

For Sale

- 7 Acres
- Zoning: Agricultural
- Future Land Use: Urban Low
- Unknown amount of Flood Zone
- Great visibility
- Corner of Whitney Rd & SR-44

\$595,000

Whitney Road & SR-44

Leesburg, FL 34748



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

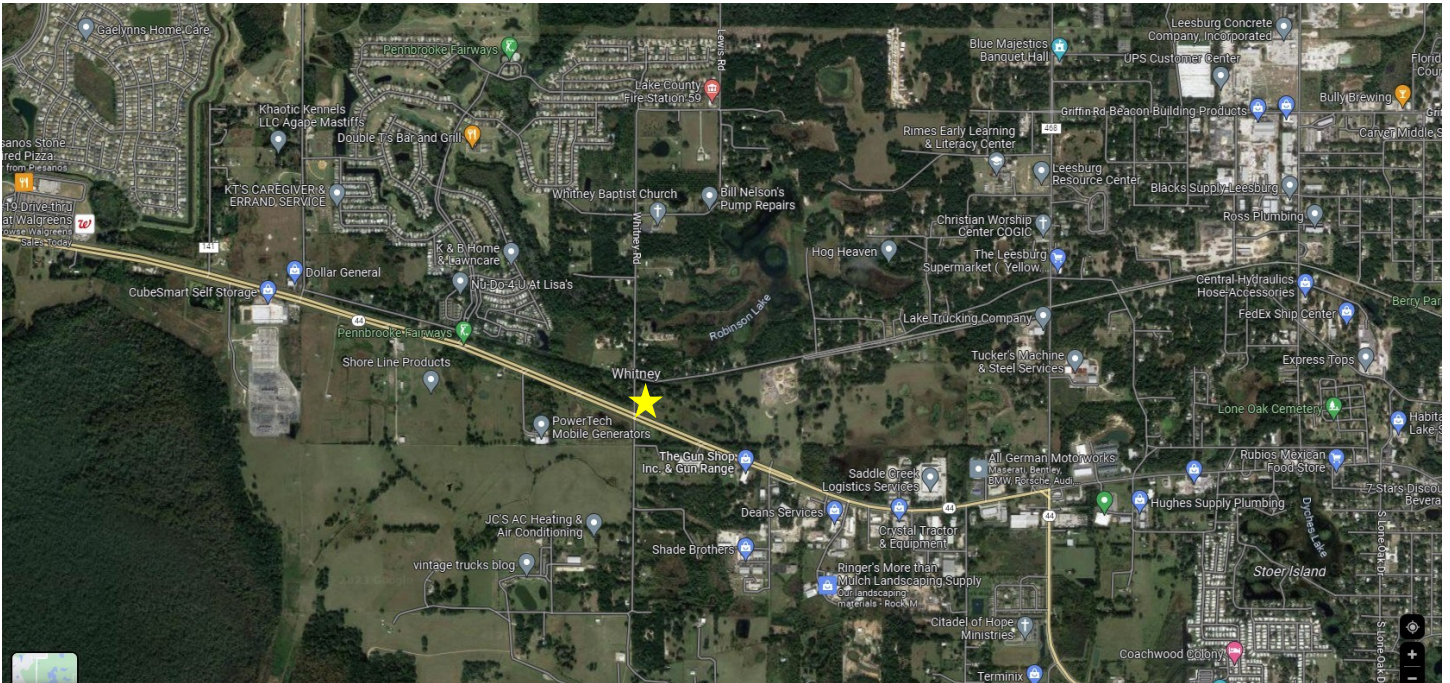
10879 N US HWY 301, Suite 4

Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net

Map of Property



Nearby Highways

- SR-44
- CR 468
- US 27/14th Street

Flood Zone Map

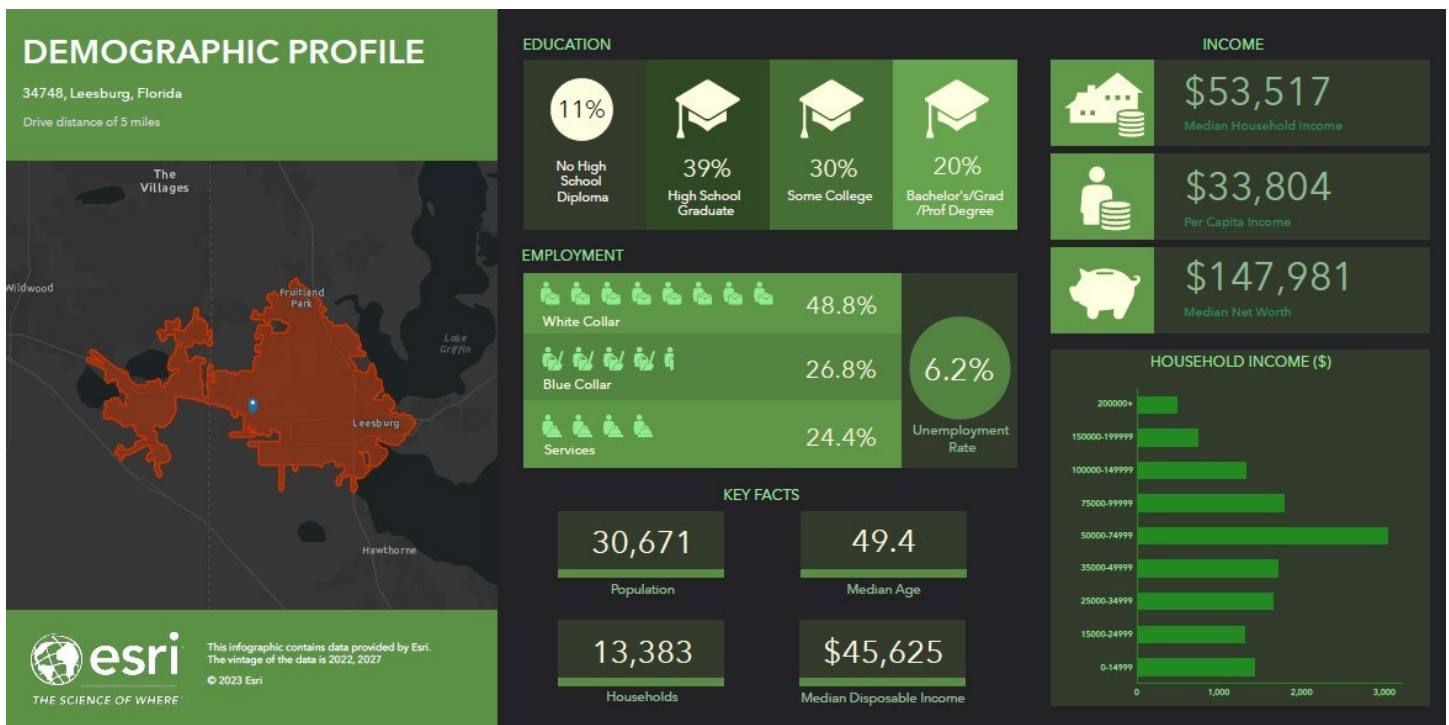


Property Description

7 +/- Acres with great visibility on the corner of SR 44 and Whitney Road. Property is one parcel. An additional 33 +/- acres can be purchased as well, see MLS #: G5053822. Currently zoned agriculture. Property is in the flood zone. Amount is unknown. It is up to the buyer to verify amount. Parcel is on the up and coming State Road 44. This is your chance to own a piece of the action. Currently zoned Agricultural. If wanting to develop it, property would need to be annexed into the City of Leesburg along with a zoning and land use change for whatever the purpose may be. Properties that are located across are zoned Industrial. Approximately 692ft of frontage on SR 44, and approximately 409ft on Whitney Road. Buyer to verify everything. Parcel is minutes away from Leesburg and just east of The Villages. Do not miss this opportunity!

Lake County Parcel: 20-19-24-0003-000-04204

Demographic Profile

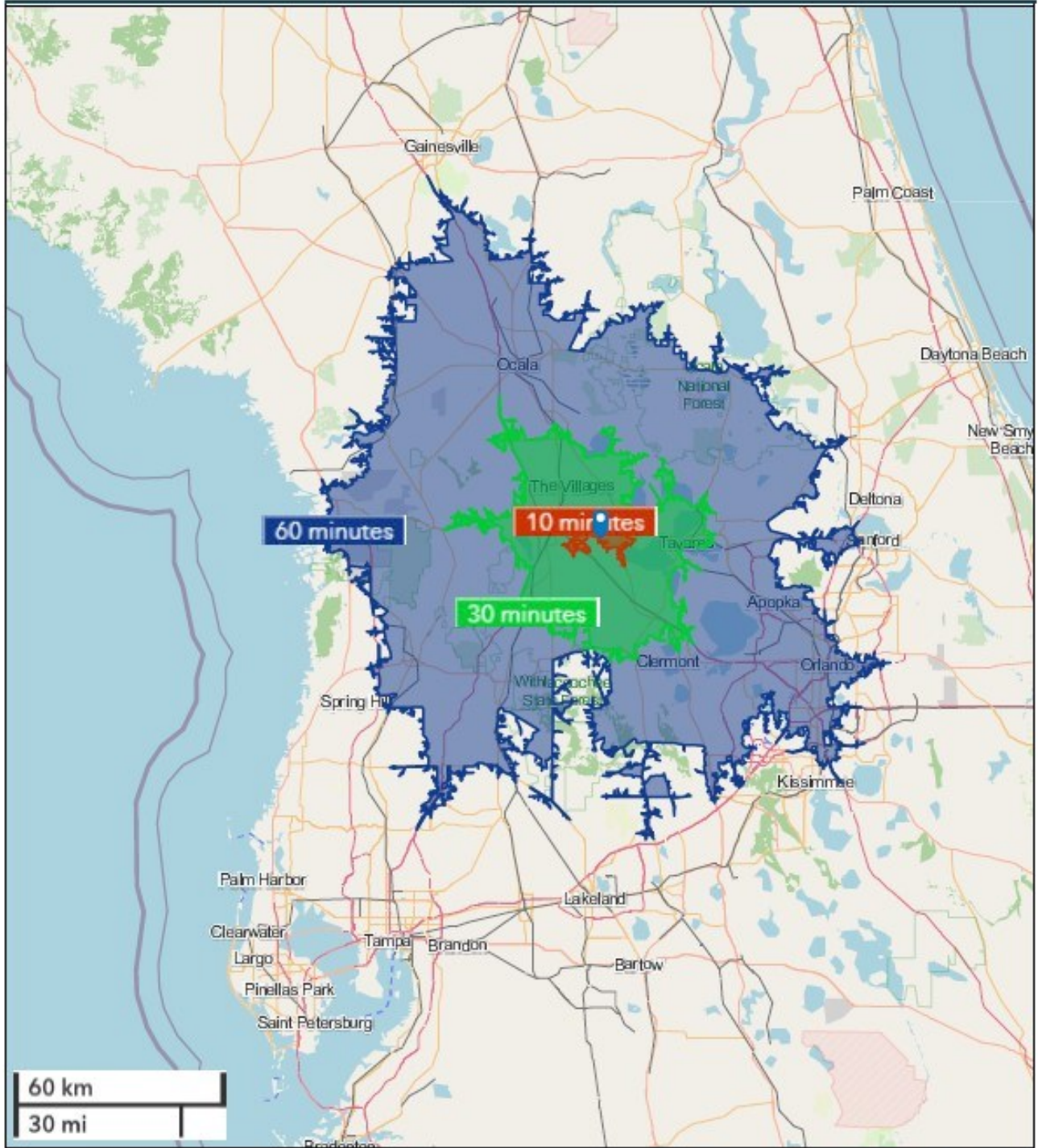


Drive Time Map



Custom Drive Time Map

Whitney Road & SR-44, Leesburg, FL 34748



September 12, 2023

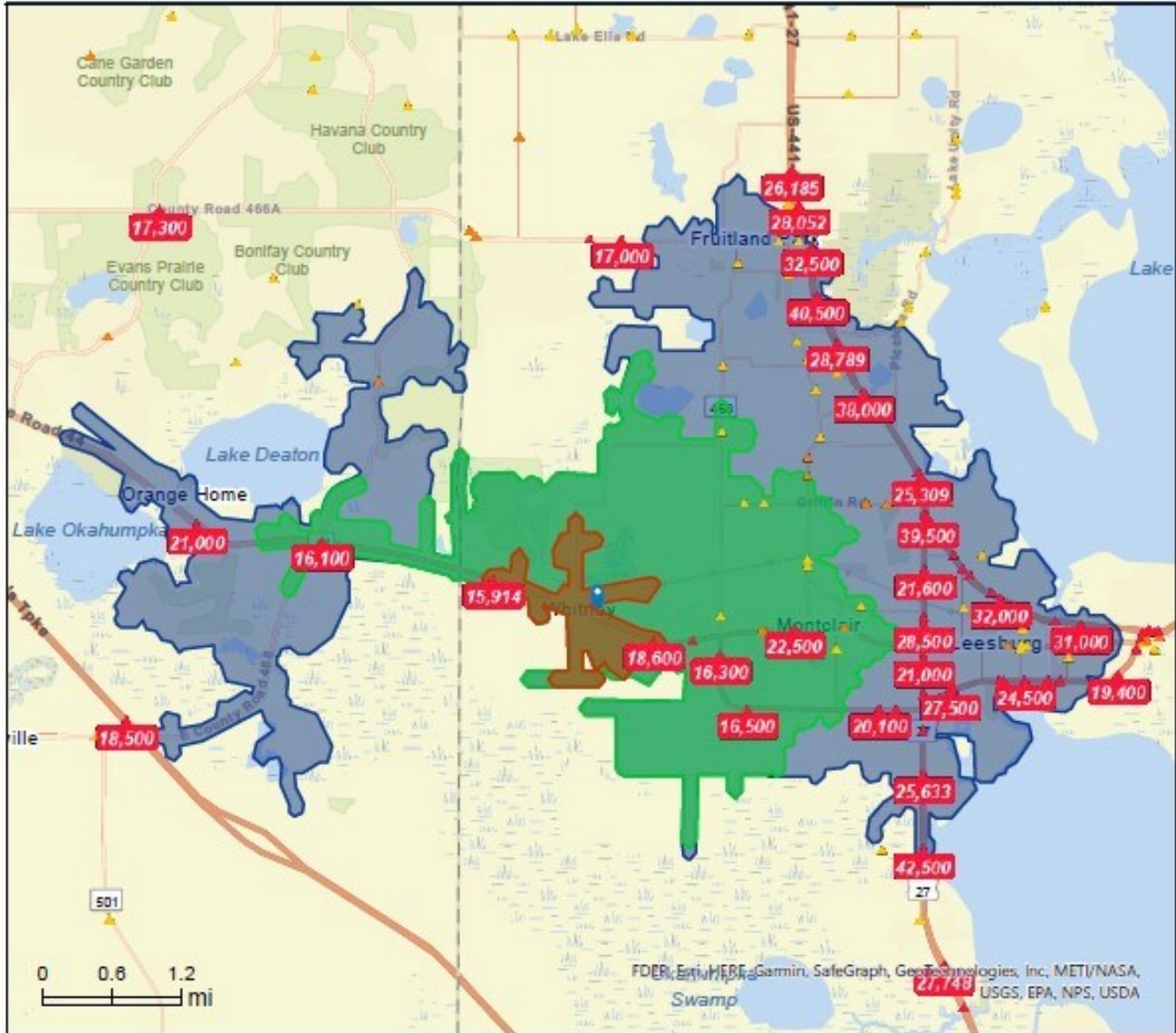
Traffic Count Map



Traffic Count Map

34748, Leesburg, Florida
 Drive Distance: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.81581
 Longitude: -81.93398



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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May 18, 2023