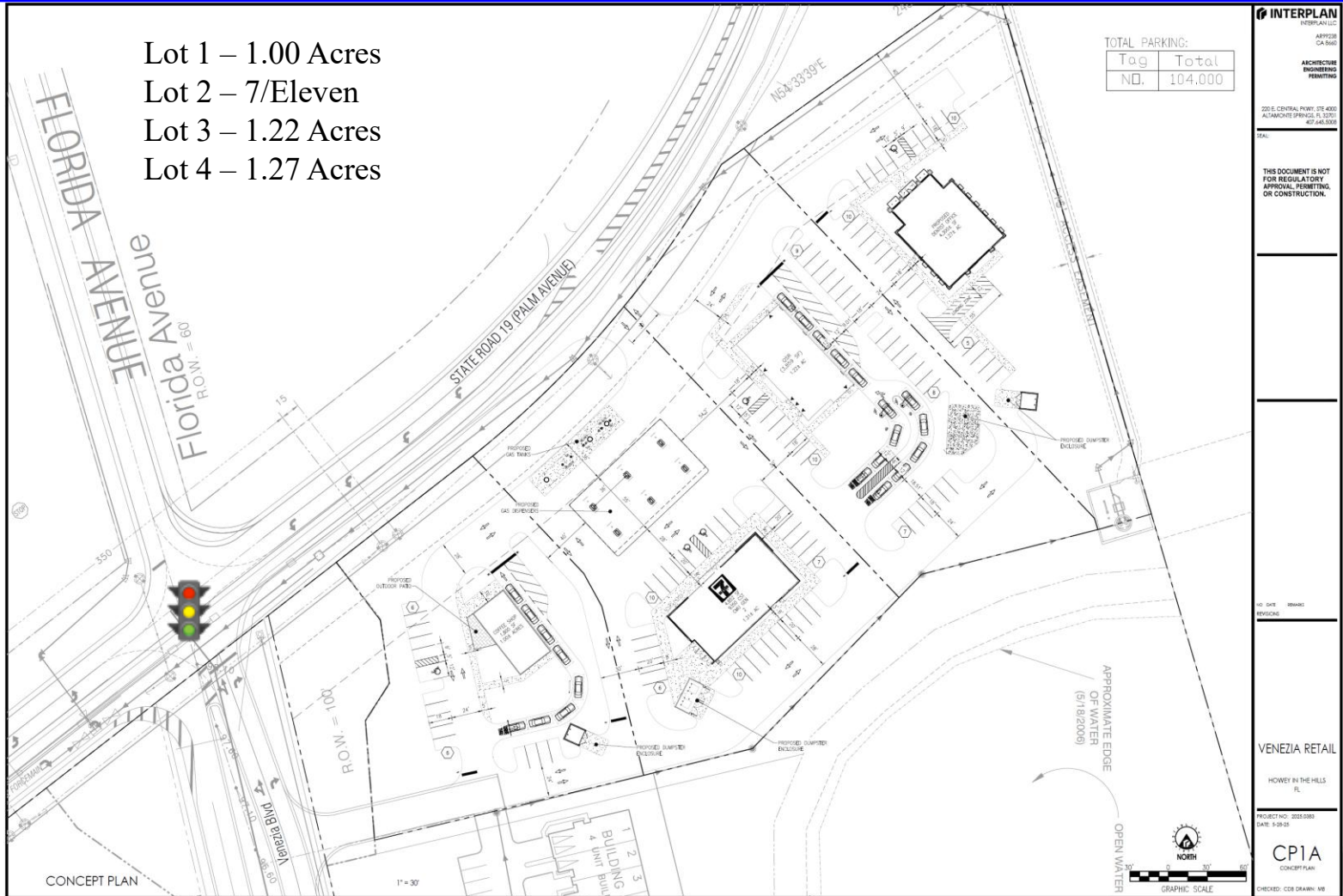
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4 LOT SITE PLAN



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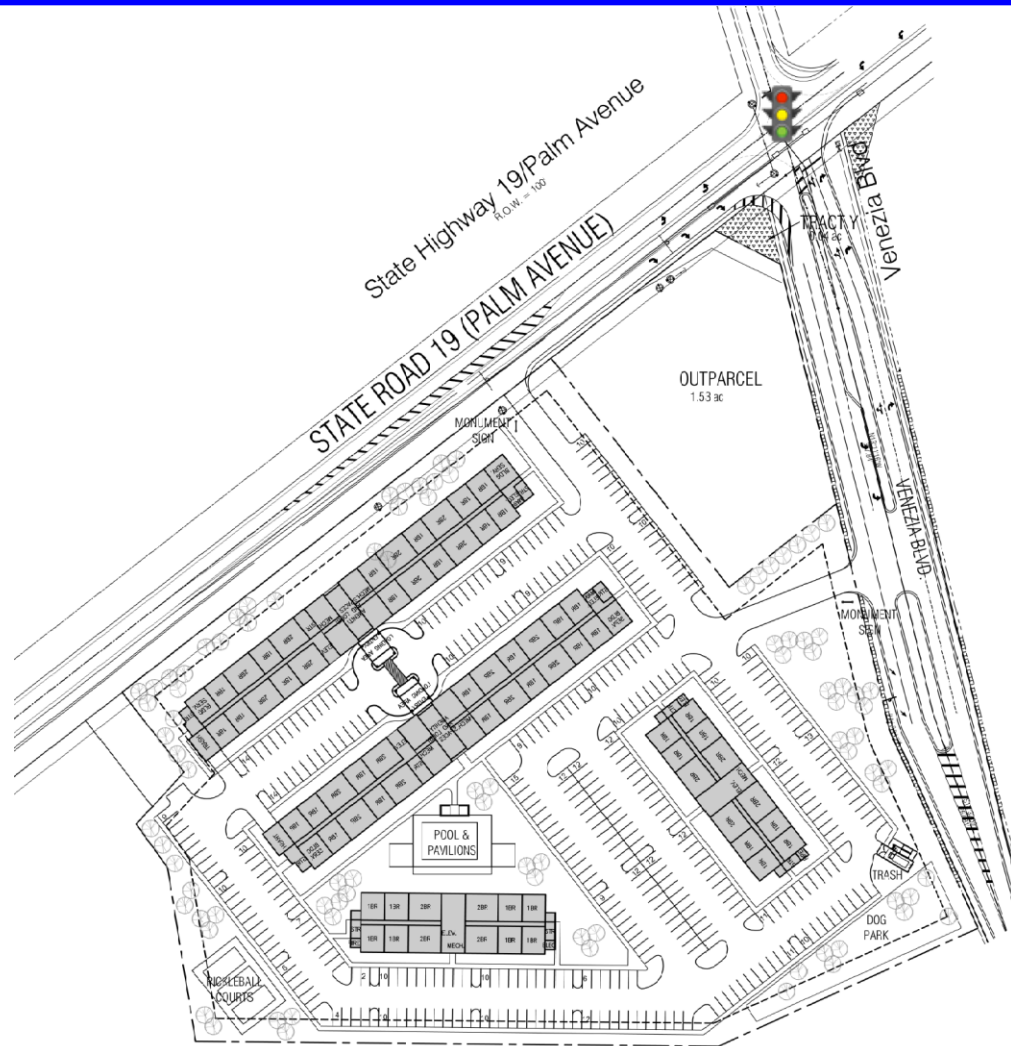
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MULTI-FAMILY CONCEPT PLAN



PROJECT AREA	10.45 AC +/-
UNIT DENSITY	27.6 UNITS/AC
	288 UNITS PROPOSED
UNIT MIX	192 - 1 BR / 1 BA
	96 - 2 BR / 2 BA
PARKING COUNT	1.0 SPACES * # OF 1 BR UNITS
	2.0 SPACES * # OF 2- BR UNITS
	394 MIN SPACES
	393 PROVIDED
MAX BLDG HEIGHT	50 FT MAX / 4 STORIES PROPOSED

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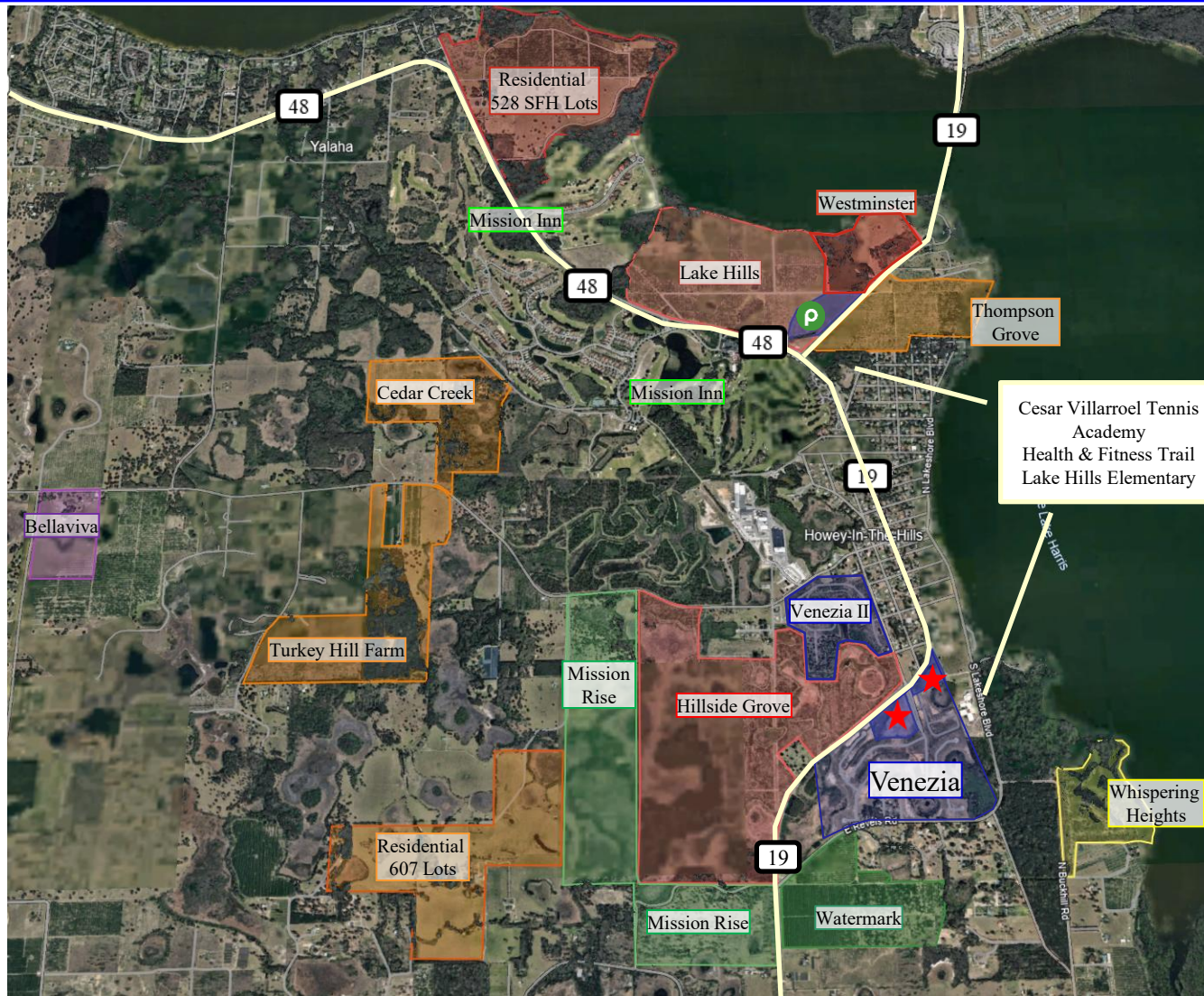
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AERIAL MAP



Project	Uses
Venezia	285 SF, 113 TH, 85k SF Commercial
Mission Inn	Resort/Golf, SF Homes, Town Homes
Lake Hills	571 SF Lots
 Publix 2025	50K SF
Hillside Grove	740 SF Lots, 146 MF, 300K SF Commercial, 100K SF Storage
Mission Rise	400 SF Lots
Thompson Grove	272 SF Lots
Westminster	350 MF (ALF)
Whispering Heights	156 SF Lots
Turkey Hills Farm	Residential SF/MF
Cedar Creek	171 SF Lots
Bellaviva	Active Adult SF Lots
Watermark	225 SF Lots

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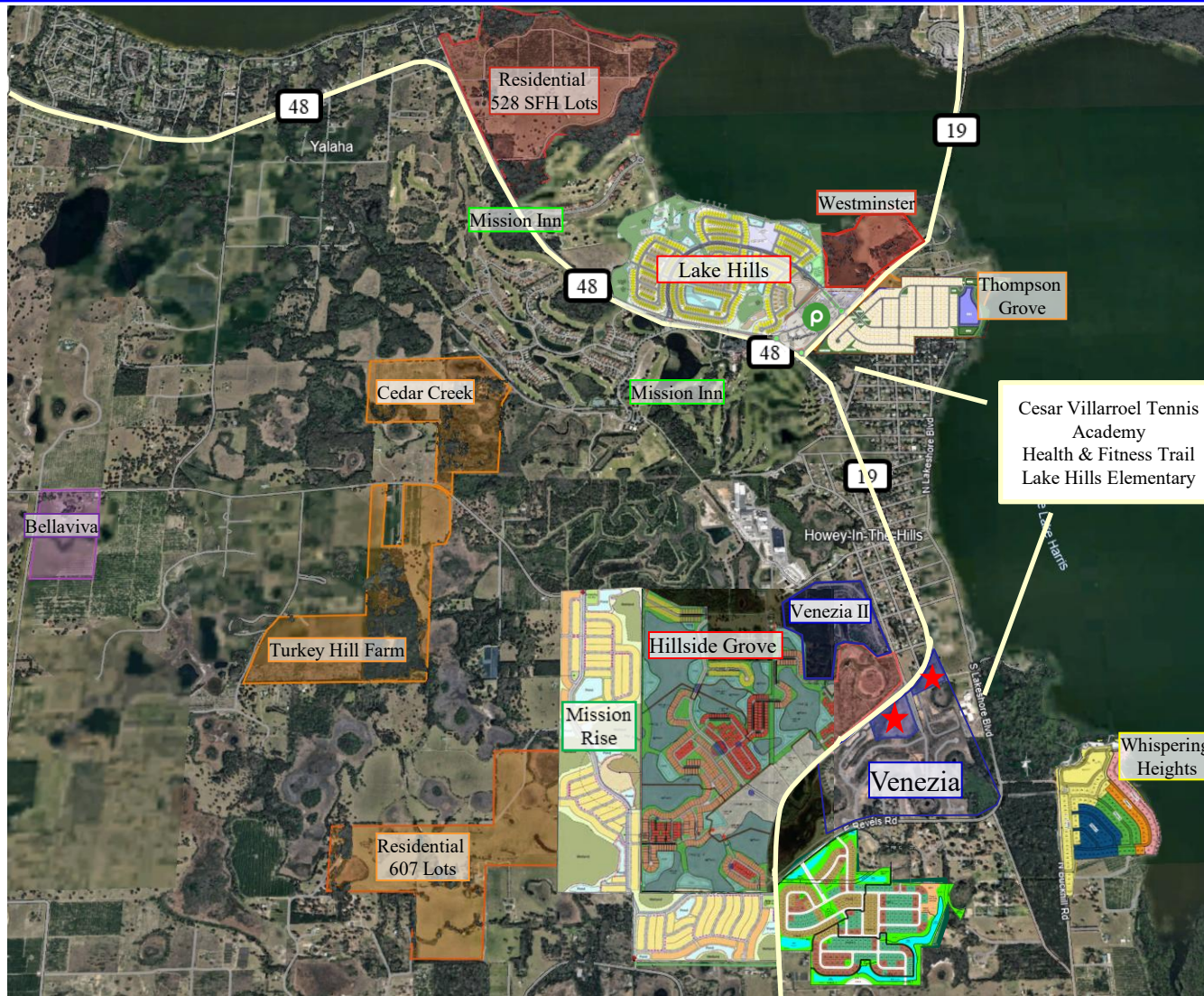
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