



LEESBURG

Lake Harris



Clearwater Lake

48

Lake County 418 Acres Development Land

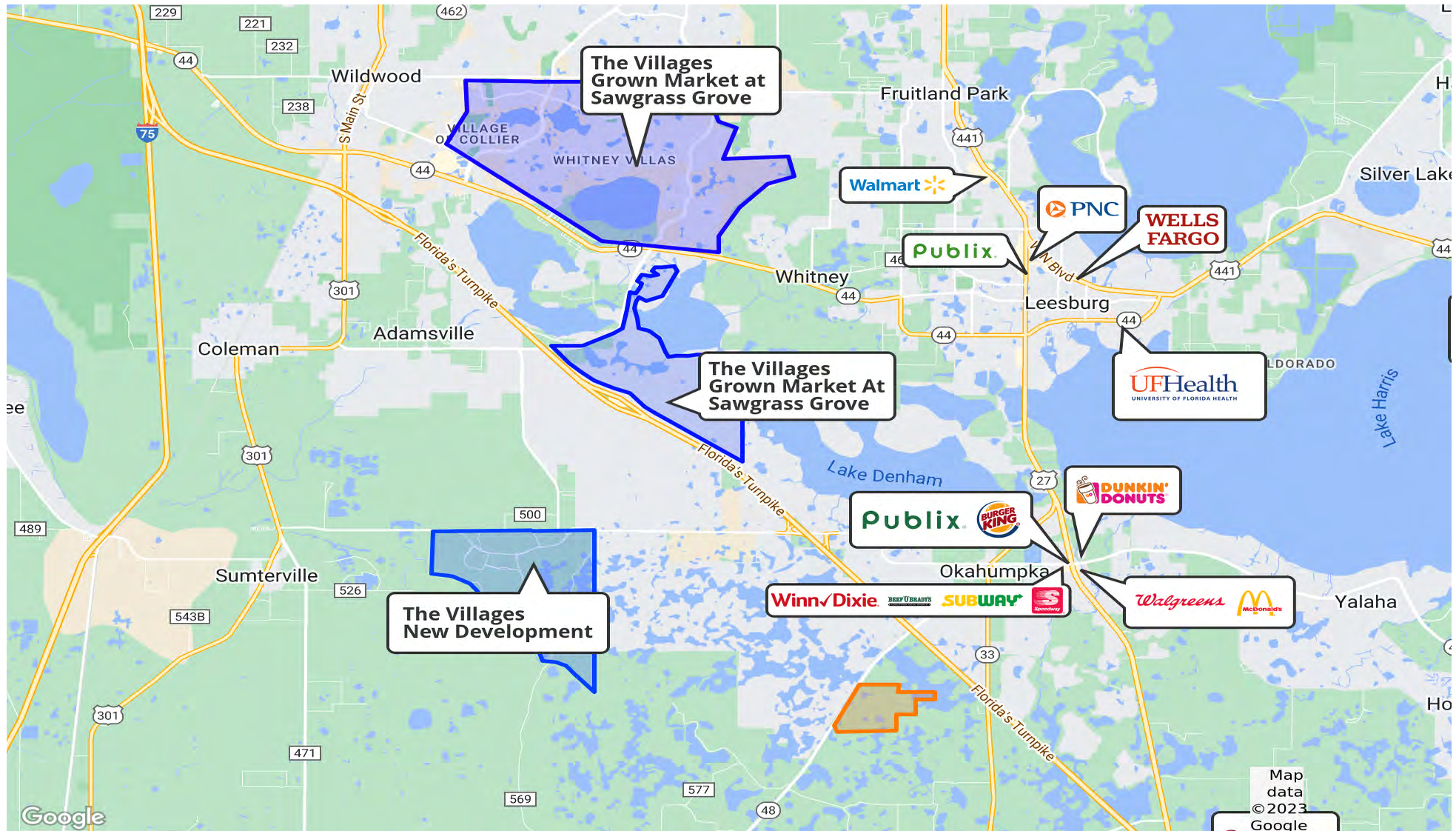
418 ± Acres • Leesburg, Florida • Lake County



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Location Map



Property Overview



Sale Price

\$15,000,000

PROPERTY OVERVIEW

Located in Lake County, Florida, this 418 acre developmental land is contiguous to the City of Leesburg on CR 48, and is 2 ± miles from "The Villages," the largest and one of the fastest growing single family development in the United States. The property totals 418 ± acres with 246 uplands and is currently pasture, zoned AG [Lake County]. The site is annexable into the City of Leesburg with city Utilities [water & sewer] available, and can be developed as a mixed use or SFR development with an estimated 510 net dwelling units.

Located 5.5 miles from the Florida Turnpike entrance at CR 470, with less than 1 hour to downtown Orlando and the Orlando International Airport. Under 10 minutes from Publix, Winn-Dixie, and Restaurants.

OFFERING SUMMARY

Acreage:	418 Acres
Price / Acre:	\$35,885
City:	Groveland
County:	Lake
Property Type:	Development
Video:	View Here

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development
Uplands / Wetlands:	247 ± Upland Acres / 170 ± Wetland Acres
Zoning / FLU:	Zoning: AG / FLU: Rural
Lake Frontage / Water Features:	Small Ponds Throughout
Water Source & Utilities:	Electric on site; Water and Sewer possible through City of Leesburg
Road Frontage:	3800 ± Feet on CR 48 in Leesburg
Nearest Point of Interest:	5.5 miles from the Florida Turnpike entrance at CR 470. Orlando International Airport is less than 1 hour. 7 minutes to SR 27, Publix, Winn-Dixie and Restaurants. The rapidly expanding Villages is currently is 2 +/- miles North of this property, and also 2.5 miles West of this property.
Fencing:	Yes
Current Use:	Pasture
Utilities & Water Source:	City of Leesburg



LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	410,139 [2022]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, and its largest city is Clermont. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the

Location



LOCATION & DRIVING DIRECTIONS

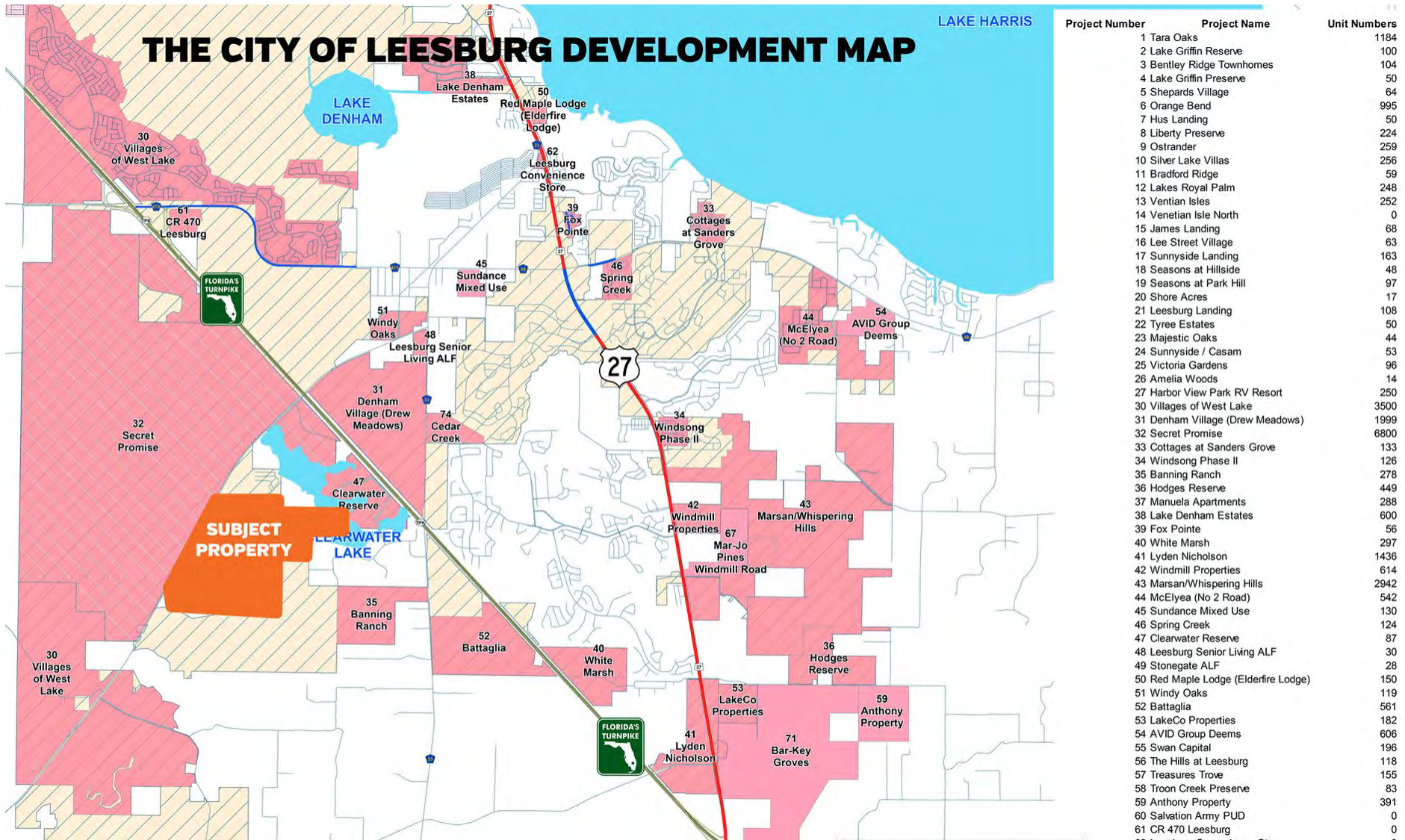
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00400 32 20 24 0001
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GPS: 28.6501337, -82.0378411

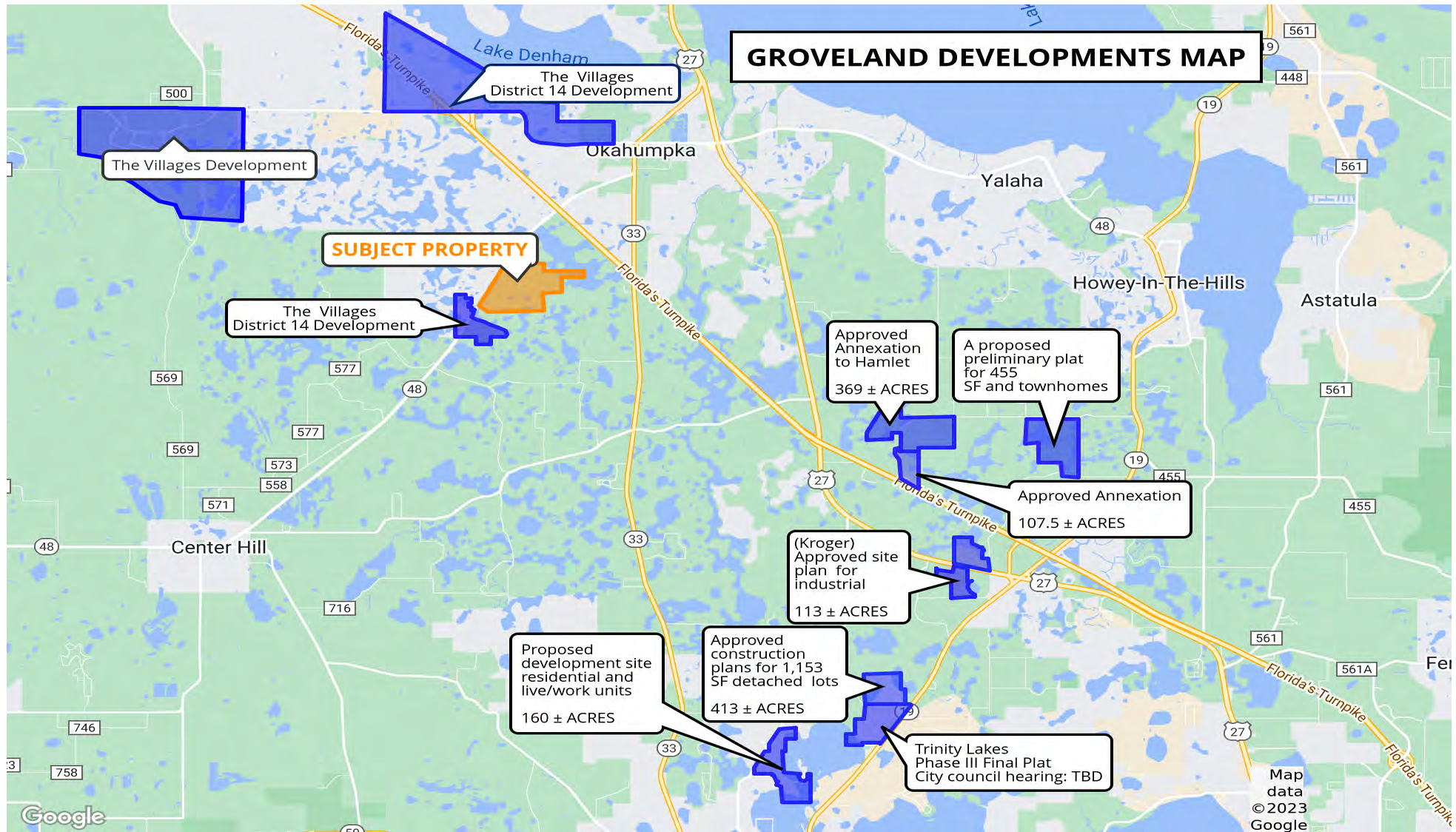
Driving Directions:
Showing Instructions: Contact Listing Agents



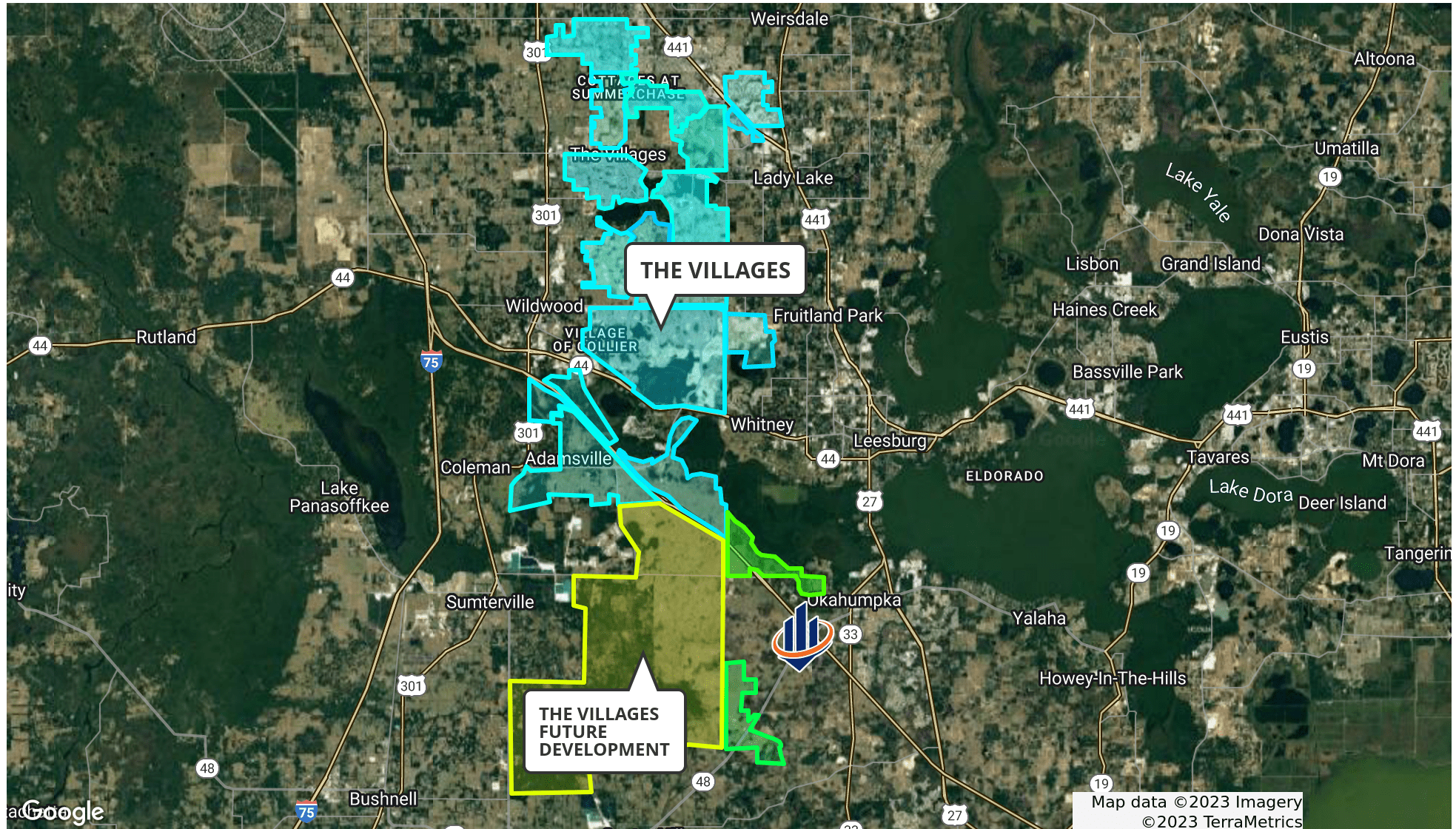
The City Of Leesburg Development Map



Groveland Developments



Location Map



Additional Photos



Additional Acreage Available





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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control [1980-1985]
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial



For more information visit www.SVNsaunders.com

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