

# 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**

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



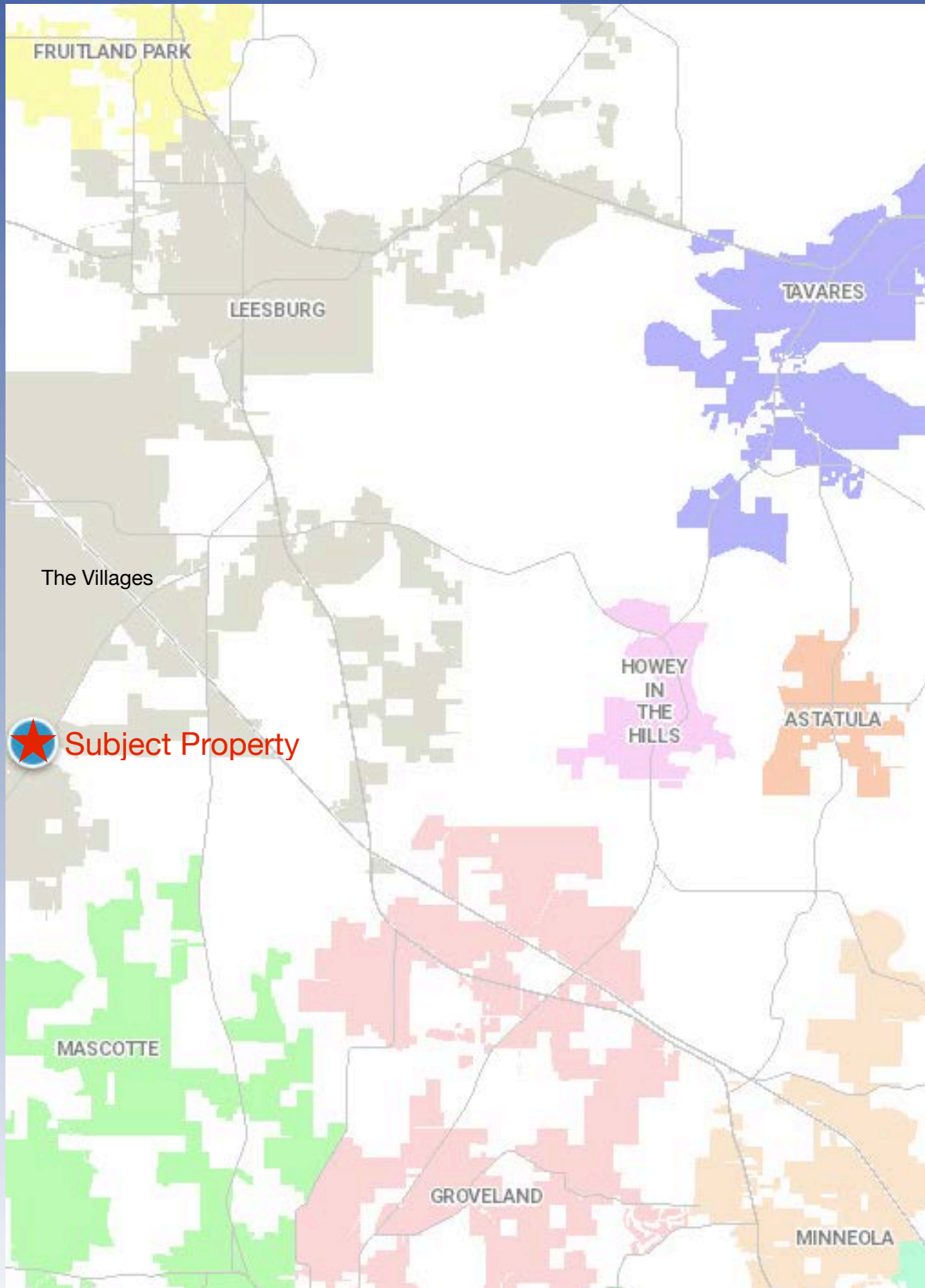
# Executive Summary

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.

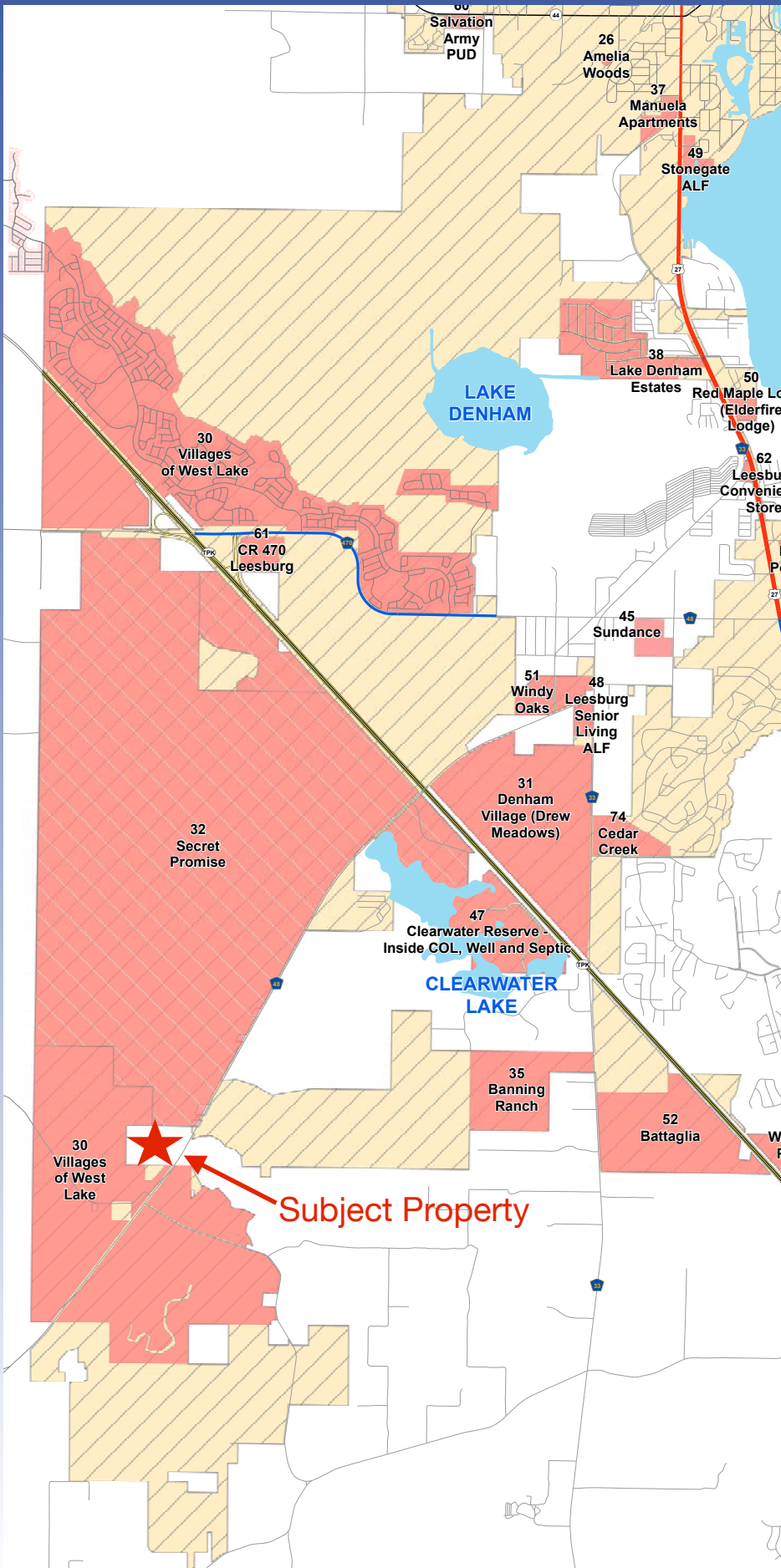




# Map Location



# Map Location



1	Tara Oaks	1294
2	Lake Griffin Reserve	100
3	Bentley Ridge Townhomes	104
4	Lake Griffin Preserve	50
5	Shepards Village	64
6	Orange Bend	995
7	Hus Landing	50
8	Liberty Preserve	224
9	Ostrander	265
10	Silver Lake Villas	256
11	Bradford Ridge	59
12	Lakes Royal Palm	248
13	Ventian Isles	252
14	Venetian Isle North	0
15	James Landing	68
16	Lee Street Village	63
17	Sunnyside Landing	159
18	Seasons at Hillside	48
19	Seasons at Park Hill	97
20	Shore Acres	16
21	Leesburg Landing	108
22	Seasons at Silver Basin (formerly Tyree Estates)	50
23	Majestic Oaks	44
24	Sunnyside / Casam	83
25	Victoria Gardens	96
26	Amelia Woods	14
27	Harbor View Park RV Resort	250
30	Villages of West Lake	3500
31	Denham Village (Drew Meadows)	1999
32	Secret Promise	6800
33	Cottages at Sanders Grove	190
34	Windsong Phase II	126
35	Banning Ranch	278
36	Hodges Reserve	449
37	Manuela Apartments	288
38	Lake Denham Estates	600
39	Fox Pointe	56
40	White Marsh Phase II & III	297
41	Lyden Nicholson	718
42	Windmill Properties	614
43	Marsan/Whispering Hills	2942
44	McElyea (No 2 Road)	542
45	Sundance	0
46	Spring Creek	124
47	Clearwater Reserve - Inside COL, Well and Septic	64
48	Leesburg Senior Living ALF	30
49	Stonegate ALF	28
50	Red Maple Lodge (Elderfire Lodge)	150
51	Windy Oaks	119
52	Battaglia	561
53	LakeCo Properties	182
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
67	Mar-Jo Pines Windmill Road	271
68	North Shore Summit PUD	6
69	Frazier's Sleepy Hollow Subdivision	27
70	Blue Cedar	305
71	Bar-Key Groves	1700
74	Cedar Creek	141
	<b>TOTAL UNITS</b>	<b>29548</b>

# *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.