



**AVISON
YOUNG**

FOR SALE OR
JOINT VENTURE

LAKE JUNE | Flexible Development Opportunity

MULTI-USE LAKEFRONT & GOLF COURSE FOR SALE OR JOINT VENTURE

+25.36

ACRES OF VACANT LAND

7,283

TOTAL SF FOR BUILDINGS

3

BUILDINGS

5

PARCELS

Avison Young is pleased to exclusively offer the opportunity to acquire this multi-use lakefront development site comprised of ± 25.36 acres of land and three buildings approximately 7,283 sf, located in Lake Placid, Florida. The flexible zoning offers developers the freedom to build up to 29 condos, or 5 single family estate lots, or a hotel accommodating 80-100 units on the lake, and 36 golf villas surrounding the golf course. The package also includes an income producing golf course and a fourplex that was recently renovated. The fourplex can be bought separately, or, as part of the package.

Our clients are seeking a quality JV investment partner to establish and build a positive long-term relationship. This is a great opportunity for Investors seeking Development Opportunities in Central Florida who currently do not have an established platform.

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LAKE JUNE | Flexible Development Opportunity

PROPERTY HIGHLIGHTS

- 5 Parcels, totaling ±25.36 acres (1,104,209 SF):
 1. C-21-36-29-010-0000-0010 - 0.12 ac
 2. C-28-36-29-A00-0050-0000 - 3.00 ac
 3. C-28-36-29-A00-0042-0000 - 13.9 ac
 4. C-22-36-29-A00-0060-0000 - 8.05 ac
 5. C-28-36-29-A00-0041-0000 - 0.28 ac
- Waterfront opportunity zoned for 29 condos, or 5 single family estate lots, or a 80-100 unit hotel
- A total of 36 golf villas can be built, surrounding the golf course
- Income producing golf course and a recently renovated fourplex. The fourplex can be bought separately or as part of the package
- Hospitality uses around Lake June are limited, and characterized by numerous one-off rental properties and duplexes and fourplexes; that have been converted to hospitality use.
- The Holiday Inn Express and Suites located at 608 S Lakeview Road represents the only national flag in the immediate area.
- Travelers hoping to find waterfront accommodations in Lake June will need to use an independent booking site like VRBO or Airbnb to book their stay.
- The opportunity for the Property, as a lakefront hotel, would be the first and only such property on Lake June.

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**AVISON
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ALSO AVAILABLE

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SUBJECT PROPERTY

PEACH TREE DRIVE

LAKE JUNE ROAD

LAKE JUNE | Lakefront Development Opportunity

MULTI-USE LAKEFRONT DEVELOPMENT SITE FOR SALE OR JOINT VENTURE

3

ACRES OF VACANT LAND

130,680

TOTAL SF

3

DIFFERENT USES

1

PARCEL

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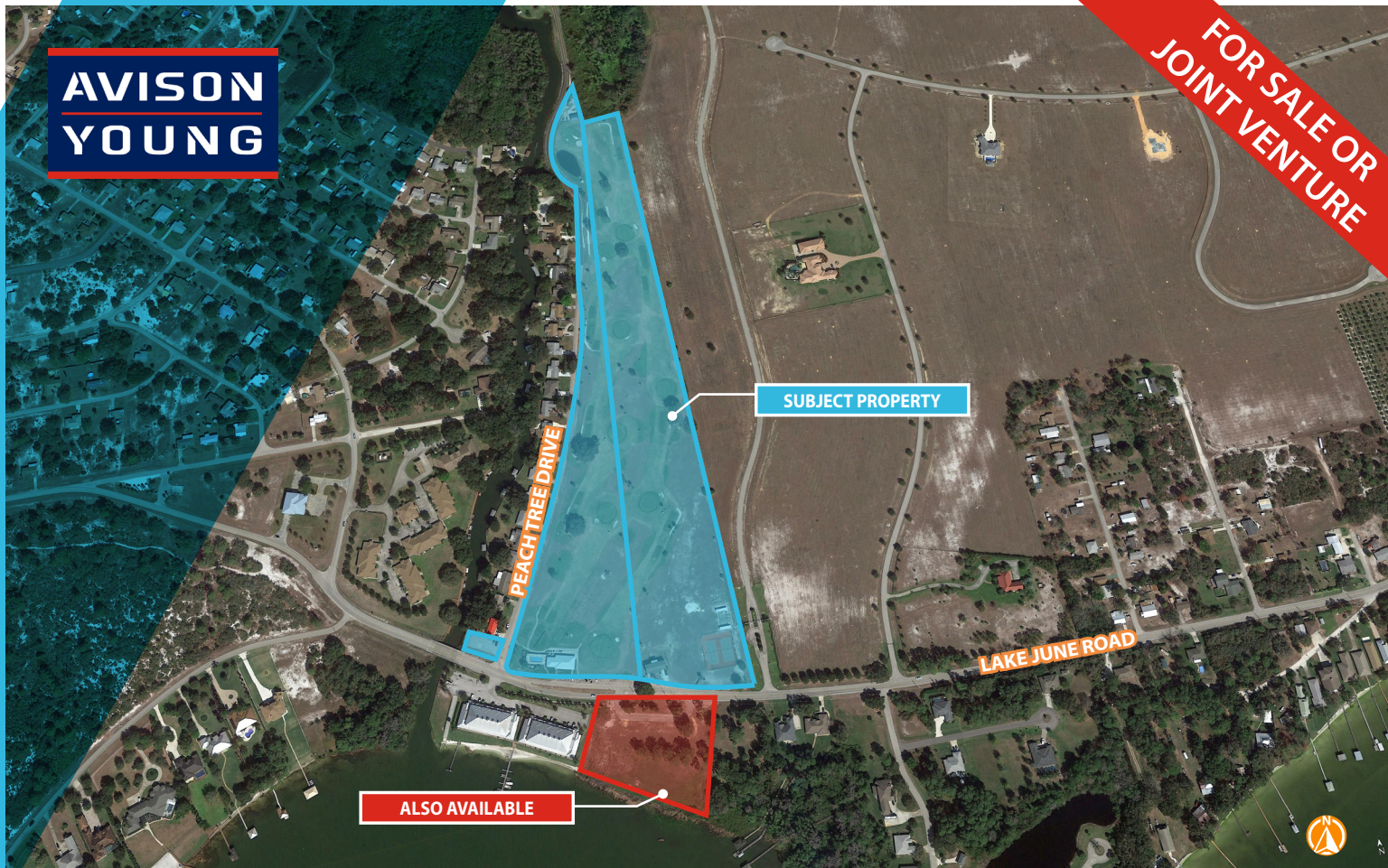
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LAKE JUNE | Golf Course Development Opportunity

36 GOLF VILLAS DEVELOPMENT OPPORTUNITY FOR SALE OR JOINT VENTURE

+22.07

ACRES OF LAND

4,000

TOTAL SF FOR BUILDING

1

BUILDING

3

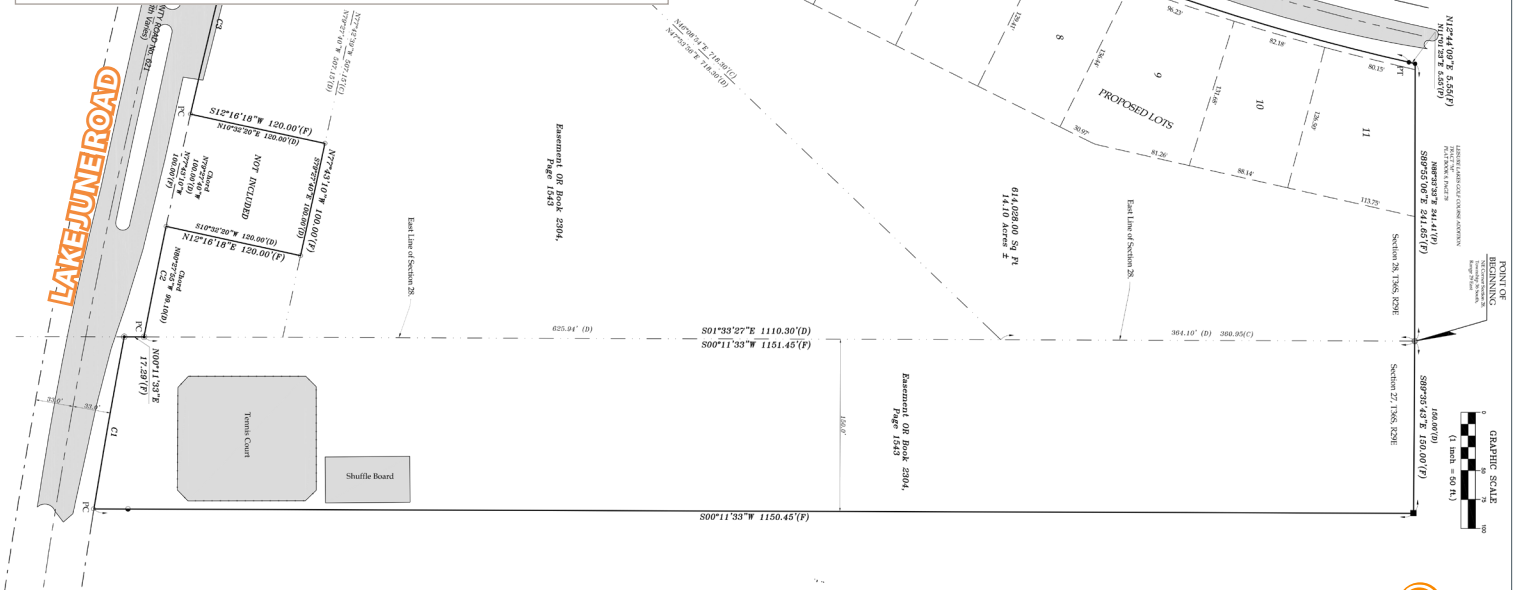
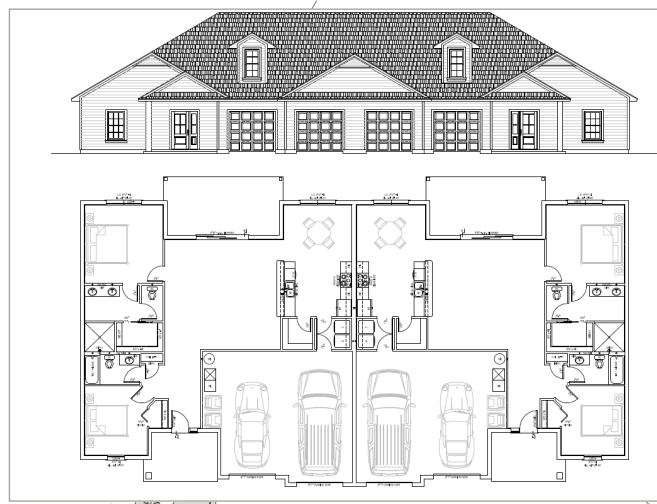
PARCELS

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*APPROVED FLOOR PLAN FOR INFORMATIONAL PURPOSE ONLY

LAKE JUNE | Golf Course Development Opportunity

PROPERTY HIGHLIGHTS

- 2 Parcels, totaling ±22 acres (956,577 SF):
C-28-36-29-A00-0042-0000 - 13.9 ac
C-22-36-29-A00-0060-0000 - 8.05 ac
- A total of 36 golf villas can be built, surrounding the golf course
- There is an in-place golf course clubhouse
- Hospitality uses around Lake June are limited, and characterized by numerous one-off rental properties and duplexes and fourplexes; that have been converted to hospitality use.
- The Holiday Inn Express and Suites located at 608 S Lakeview Road represents the only national flag in the immediate area.
- Travelers hoping to find waterfront accommodations in Lake June will need to use an independent booking site like VRBO or Airbnb to book their stay.

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LAKE JUNE | In-place Income Producing Fourplex

INCOME PRODUCING FOURPLEX AVAILABLE FOR SALE OR JOINT VENTURE

+12,000

SF OF LAND

4

UNITS

1

BUILDING

1

PARCEL

Avison Young is pleased to exclusively offer the opportunity to acquire this multi-use lakefront development site comprised of ±25.36 acres of land and three buildings approximately 7,283 sf, located in Lake Placid, Florida. The package includes an income producing golf course and a fourplex that was recently renovated. The fourplex can be bought separately, or, as part of the package. The flexible zoning offers developers the freedom to build up to 29 condos, or 5 single family estate lots, or a hotel accommodating 80-100 units on the lake, and 36 golf villas surrounding the golf course.

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LAKE JUNE | In-place Income Producing Fourplex

PROPERTY HIGHLIGHTS

- C-28-36-29-A00-0041-0000 - 0.28 ac
- This income producing fourplex was recently renovated and can be bought separately or as part of the package
- Hospitality uses around Lake June are limited, and characterized by numerous one-off rental properties and duplexes and fourplexes; that have been converted to hospitality use.
- The Holiday Inn Express and Suites located at 608 S Lakeview Road represents the only national flag in the immediate area.
- Travelers hoping to find waterfront accommodations in Lake June will need to use an independent booking site like VRBO or Airbnb to book their stay.

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