### 56+ Acres Vacant Land 911 FL-48, Groveland, FL 34736 Offered at: \$5,500,000

Surrounded by The Village Expansion Areas





Exclusively Listed By:

#### FRAN DANN-AKIN, SIOR

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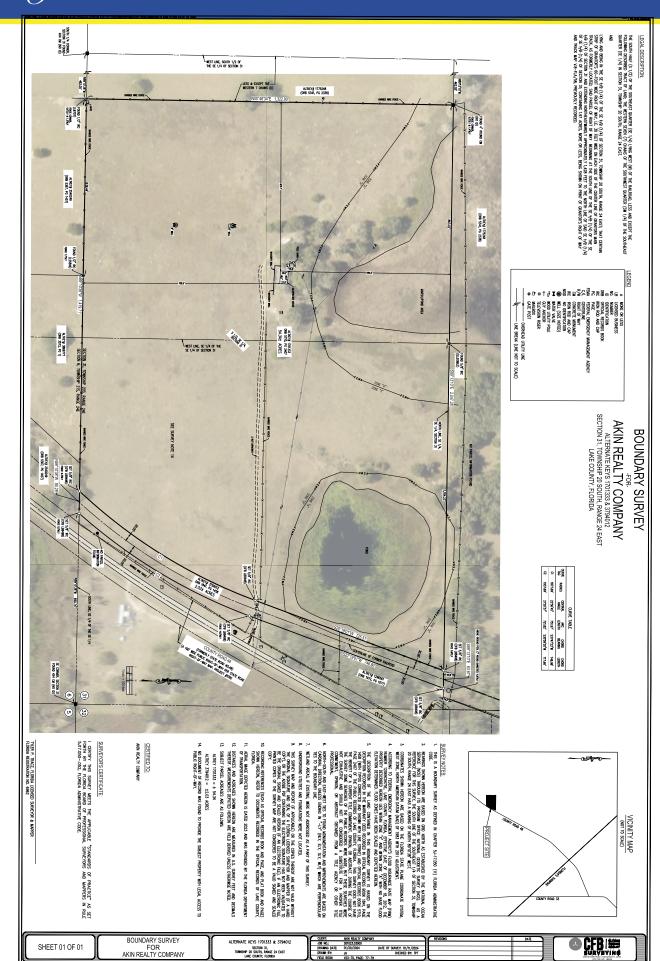


### Executive Summary

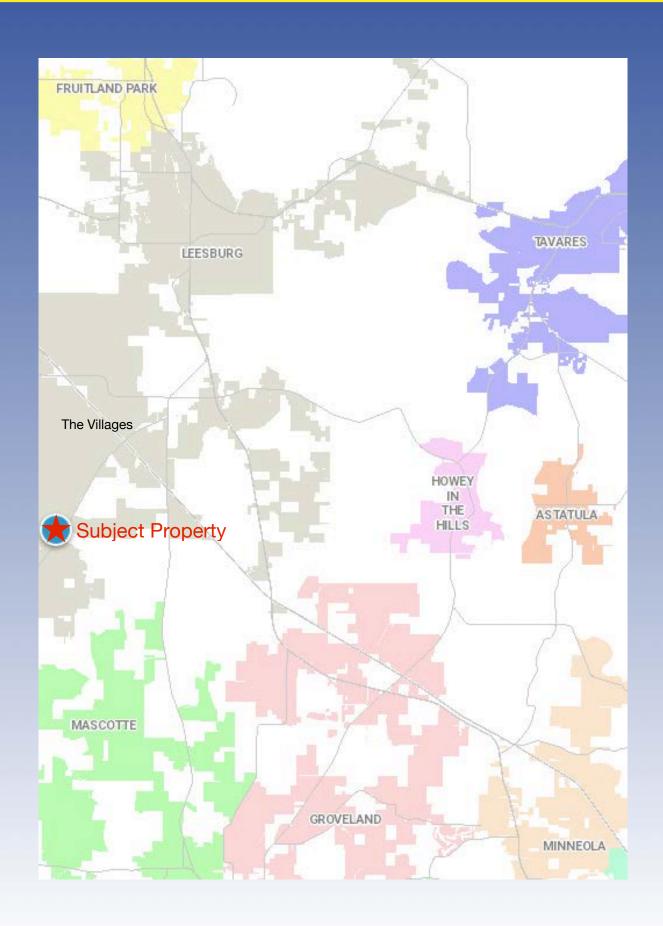
56+ acres adjoining The Villages expansion area by 3 property boundaries. Property is adjoined on 3 property boundaries by THE VILLAGES expansion areas. The Villages is in current cycle for entitlements with City of Leesburg for 4,200 acres expansion under the name "Secret Promise" for adjoining property. Subject property is convenient to Florida Turnpike & I-75, off CR 48 just south of HWY 470 & north of Austin Merritt Rd. Property currently AG, however, City of Leesburg has utilities nearby & open to annexation/entitlements for future development. Includes Lake County Property Appraiser Alt Keys: 1701333, 3794012.



### Survey



## Map Location



# Map Location

Amount   A		00				
### A Lase offer Preserve		Salvation	26	1	Tara Oaks	1294
MarialS		PUD				
Manual   Shepman   Shepm				3		
## Aptitives   6   Change Bend   595   7   Miss Landing   595   595   7   Miss Landing   595   Miss Landing   595   7   M		7		4	Lake Griffin Preserve	50
Society   Soci				5	Shepards Village	64
Second Property   Second Pro	· ·		Apartments	6	Orange Bend	995
Subject Property   Subject Pro	7		49	7	Hus Landing	50
District Lake Village   256		11/1/	Stonegate	8	Liberty Preserve	224
10 Silver Jack Villas   255   252   252   252   253   254			ALF			
11 Bradror Ridge 12 Likes Royal Palm 24 Likes Royal Palm 25 Likes Royal Palm 26 Likes Royal Palm 26 Likes Royal Palm 26 Likes Royal Palm 27 Likes Royal Palm 28 Likes Royal Palm 29 Likes Royal Palm 20 Likes Royal Palm 21 Likes Royal Palm 22 Likes Royal Palm 23 Likes Royal Palm 24 Likes Royal Palm 25 Seasons at Hilling 26 Seasons at Hilling 27 Likes Royal	K ////////////////////////////////////	1////	× / /			
12   Lakes Royal Palm   188   198			100			
12   Ventant bilds   12   12   12   13   14   15   15   15   15   15   15   15		11/1/1//				
1		///////	27			
Subject Property   Subject Pro						
LAKE	Eal ( / / / / / / / / / / / / / / / / / /		B'ST-	-	Venetian Isle North	
LAKE   Estates   March   Sand   San				15	James Landing	68
Clearwater Reserve   12				16	Lee Street Village	63
DENHAM   100   1		LAKE	Codedan July 30	17	Sunnyside Landing	159
Seasons at Park Hill   97   15   15   15   16   16   16   16   17   16   16   16			ixeu mapie Eu		Seasons at Hillside	48
Survival		DENHAM			Seasons at Park Hill	97
10   10   10   10   10   10   10   10		///				
Silve   Seasons at Silver Basin (formerly Tyrue Estates)   Silver   Seasons at Silver Basin (formerly Tyrue Estates)   Silver   Seasons at Silver Basin (formerly Tyrue Estates)   Seasons at Silver Basin (formerly Estates)   Seasons				7.22		
Sign   24   Sumyside / Catam   88	UI VVEST LAKE					
24   Sunyspide / Casam   88		1/19				
25				23		
1		0///				
Sundance		A POOL				96
Sundance		15 mHz		26	Amelia Woods	14
Sundance   30   Willage of West Lake   3500		2 ASVIA	45	27	Harbor View Park RV Resort	250
Summer   Secret Promise   Secret Promi				30	Villages of West Lake	3500
Summing   Date patients   Summer   Section   Summer   Section		/////		31	Denham Village (Drew Meadows)	1999
Various   Cotage at Sanders Grove   199   34   Windsong Phase II   120		//////		32		6800
Subject Property   126						
Surface   Surf					3/4/2	
ALF  37  Manuela Apartments  288  32  Socret  Promise  Alf  Alf  Alf  Alf  Alf  Alf  Alf  Al			Living			
Denham   Denham   Same   Sam						
Denham Estates   600						
Secret   S				-		
Secret   Promise   Secret			74 6 5 1	38	Lake Denham Estates	600
1				39	Fox Pointe	56
1			Creek	40	White Marsh Phase II & III	297
Clearwater Reserve   143   Marsan/Whispering Hills   2942	Promise		APP (9	41	Lyden Nicholson	718
Clearwater Reserve   143   Marsan/Whispering Hills   2942		3	ALS A	42		614
Clearwater Reserve - Inside COL, Well and Septit						
CLEARWATER LAKE  CLEARWATER LAKE  CLEARWATER LAKE  LESSURG Senior Living ALF Stonegate ALF Seanning Ranch  Sanning Ranch  Sanch  Sanning Ranch  Sanning Ranc			THE HA			
CLEARWATER LAKE  46 Spring Creek 47 Clearwater Reserve - Inside COL, Well and Septic 48 Leesburg Senior Living ALF 30 49 Stonegate ALF 28 40 Windy Oaks 119 50 Red Maple Lodge (Elderfire Lodge) 150 151 Windy Oaks 119 52 Battaglia 54 AVID Group Deems 442 55 Swan Capital 155 56 The Hills at Leesburg 118 57 Treasures Trove 155 58 Troon Creek Preserve 159 59 Anthony Property 159 60 Salvation Army PUD 61 CR 470 Leesburg 62 Leesburg Convenience Store 64 Blackton 65 Warehouse / Retail Expansion 66 Warehouse / Retail Expansion 67 Mar-Jo Pines Windmill Road 271 68 North Shore Summitt PUD 69 Frazier'S Sleepy Hollow Subdivision 27 70 Blue Cedar 71 Bar-Key Groves 1700 74 Cedar Creek 141		Inside COL, Well and Septic			2 1	
AKE		CLEADWATED				
## Leesburg Senior Living ALF ## Stonegate ALF ## Stonega				100		
Subject Property   39   Stonegate ALF   28		LAKE				
Subject Property   Satisfies   Solution				1		30
Subject Property   51		1//////				28
Subject Property   Satisfies   Section   Sec		35		50	Red Maple Lodge (Elderfire Lodge)	150
Subject Property   S2				51	Windy Oaks	119
Subject Property   53		Maileil		52		561
Villages of West Lake         Subject Property         54         AVID Group Deems         442           55         Swan Capital         195           56         The Hills at Leesburg         118           57         Treasures Trove         155           58         Troon Creek Preserve         83           59         Anthony Property         391           60         Salvation Army PUD         0           61         CR 470 Leesburg         0           62         Leesburg Convenience Store         0           64         Blackton         0           66         Warehouse / Retail Expansion         0           66         Warehouse / Retail Expansion         0           67         Mar-Jo Pines Windmill Road         271           68         North Shore Summitt PUD         6           69         Frazier's Sleepy Hollow Subdivision         27           70         Blue Cedar         305           71         Bar-Key Groves         1700           74         Cedar Creek         141	30	11/	Battaglia W	1		182
Subject Property   55   Swan Capital   195	Villages	1///	F			
Subject Property   56	of West				•	
S7	Cubioc	t Property				
S8	Subject Subject	windhenra				
59						
60 Salvation Army PUD 0 61 CR 470 Leesburg 0 62 Leesburg Convenience Store 0 64 Blackton 0 66 Warehouse / Retail Expansion 0 67 Mar-Jo Pines Windmill Road 271 68 North Shore Summitt PUD 6 69 Frazier's Sleepy Hollow Subdivision 27 70 Blue Cedar 305 71 Bar-Key Groves 1700 74 Cedar Creek 141						
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64 Blackton 0 66 Warehouse / Retail Expansion 0 67 Mar-Jo Pines Windmill Road 271 68 North Shore Summitt PUD 6 69 Frazier's Sleepy Hollow Subdivision 27 70 Blue Cedar 305 71 Bar-Key Groves 1700 74 Cedar Creek 141		_		61	CR 470 Leesburg	0
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68 North Shore Summitt PUD 6 69 Frazier's Sleepy Hollow Subdivision 27 70 Blue Cedar 305 71 Bar-Key Groves 1700 74 Cedar Creek 141						
69         Frazier's Sleepy Hollow Subdivision         27           70         Blue Cedar         305           71         Bar-Key Groves         1700           74         Cedar Creek         141	////////					
70 Blue Cedar 305 71 Bar-Key Groves 1700 74 Cedar Creek 141	//////					
71 Bar-Key Groves 1700 74 Cedar Creek 141			7			
74 Cedar Creek 141	T	٦				
TOTAL UNITS 29548			П	74	Cedar Creek	141
TOTAL UNITS 29548			1			
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#### Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

