

US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

US HIGHWAY 27
LEESBURG, FL 34748

Marvin Puryear

O: 877.518.5263 x354 | C: 352.267.5900
mpuryear@svn.com





PROPERTY INFORMATION

- Property Summary
- Concept Plan

LOCATION INFORMATION

- Regional Map
- Location Maps
- Demographics Map & Report

MAPS AND PHOTOS

- Market Area Map
- Wetlands Map
- Soils Map
- Additional Photos

ADVISOR BIOS

- About Marvin Puryear
- Disclaimer

1

2

3

4

1 PROPERTY INFORMATION

US Highway 27
Leesburg, FL 34748

Property Summary



Sale Price **\$18,000,000**

OFFERING SUMMARY

Lot Size: 205.3 ± acres
Upland Acres: 185.9 ± acres
Price / Acre: \$87,677
Zoning: FLU: Urban Low/Regional Office
APN: 012124000400001300,
012124000400000900,
012124000400001000,
062125000300000400,
012124000100000100
Utilities: Water and sewer -
City of Leesburg

PROPERTY OVERVIEW

This property consists of more than 200 acres across five parcels, available in whole or part. Multiple retirement communities are nearby to the south and north of the property. This property offers the benefit of road frontage on the Florida Turnpike, US Highway 27, and Bridges Rd.

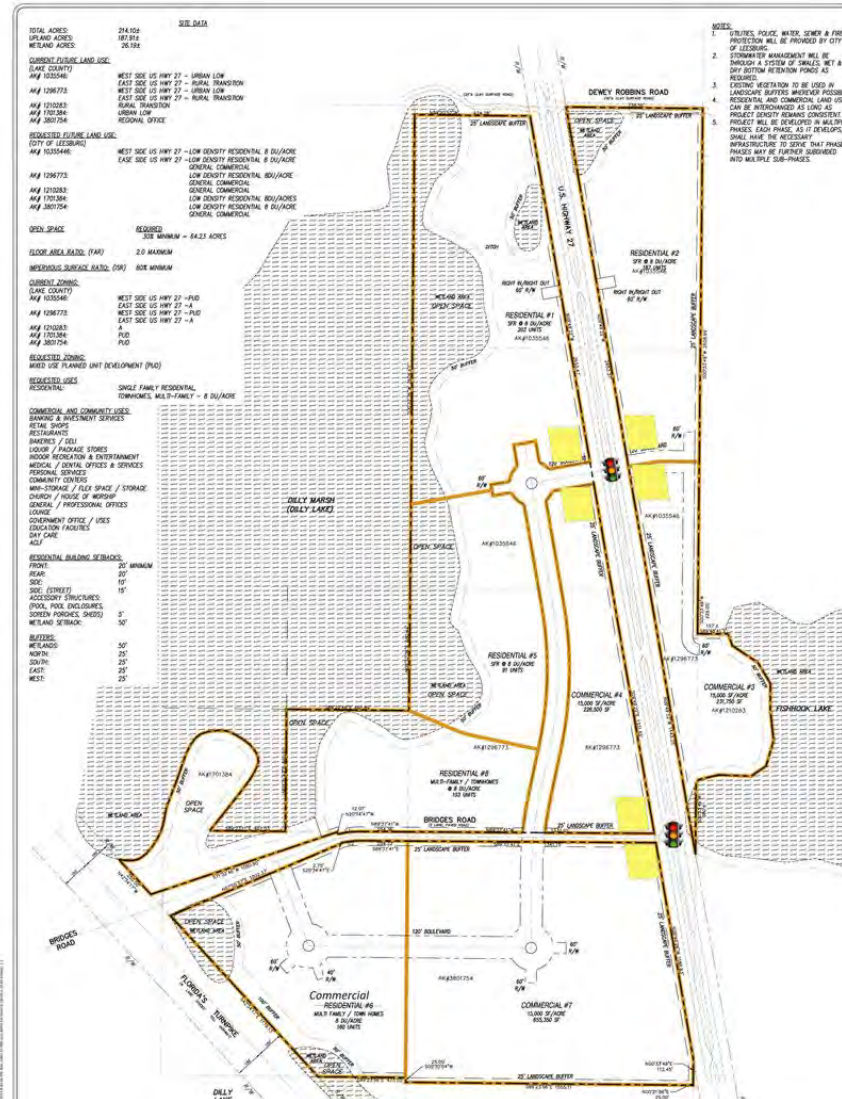
LOCATION OVERVIEW

Located on US Highway 27, just north of the Florida Turnpike Entrance (northbound entrance), and 2 miles west of the Southbound Turnpike Entrance (to Orlando), in an area of substantial existing retirement communities and new home communities serving the Orlando Metro Area.

PROPERTY HIGHLIGHTS

- Great opportunity for single-family, multi-family, and commercial development
- 90.6 % uplands
- Over 1,000 estimated net residential units
- Density: 8 DU/AC
- 29,000 cars per day via US Highway 27

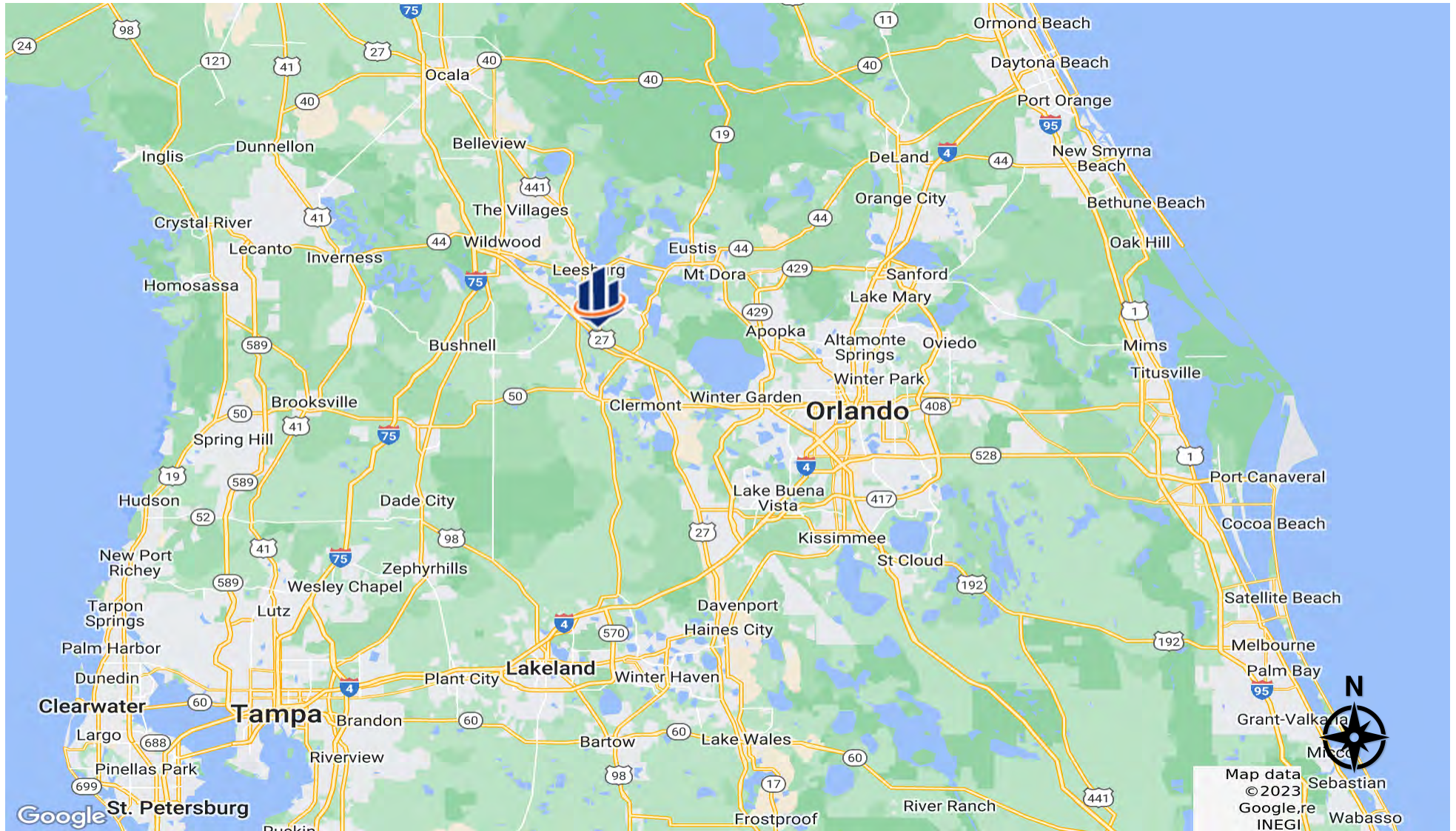
Concept Plan



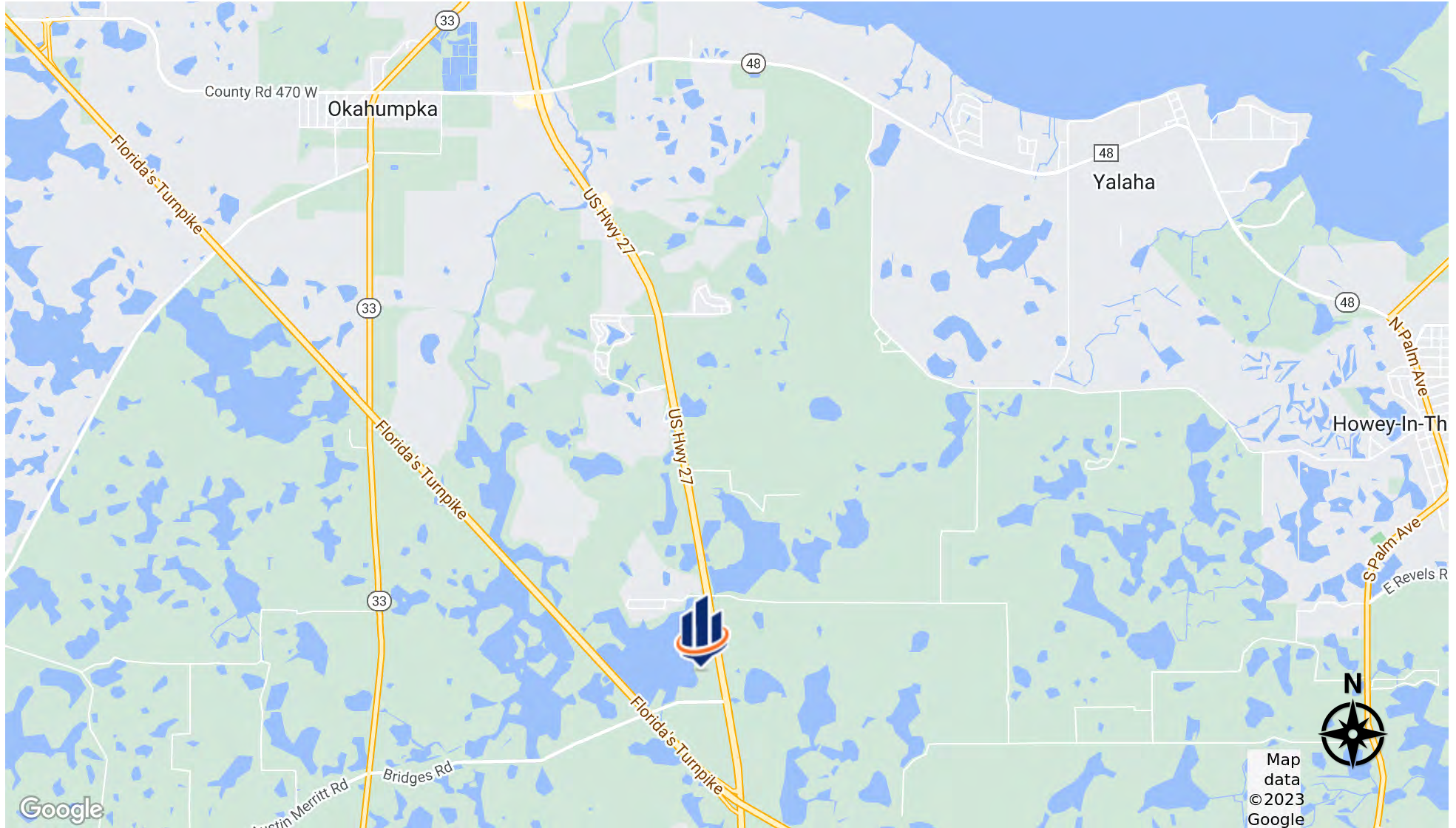
2 LOCATION INFORMATION

US Highway 27
Leesburg, FL 34748

Regional Map



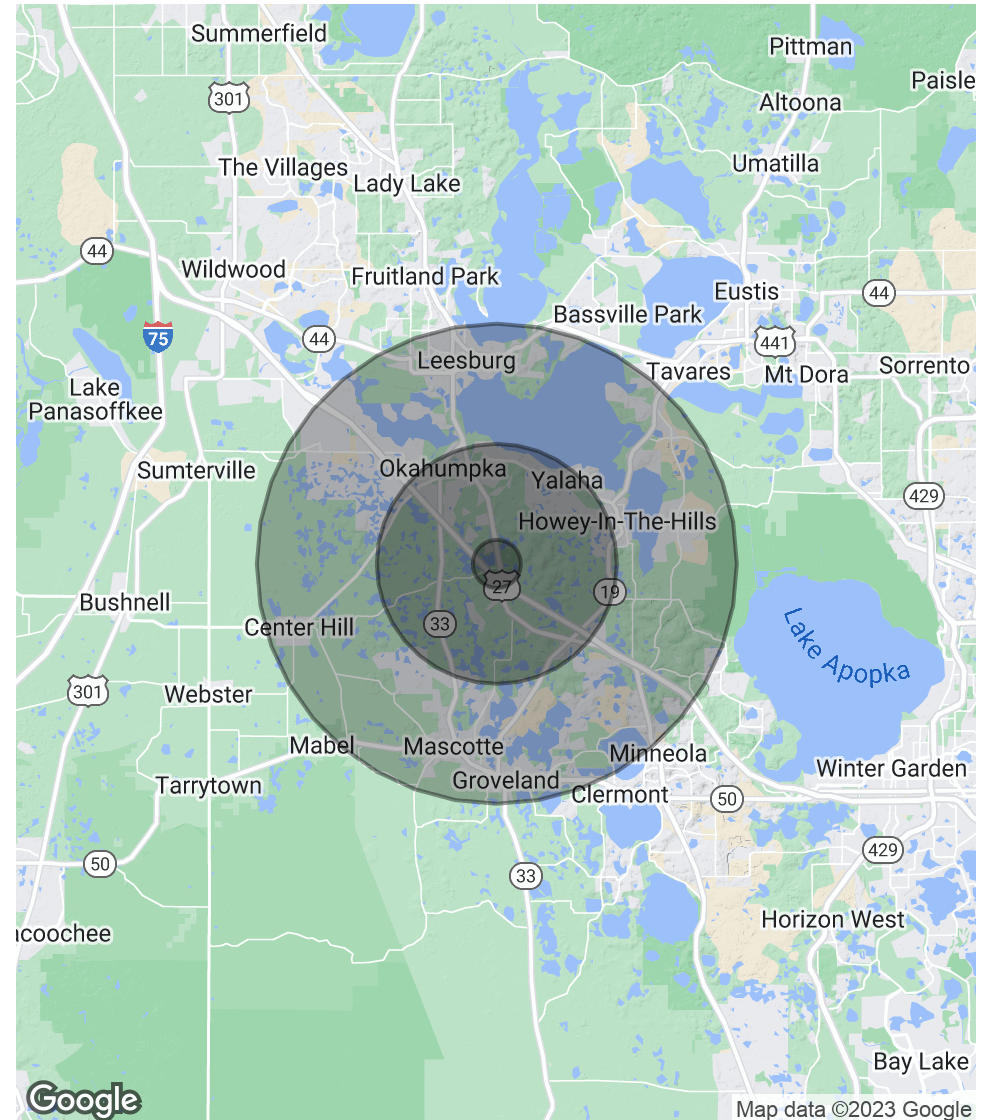
Location Maps



Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	547	15,236	75,981
Average age	62.5	59.0	48.5
Average age (Male)	63.5	59.6	47.8
Average age (Female)	61.6	58.4	49.3
HOUSEHOLDS & INCOME			
Total households	258	6,904	31,580
# of persons per HH	2.1	2.2	2.4
Average HH income	\$59,967	\$61,397	\$58,157
Average house value	\$220,545	\$223,441	\$214,512

* Demographic data derived from 2020 ACS - US Census





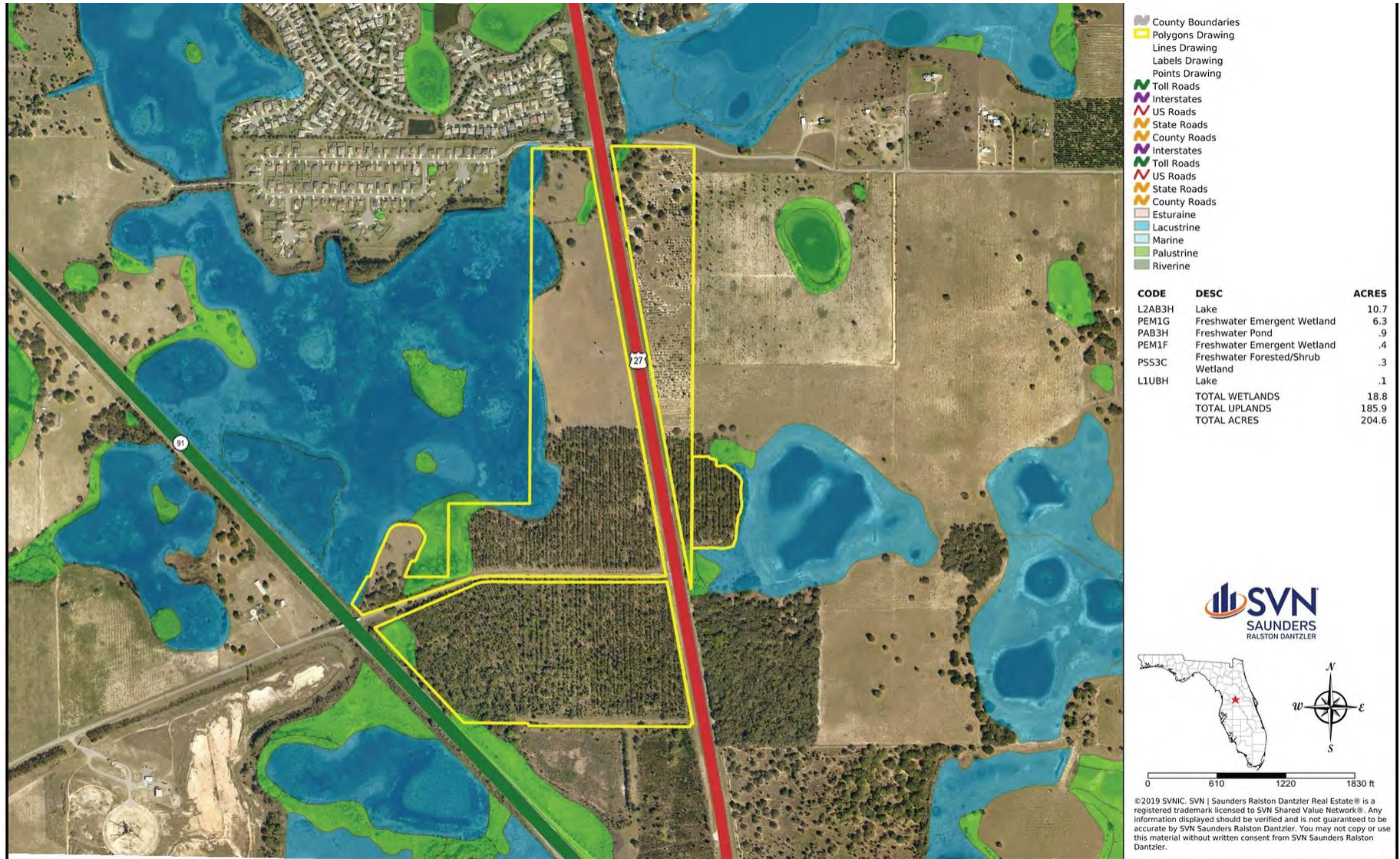
3 MAPS AND PHOTOS

US Highway 27
Leesburg, FL 34748

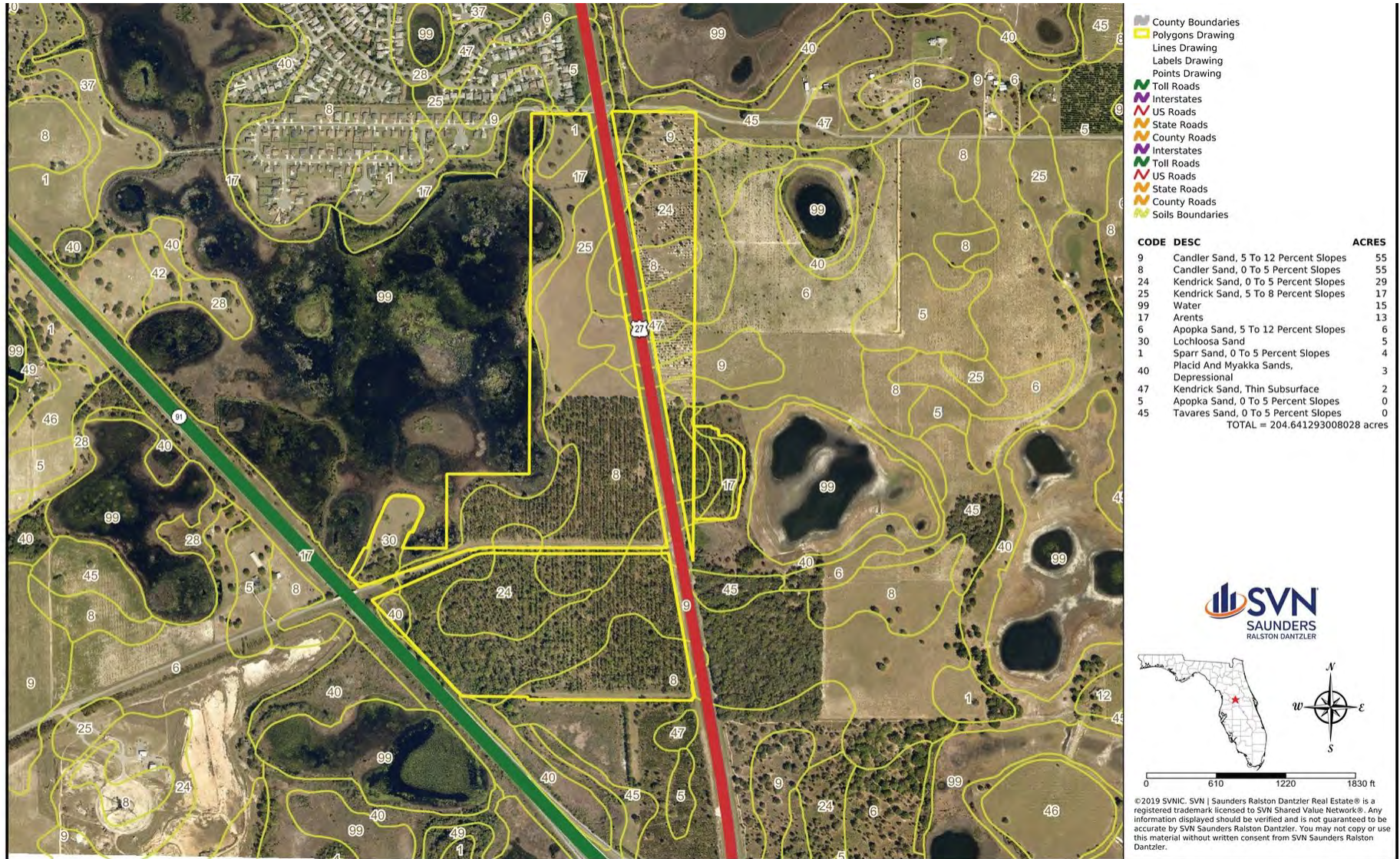
Market Area Map



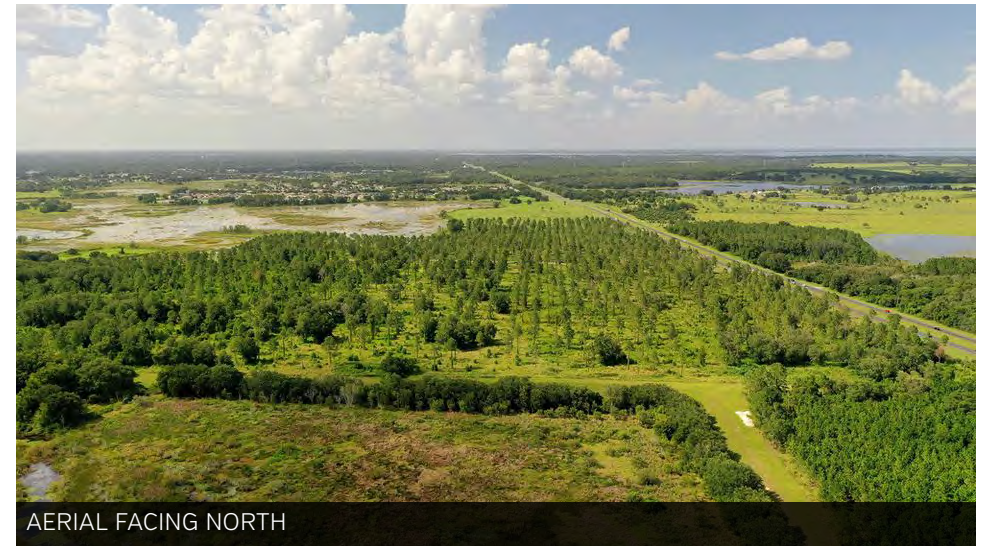
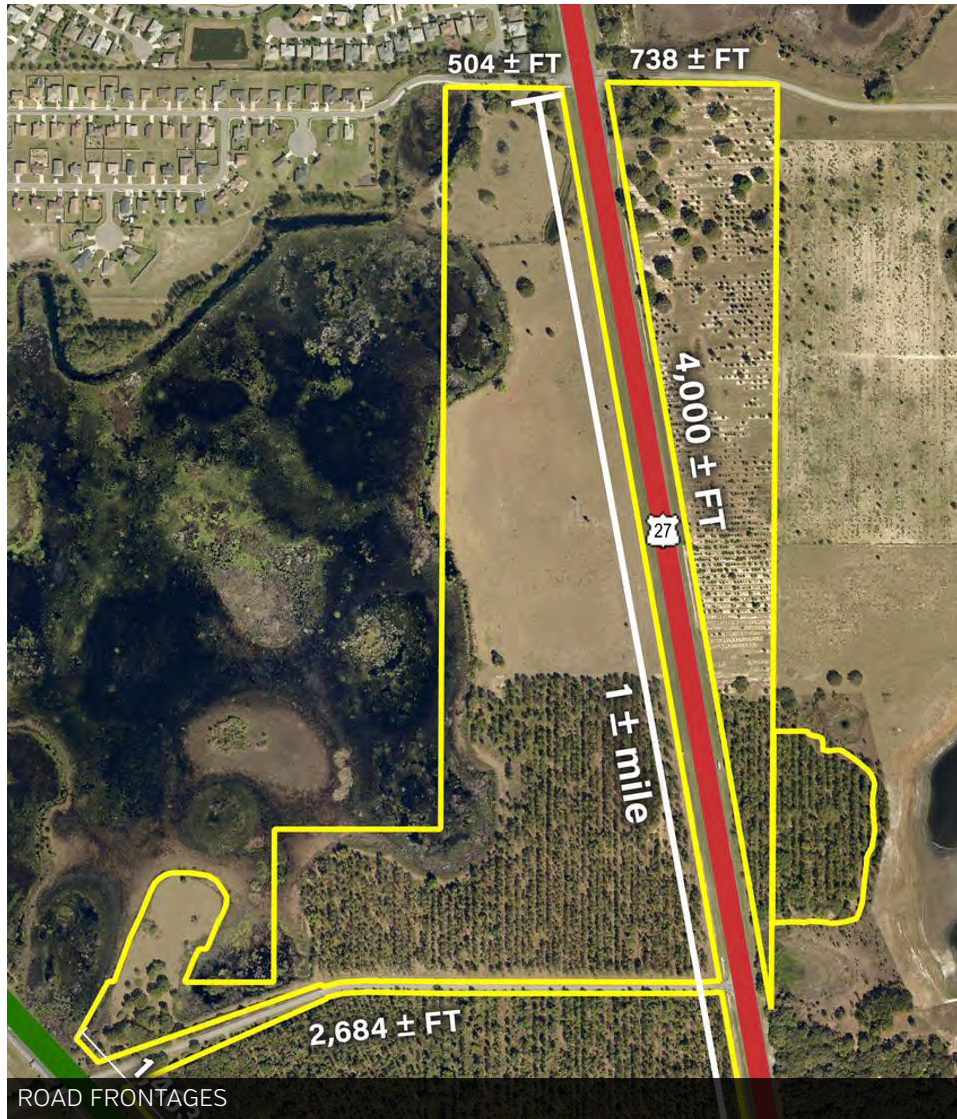
Wetlands Map



Soils Map



Additional Photos



4 ADVISOR BIOS

US Highway 27
Leesburg, FL 34748

About Marvin Puryear



MARVIN PURYEAR

Senior Advisor

mpuryear@svn.com

Direct: 877.518.5263 x354 | **Cell:** 352.267.5900

Disclaimer



The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



114 N. Tennessee Avenue, Suite 300
Lakeland, FL 33801
863.648.1528
www.svnsaunders.com