

Exclusive Central Florida Property Offering

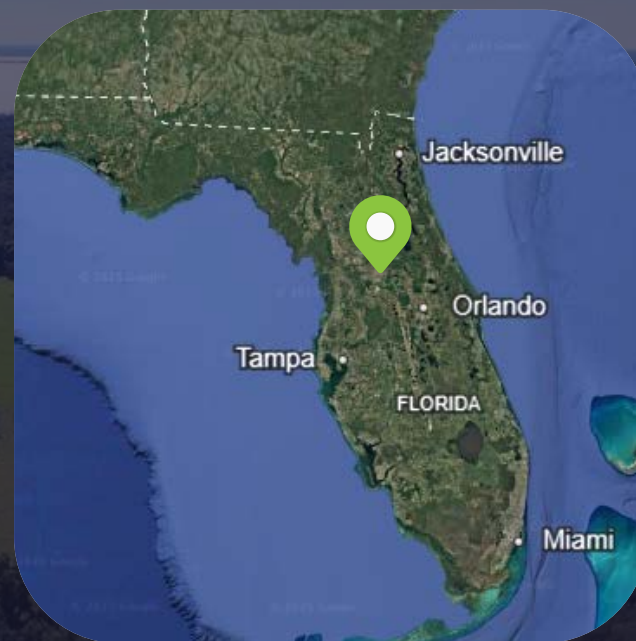
# LAKE COUNTY PREMIER WATERFRONT



Total Acres

1,320<sup>±</sup>

*\*Final Acreage to be Verified by Survey.*



LAKE GRIFFIN

## Contact Info.

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*Executive*

# Highlights

**01**

## **Scale**

1,320± Acres  
2.06 mi<sup>2</sup>

**02**

## **Character**

Rolling Terrain,  
Long Views

**03**

## **Growth**

High-Demand  
Central Florida

**04**

## **Waterfront**

Ocklawaha River  
Shorelines




## **Watch the Video Overview**

Experience daily convenience: **clubhouse, marina, and recreation beside the site, at the adjacent Harbor Hills Country Club** with The Villages' shopping, restaurants, entertainment, and healthcare a short drive away—**set within Central Florida's high-growth corridor.**

## **Contact Info.**


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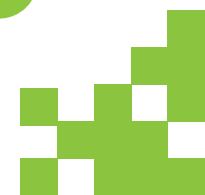
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## Central Florida Growth Corridor

# Regional Overview



### The Villages Trade Area

Town centers, regional shopping, and neighborhood retail—7M+ sq ft overall; town centers ~500k sq ft each **with dining, entertainment, and services.**



### Healthcare & Employment

**UF Health The Villages ~7 mi; UF Health Leesburg ~12 mi**—a growing medical hub supporting jobs and all-ages housing demand.



### Regional Connectivity

Central to Orlando (≈1 hr) and Tampa (≈90 min), **with access to MCO and SFB airports;** beaches within easy day-trip reach.

*Adjacent Amenity*

# Harbor Hills Country Club

- 01.** *Championship Golf*  
18-Hole Course Next Door
- 02.** *Marina & Boat Ramp*  
On-Site Club Access
- 03.** *Dining & Events*  
Clubhouse Restaurants + Venues
- 04.** *Fitness & Pool*  
Gym, Lap/Rec Swimming
- 05.** *Tennis & Pickleball*  
Har-Tru and Courts



### Parcel ID Table - Lake County Property

APN	Alt Key	Site Address	Owner Name	Acreage	Land ft²	Use Code Std. CTG	Use Code Std. Desc.
01-18-24-000100002300	3355865	SADDLE RIDGE LN	HARBOR HILLS DEV.	41.46	1805998	AGRICULTURAL	PASTURE
01-18-24-00040000502	3249313	SINGLETARY RD	HARBOR HILLS DEV.	22	958320	AGRICULTURAL	PASTURE
01-18-24-000400001200	3362616	SINGLETARY RD	HARBOR HILLS DEV.	36.5	1589940	AGRICULTURAL	PASTURE
06-18-25-00010000100	1811007	STRONG PT	HARBOR HILLS DEV.	95	4138200	VACANT LAND	WASTE LAND / MARSHES
06-18-25-00020000402	1742391	STRONG PT	HARBOR HILLS DEV.	92	4007520	AGRICULTURAL	PASTURE
06-18-25-00020000700	3355873	STRONG PT	HARBOR HILLS DEV.	103	4486680	AGRICULTURAL	PASTURE
06-18-25-00030000200	1811023	STRONG PT	HARBOR HILLS DEV.	94	4094640	AGRICULTURAL	PASTURE
06-18-25-00030000500	1811015	SINGLETARY RD	HARBOR HILLS DEV.	59.27	2581801	AGRICULTURAL	PASTURE
07-18-25-00010000100	1811031	LANDINGS BLVD	HARBOR HILLS DEV.	414	18033840	AGRICULTURAL	PASTURE
07-18-25-00010000200	1386314	MATHEWS RD	HARBOR HILLS DEV.	28.7	1250172	VACANT LAND	MISC. VACANT LAND
07-18-25-00030000300	1176786	LAKE GRIFFIN RD	HARBOR HILLS DEV.	3.3	143748	AGRICULTURAL	PASTURE
07-18-25-00030000400	1811040	LAKE GRIFFIN RD	HARBOR HILLS DEV.	8	348480	AGRICULTURAL	PASTURE
07-18-25-00030001100	1386306	LANDINGS BLVD	HARBOR HILLS DEV.	19.83	863795	AGRICULTURAL	PASTURE
08-18-25-00020000500	1386373	CIRCLE DR	HARBOR HILLS DEV.	160	6969600	VACANT LAND	WASTE LAND / MARSHES
08-18-25-00020000600	1386381	MATHEWS RD	HARBOR HILLS DEV.	50	2178000	AGRICULTURAL	PASTURE
12-18-24-00010000100	1238901	MARION COUNTY RD	HARBOR HILLS DEV.	13	566280	AGRICULTURAL	PASTURE
12-18-24-00030000300	3304411	SINGLETARY RD	HARBOR HILLS DEV.	39	1698840	AGRICULTURAL	PASTURE
12-18-24-000400001200	1238935	5923 LAKE GRIFFIN RD	HARBOR HILLS DEV.	40	1742400	RESIDENTIAL	SINGLE FAMILY RESIDENCE
13-18-24-050000P00001	3635469	LAKE GRIFFIN RD	HARBOR HILLS DEV.	0.11	4629	MISCELLANEOUS	MISC.
18-18-25-00020000200	1811147	LAKE GRIFFIN RD	HARBOR HILLS DEV.	1.53	66647	VACANT LAND	RESIDENTIAL
				1320.7			

## Tract Index

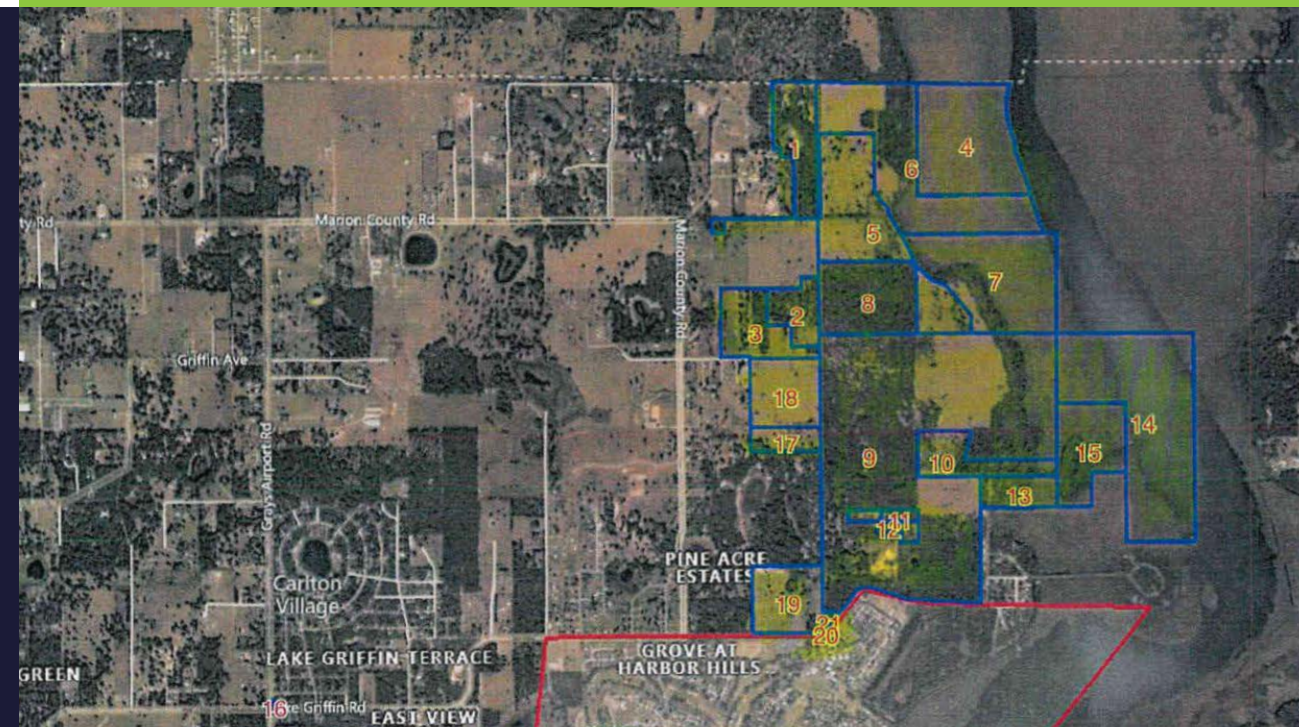
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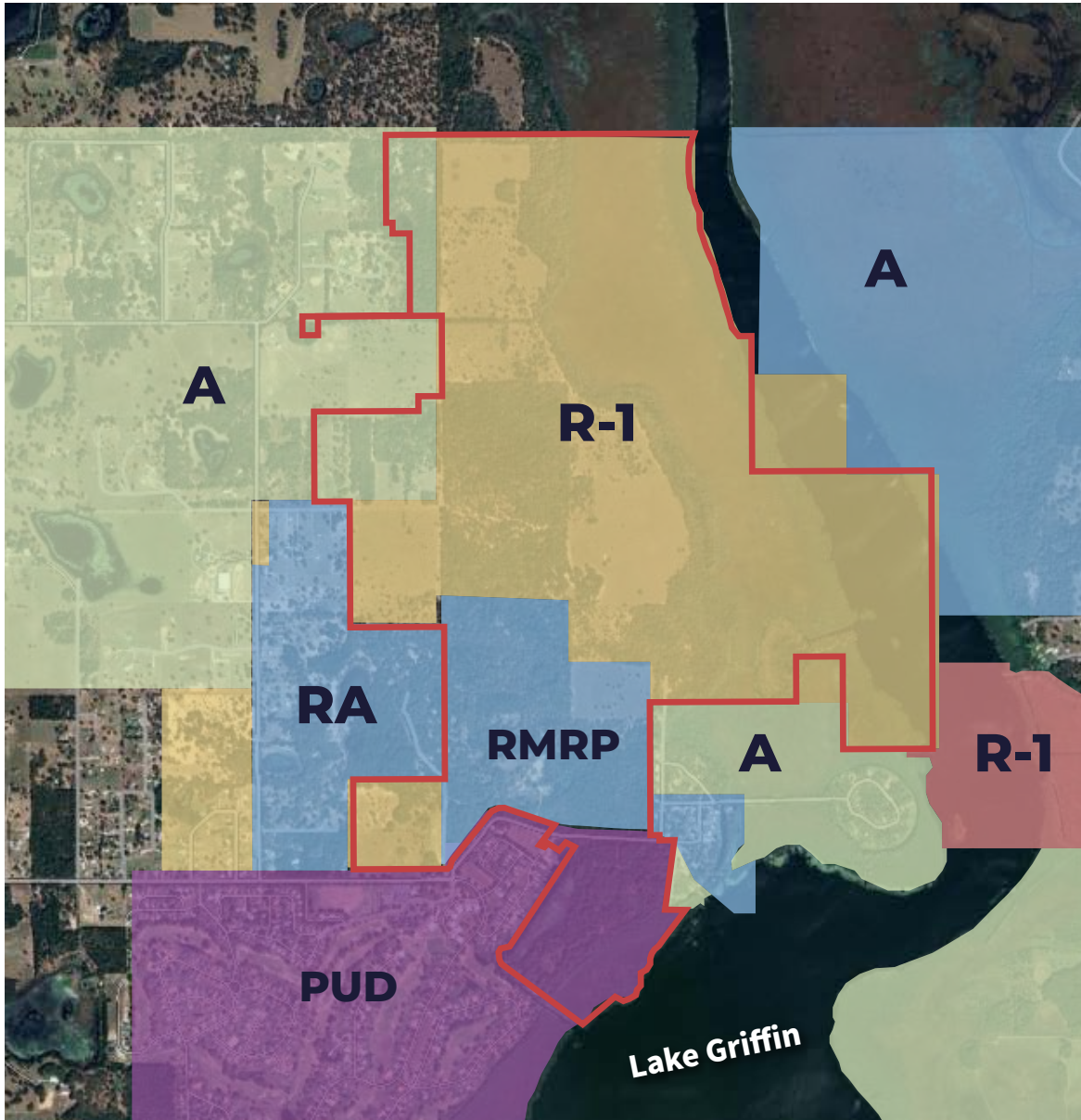
Parcel identifiers with jurisdiction, zoning district, and approximate acreage, plus brief notes on frontage, access, and planning considerations.

## Site Map

# Parcel GIS Image

Clean site view depicting the parcel boundary, Lake Griffin frontage, hilltop vistas, and proximity to The Villages and regional arteries.





## *Regulatory*

# Zoning Map

### **Subject & Surroundings**

Schematic view of current districts around the tract—R-1, Agriculture (A), RMRP, and PUD—set against Lake Griffin and conservation edges.

Subject boundary is highlighted; country-club adjacency and primary corridors are labeled.



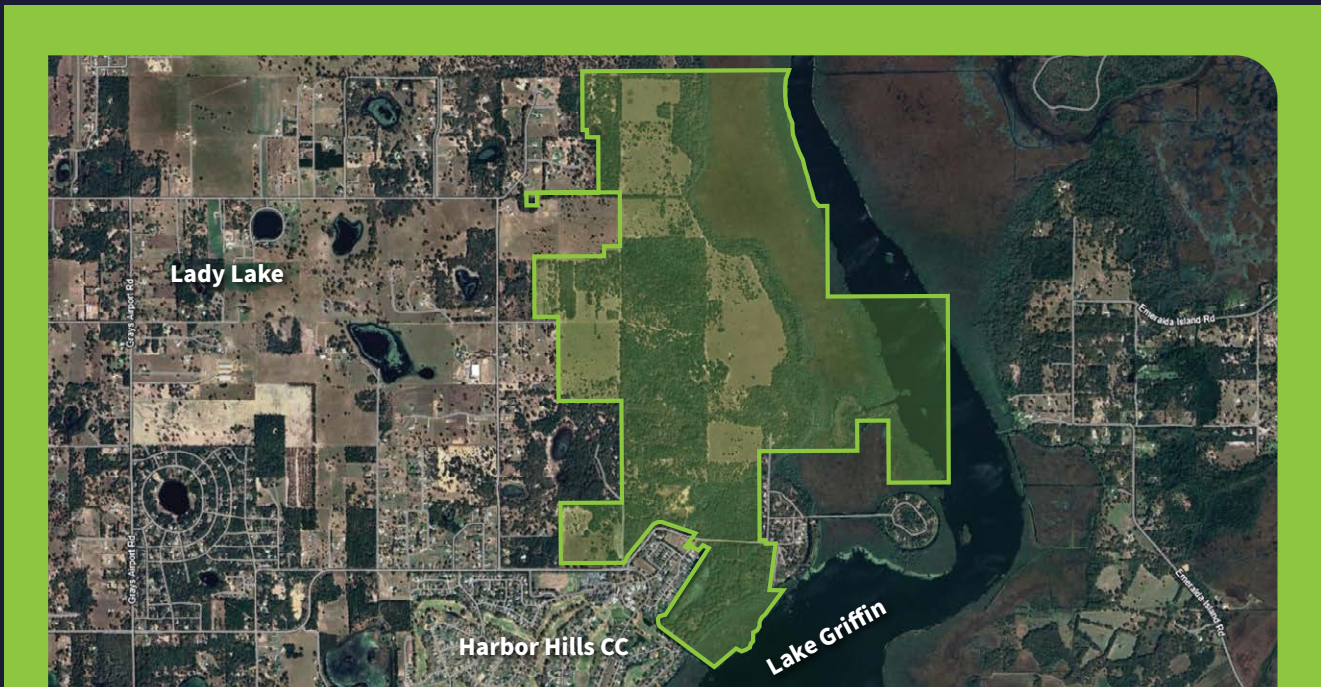


Future Land Use Category	Comprehensive Plan Policy	Allowable Development Program	Maximum Impervious Surface Ratio	Minimum Open Space
Rural	Policy I-1.4.4	One (1) du / 5 net acre	0.2	35%
Rural Transition	Policy I-1.4.5	1 d.u. / 5 net acres 1 d.u. / 3 net acres 1 d.u. / 1 net acre	0.3 – 0.5	35% – 50%

*Title Dev.*

# Standards

Summary of applicable development metrics— lot size, dwelling limits, setbacks, building height, coverage, and open-space requirements—subject to subdivision approvals and ordinance conditions.



*Planning Framework*

# Zoning & FLU Summary

Consolidated view of district codes and future land use classifications near the subject site. Detailed standards and densities to be verified at permitting.



## Title Zoning District and Land Use

Alternate Key Number(s)	Zoning District	Future Land Use Category
1386373, 1386381, 1742391, 1811015, 1811023, 1811007, 3355873, 1238935, 1238901, 1386314, 1386306, 3304411	Rural Residential District (R-1)	Rural
3249313, 3355865, 3362616, 1811031	Agriculture	Rural
1811040 & 1176786	Mobile Home Rental Park (RMRP)	Rural
3635469 & 1811147	PUD by Ordinance #2011-57	PUD




Contact


## INFORMATION

**Great vision start with great topography—and this land has it. Few contiguous waterfront of this scale remain:** 1,320± acres from hilltops to Lake Griffin, adjacent to Harbor Hills and five minutes to The Villages. Phase-ready terrain, premium view lots—secure the high ground now.


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