



OFFERING MEMORANDUM

Oppty Zoned- Mixed Use Development

CONNELL RD

Leesburg, FL 34748

PRESENTED BY:

ALI MUSHTAQ

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FL #SL3039910



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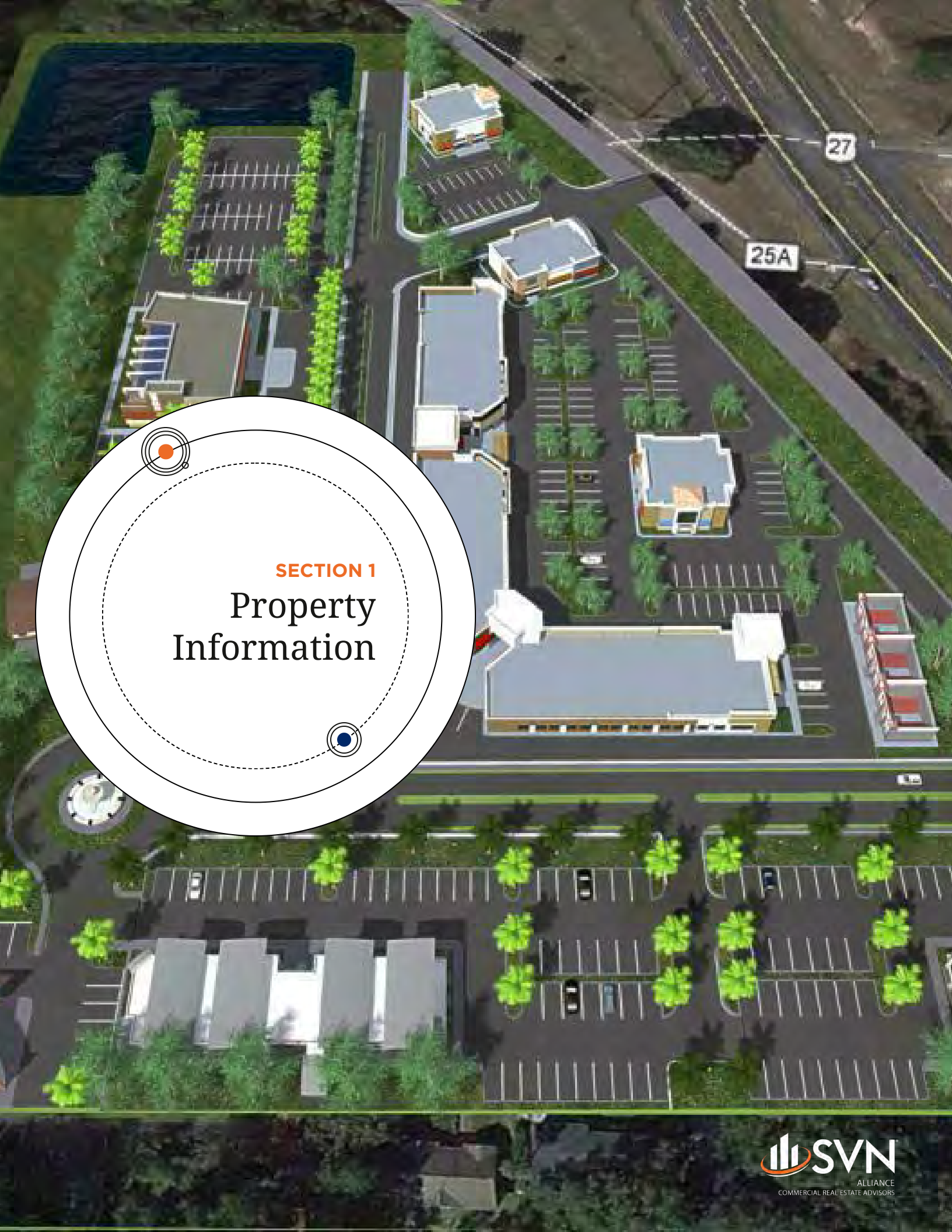
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person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

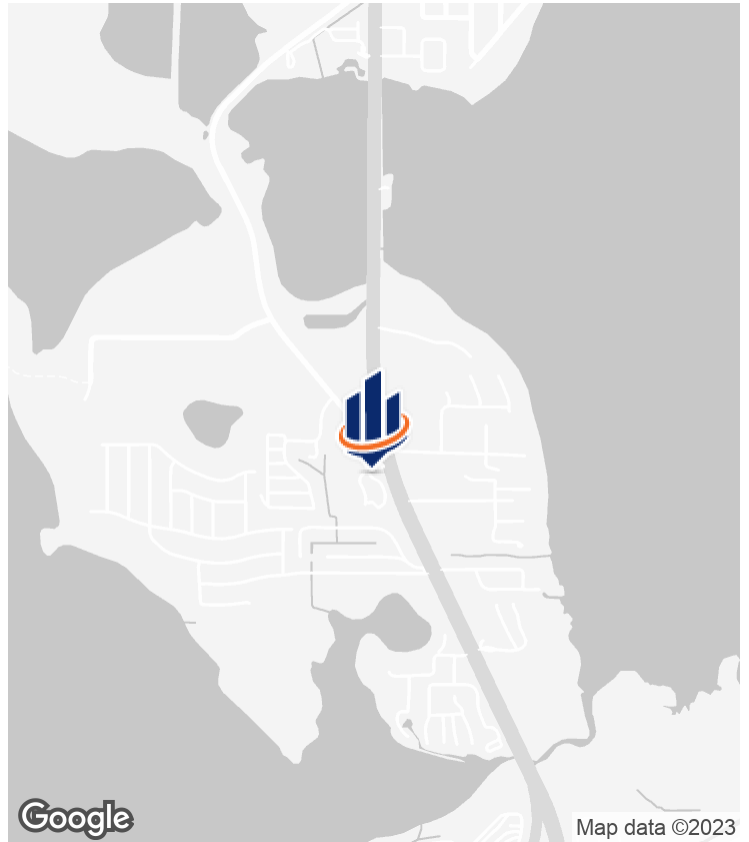
This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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 Offering Brochure 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.



SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
AVAILABLE SF:	
LOT SIZE:	18.86 Acres
PRICE / ACRE:	\$212,089
ZONING:	Multi Use
MARKET:	Leesburg
SUBMARKET:	Lake Harris
APN:	3-20S-24E, 2-20S-24E,

PROPERTY OVERVIEW

SVN Alliance is proud to present Redevelopment Land for Sale located in a certified Opportunity Zone. Current zoning allows Mixed use , City of Leesburg would like to approve for Mixed use Multi Family of about 170 Units combined with townhomes for either sale or BFR . would require rezone/PUD amendment would be necessary. Previous approved PUD consisting of 306 resident beds combined with office & medical uses. Can also be used for Commercial development.

Many new developments nearby south of this site

LOCATION OVERVIEW

Land is located with full access on Hwy 25A & Visibility on N Hwy 27 in Leesburg, FL.

Leesburg Airport is 14 mins away.

PROPERTY HIGHLIGHTS

- Redevelopment Land for M/F & TH
- Located in a Certified Oppty Zone
- Strong Visibility on N Hwy 27 with 42,500 AADT

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Land is located with full access on Hwy 25A & Visibility on N Hwy 27 in Leesburg, FL.
Leesburg Airport is 14 mins away.

SITE DESCRIPTION

SVN Alliance is proud to present Redevelopment Land Available For Sale. Located in a certified Opportunity Zone. Highest & best use for redevelopment is Mixed use. Previous PUD issued in 2013 was for Senior assisted Living with 306 resident combined with Medical /Office uses. Can be Apartments for Senior Living, Assisted Living combined or Market Apartments & Build for Rent Homes
Located nearby to Lake Denham Estates a newly built Single Family Homes Development

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Oppty Zoned-Mixed Use Development
STREET ADDRESS	Connell Rd
CITY, STATE, ZIP	Leesburg, FL 34748
COUNTY	Lake
MARKET	Leesburg
SUB-MARKET	Lake Harris
CROSS-STREETS	N Hwy 27 & 25A
NEAREST HIGHWAY	N HWY 27
NEAREST AIRPORT	Leesburg International Airport

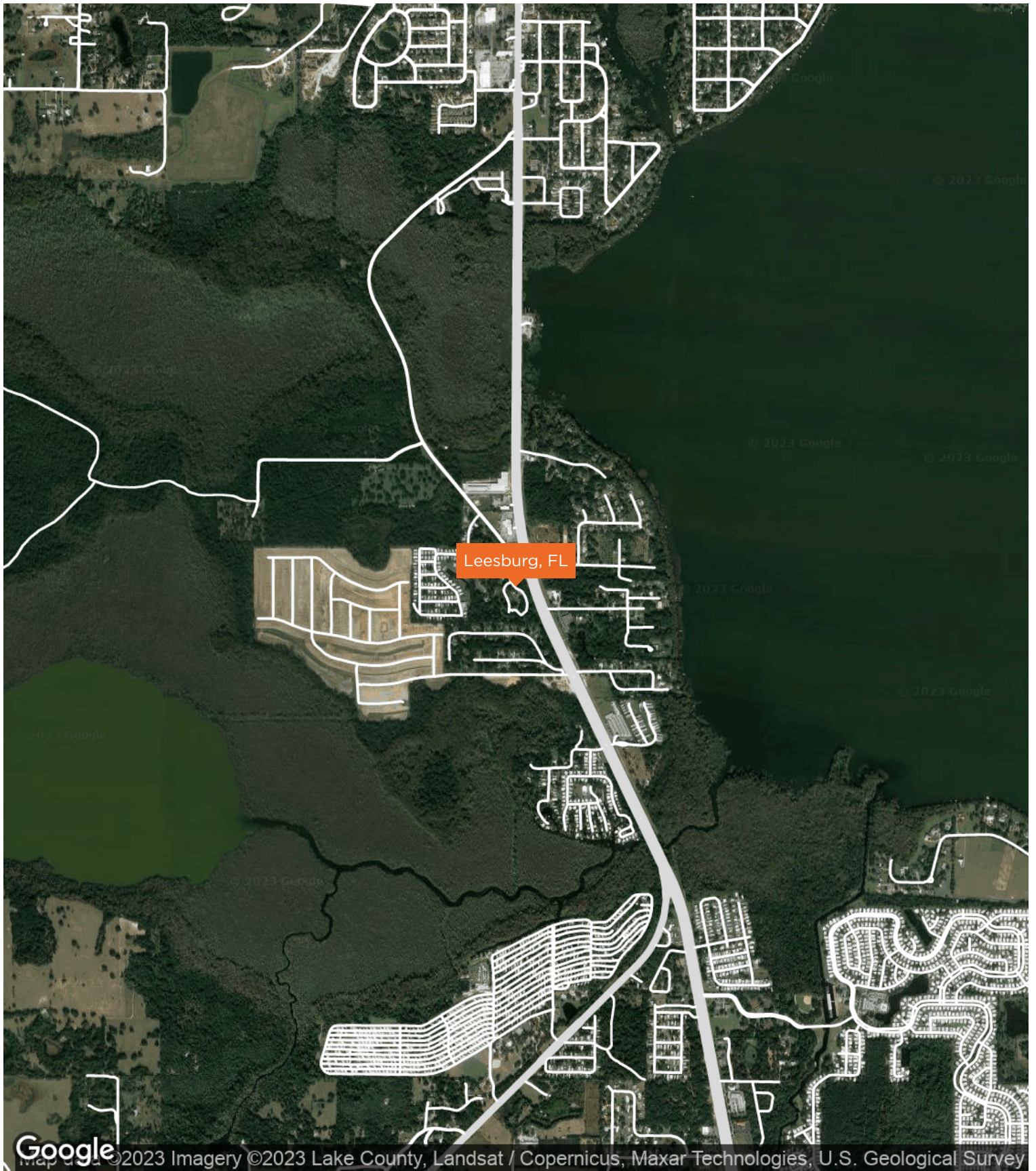
BUILDING INFORMATION

NUMBER OF LOTS	7
BEST USE	Multi Family, Senior Living , Senior ALF

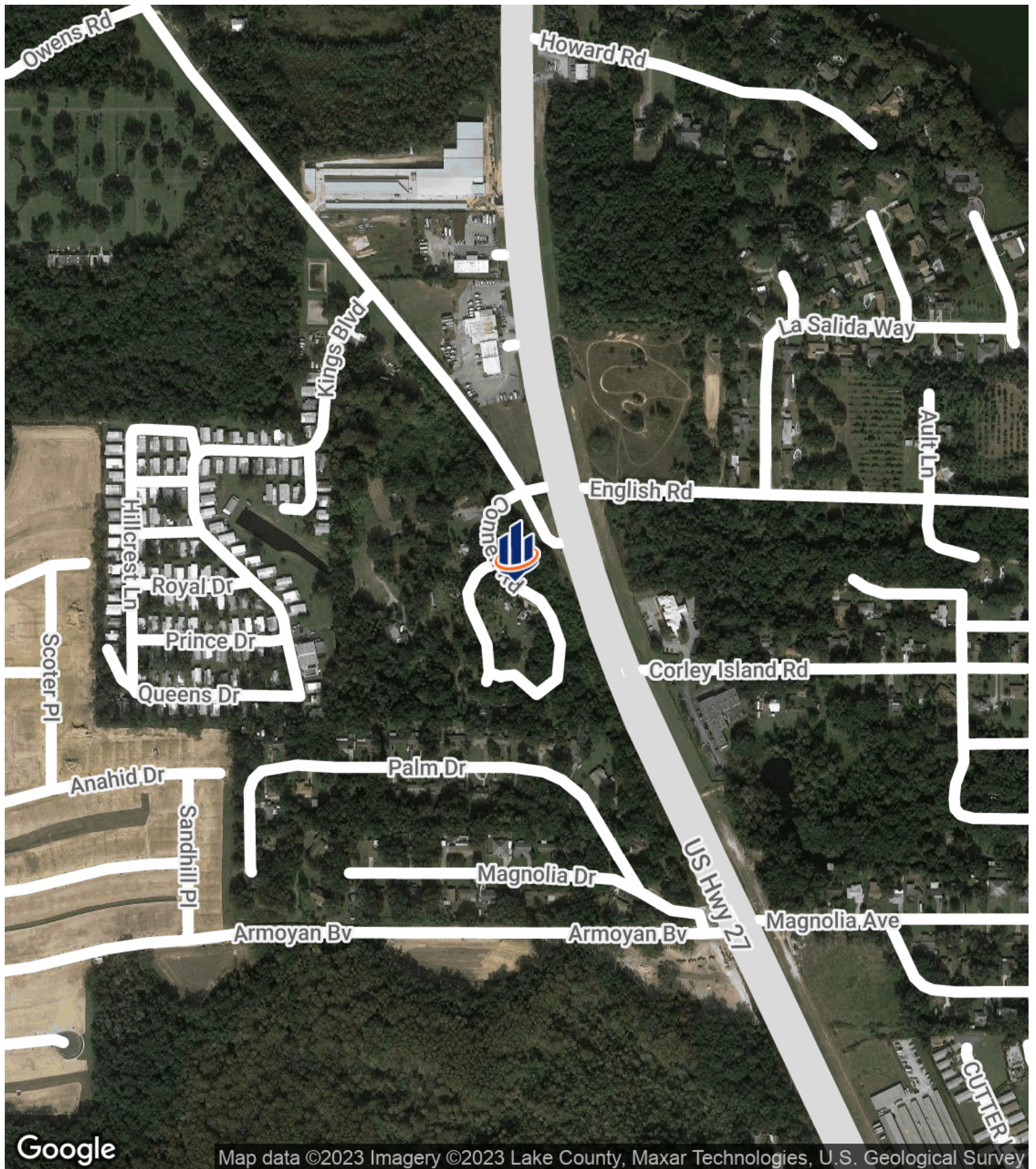


SECTION 2
**Location
Information**

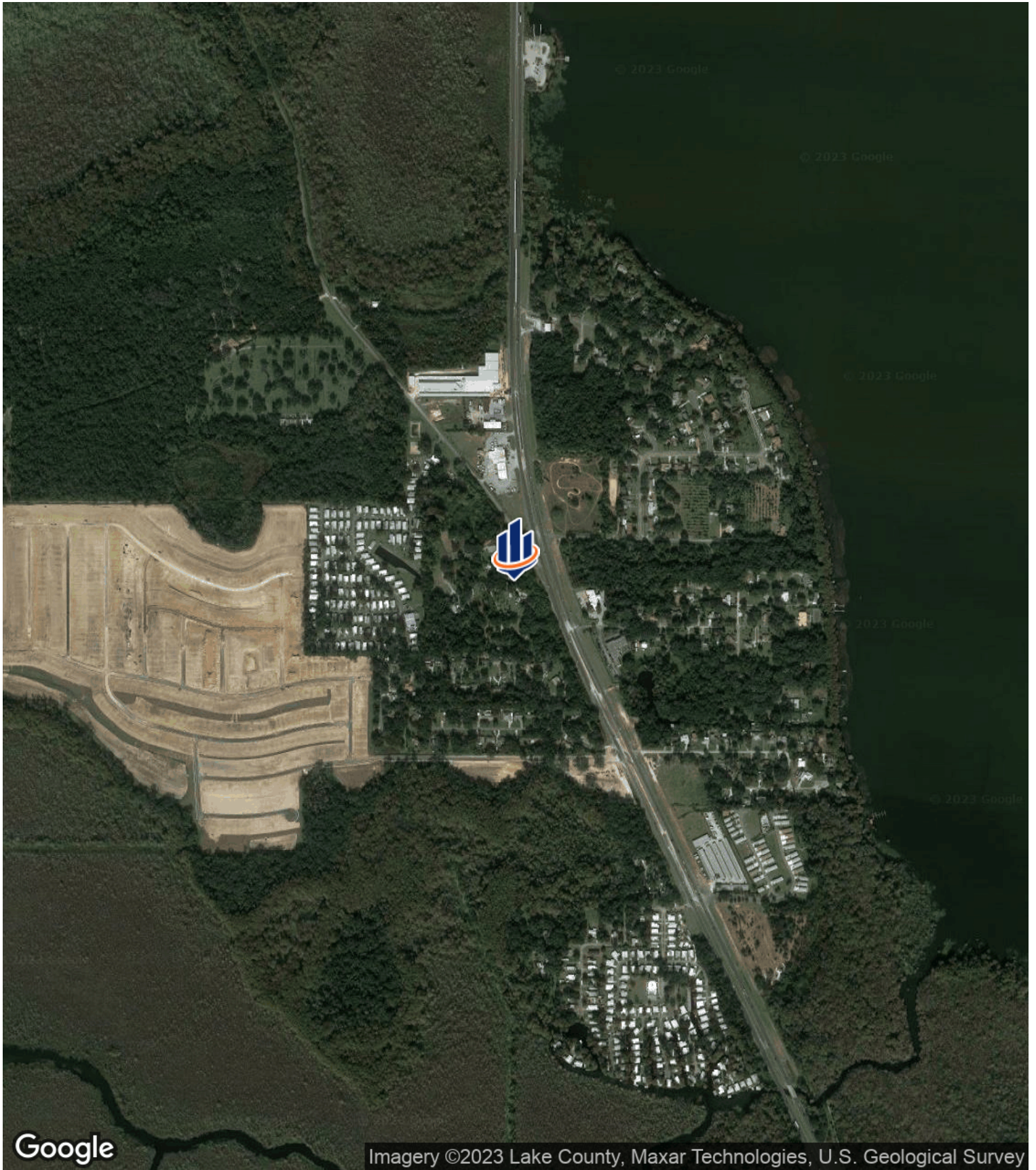
REGIONAL MAP



LOCATION MAP



AERIAL MAP



ADDITIONAL PHOTOS



INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME

-

EXPENSE SUMMARY

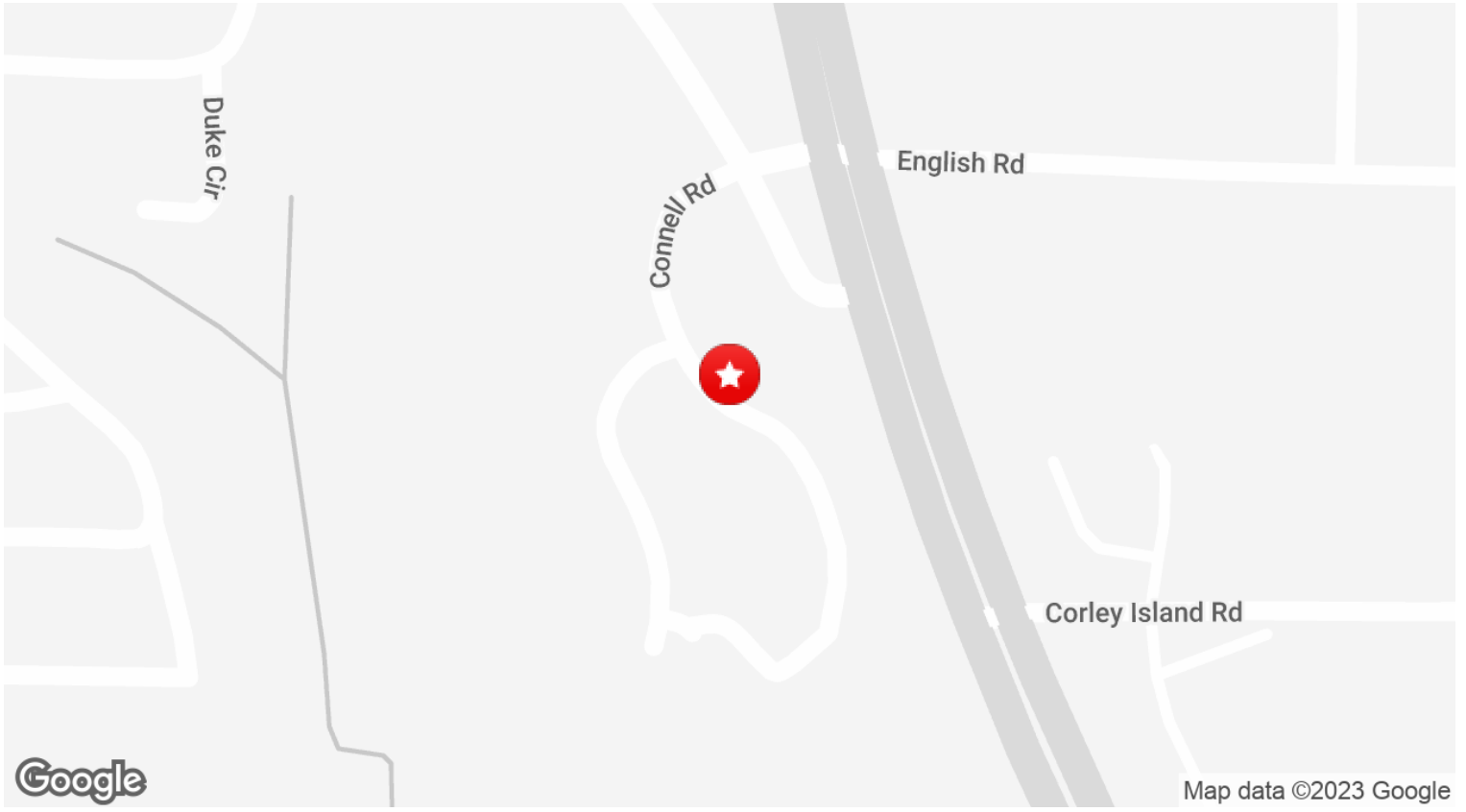
GROSS EXPENSES

-

NET OPERATING INCOME

-

SALE COMPS MAP



 **SUBJECT PROPERTY**
Connell Rd | Leesburg, FL 34748

LEGAL DESCRIPTION

EXHIBIT "A"

Parcel 1:

Begin 913 feet South of the Northwest corner of the Southwest 1/4 of Section 2, Township 20 South, Range 24 East, Lake County, Florida, thence run East 218.65 feet to the Westerly railroad right of way line; thence run Northwesterly along the railroad right of way line to the West line of Section 2, thence run South to the point of beginning.

Parcel ID #02-20-24-0003-000-02600

Parcel 2:

The North 200 feet of the South 1,727 feet of the Southwest 1/4 of Section 2, Township 20 South, Range 24 East, lying Westerly of the Westerly right of way line of the railroad.

Parcel ID #02-20-24-003-000-02700

Parcel 3:

Begin at a point on the Westerly right of way line of the railroad which lies 329 feet South of the North line of the Southeast 1/4 of Section 3, Township 20 South, Range 24 East, Lake County, Florida; thence run West 63.90 feet; thence run South 207 feet; thence run East 120 feet; thence run South 579 feet; thence run West 660 feet; thence run North 1115 feet; thence run East to the Westerly right of way line of the railroad; thence run Southeasterly along such right of way to the Point of Beginning. LESS: (1) the West 275 feet of the East 660 feet thereof, lying North of Ravenswood Park Subdivision; (2) the South 50 feet of the North 320 feet of the East 385 feet thereof lying West of Connell Road.

Parcel ID #03-20-24-0004-000-02100

Parcel 4:

THAT PART OF ABANDONED RR R/W DESC AS FOLLOWS: FROM NE COR OF SE 1/4 RUN N 89DEG 55MIN 12SEC W TO THE W'LY R/W OF SAID RR & DESIGNATED AS POINT "A" NE'LY AT RIGHT ANGLE TO THE W'LY R/W LINE TO A POINT ON THE E'LY RR R/W LINE & THE W'LY R/W OF HWY 25A AND THE POINT OF BEGINNING, RUN SE'LY ALONG RR R/W TO IT'S POINT OF INTERSECTION WITH THE CENTER LINE OF CONNELL RD, SW'LY AT A RIGHT ANGLE TO E'LY RR R/W, NW'LY ALONG SAID RR R/W TO POINT "A", NE'LY AT A RIGHT ANGLE TO THE W'LY RR R/W TO POB.

Parcel ID #03-20-24-0004-000-02700

Parcel 5:

Beginning at a point on the East boundary of Section 3, Township 20 South, Range 24 East, Lake County, Florida, 536 feet South of the Northeast corner of the Southeast 1/4 of said section, run thence West 120 feet, thence North 207 feet, thence East 63.9 feet, thence Southeasterly 214 feet, to the Point of Beginning.

Parcel ID #03-20-24-00404-000-02000

Parcel 6:

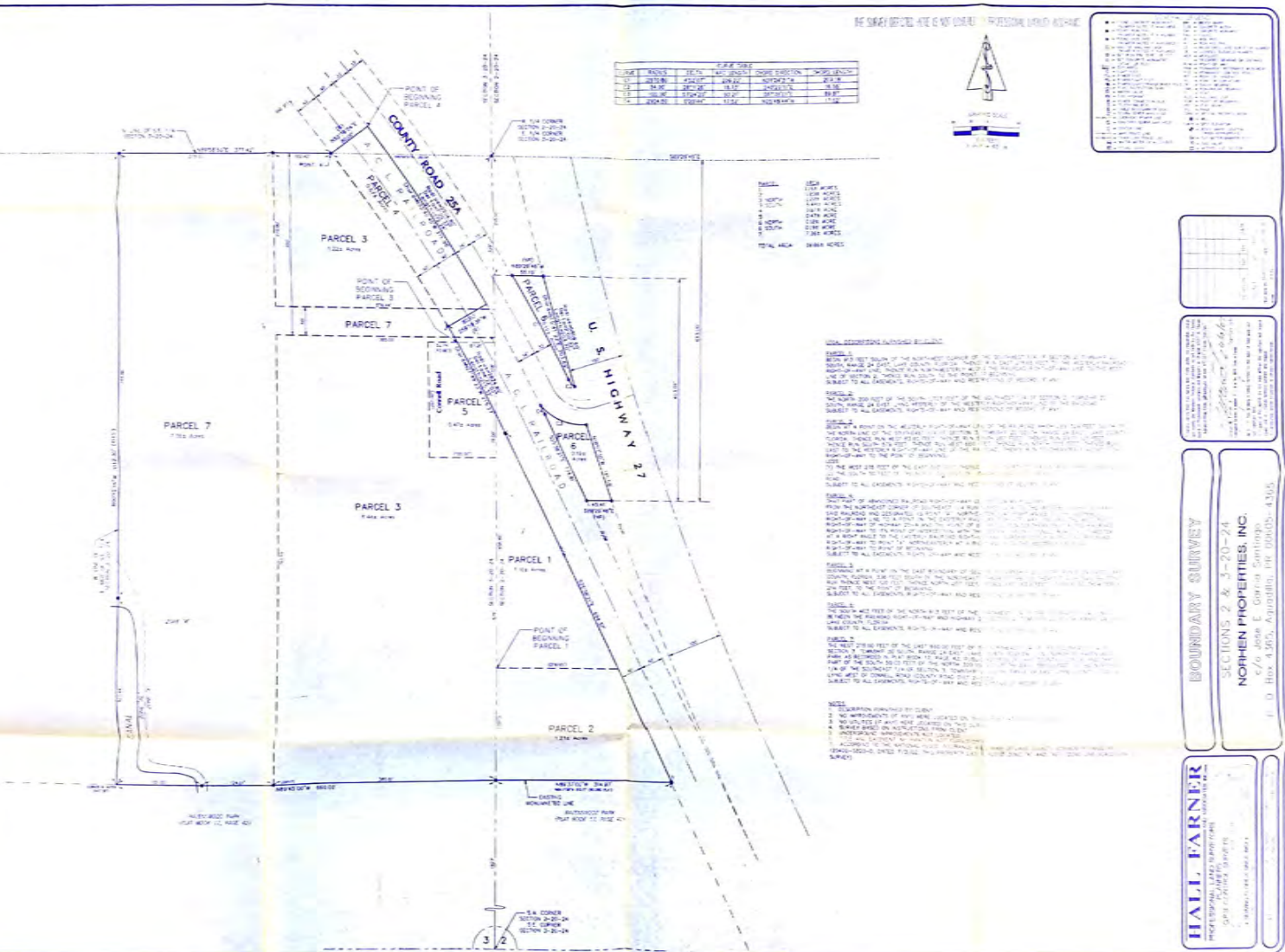
The South 403 feet of the North 613 feet of the NW 1/4 of th SW 1/4 lying between the Railroad Right of Way and Hwy 27, Section 2, Township 20 South, Range 24 East, Lake County, Florida.

Parcel ID #02-20-24-0003-000-01201

Parcel 7:

The West 275.00 feet of the East 660.00 feet of the NE 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 24 East, Lake County, Florida, lying North of Ravenswood Park as recorded in Plat Book 17, Page 42, Public Records of Lake County, Florida, and that part of the South 50.00 feet of the North 320.00 feet of the East 385.00 feet of the NE 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 24 East, Lake County, Florida, lying West of Connell Road (County

SURVEY



Scanned by CamScanner

PARCEL OUTLINES

Norhen Properties



June 29, 2020

pointLayer

● Override 1

polygonLayer

■ Override 1
□ County Boundary

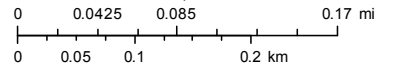
Street Names

— Local Streets

Subdivision Lot Numbers

Property Name

1:4,995



Lake BCC

Lake County Board of County Commissioners

AERIAL VIEW



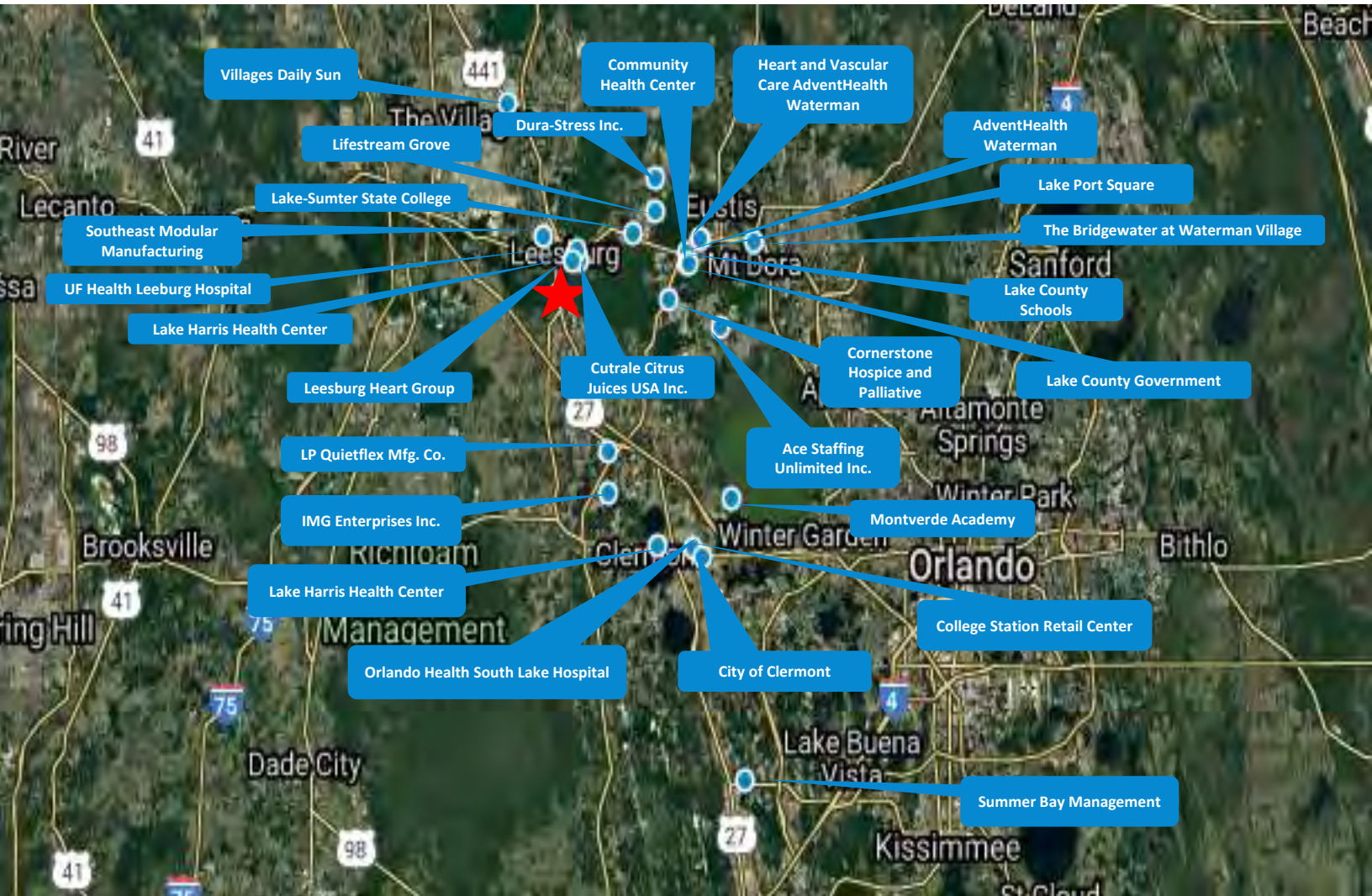
LAKE COUNTY LARGEST EMPLOYERS

Jun 29, 2020, 2:39pm EDT

Staff Orlando Business Journal About This List: Information for this list was provided by Elevate Lake and some employers directly.

Rank	Company	Lake County employees	Employees, companywide	Type of business or services	Total Companywide Revenue Volume 2019
1	Lake County Schools 201 W. Burleigh Blvd. Tavares, FL 32778 352-293-6500 lake.k12.fl.us	5838	5838	K-12 education	NA
2	UF Health Leeburg Hospital 600 E. Davie Ave. Leesburg, FL 34748 352-329-5765 centralfloridahealth.org	2870	2870	Regional hospital and medical center	NA
3	AdventHealth Waterman 1000 Waterman Way Tavares, FL 32778 352-253-3333 adventhealth.com	1773	83000	Hospital, health care	NA
4	LP Quietflex Mfg. Co. 7730 American Way Groveland 34736 352-429-3286 quietflex.com	1502	0.0	Specializes in manufacturing flexible air ducts	228870000
5	Orlando Health South Lake Hospital 1900 Don Wickham Dr. Clermont, FL 34711 352-394-4071 orlandohealth.com	1310	22000	Hospital, health care organization	364000000
6	Lake County Government 315 W. Main St. Tavares, FL 32778 352-343-8800 lakecountyfl.gov	1084	1084	County government	NA
7	Ace Staffing Unlimited Inc. 18214 County Road 448 Mount Dora, FL 32757 352-385-0174 acestaffingunlimited.com	700	700	Staffing, skilled construction workers	NA
8	Cornerstone Hospice and Palliative Care 2445 Lane Park Rd. Tavares, FL 32778 888-742-6655 cornerstone.org	660	0.0	Hospice and palliative care	NA
9	Summer Bay Management 17826 U.S. 192 Clermont, FL 34714 352-242-1100 exploreresorts.com	510	1200	Vacation resort	NA
10	Dura-Stress Inc. 11325 County Road 44 Leesburg, FL 34788 352-787-1422 durastress.com	500	500	Developers of pre-stressed concrete components	NA
11	Lake Harris Health Center (Rehabilitation Care Lake Harris Health) 701 Lake Port Blvd. Leesburg 34748 352-728-3366 brookdale.com	499	62550	Skilled nursing and assisted living facility	NA
12	Lake-Sumter State College 6501 U.S. Hwy. 441 Leesburg, FL 34788 352-787-3747 lssc.edu	413	413	College	NA
13	City of Clermont 685 W. Montrose St. Clermont, FL 34711 352-394-4081 ClermontFL.gov	400	400	Municipal government	NA
14	Lake Port Square 600 Lake Port Blvd. Leesburg 34748 352-585-9352 lakeportseniorliving.com	330	330	Retirement living community services include independent and assisted living	NA
15	The Bridgewater at Waterman Village 500 Waterman Ave. Mount Dora, FL 32757 352-383-0051 watermanvillage.com	327	327	Retirement living community with independent and assisted living, as well as nursing care	NA
16	IMG Enterprises Inc. 7636 Cherry Lake Rd. Groveland 34736 352-429-2171 cherrylake.com	324	508	Agribusiness and land management	84600000
17	College Station Retail Center 2575 E. Highway 50 Clermont 34711 352-243-0760 loopnet.com	300	0.0	Retail center	NA
17	Heart and Vascular Care AdventHealth Waterman 1000 Waterman Way Tavares 32778 352-298-9519 adventhealthheartwaterman.com	300	83000	Cardiac care center	NA
17	Lifestream Grove 11339 Grove St. Leesburg 300 352-742-0003 labc.net	300	300	Medical center	NA
20	Community Health Center 212 E. Main St. Tavares 32778 352-314-7400 chcfl.org	286	286	Comprehensive affordable health care services	NA
20	Montverde Academy 17235 7th St. Montverde, FL 34756 407-469-2561 montverde.org	286	286	Private coeducational, independent college preparatory school	NA
22	Villages Daily Sun 1100 Main St. The Villages 32159 352-753-1119 thevillagesdailysun.com	280	280	Newspaper	NA
23	Outrale Citrus Juices USA Inc. 11 Cloud St. Leesburg, FL 34748-5306 352-798-7800 outrale.com	253	253	Citrus grower, agricultural; offers cosmetics, soaps and perfumes	NA
24	Southeast Modular Manufacturing 2500 Industrial St. Leesburg 34748 352-728-2930 southeastmodular.com	248	248	Modular building manufacturer	NA
25	Leesburg Heart Group (Florida Heart and Vascular Center)	220	220	Medical center, cardiac care	NA

Largest Lake County Employers



LEESBURG CITY PROFILE



Leesburg is a city in Lake County, Florida. Leesburg is in central Florida, between Lake Harris and Lake Griffin, at the head of the Oklawaha River system. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area.

Known as the “Lakefront City,” Leesburg is a central hub for commerce in Lake County, attracting 50,000 people to work each weekday. Leesburg is ideally located in the center of Florida with prime transportation access, plenty of developable area and award-winning utilities. Add in economic incentives, a diverse workforce and a large business park - it is a perfect combination for business success.

Leesburg has seen the job market increase by 3.9% over the last year. Future job growth over the next ten years is predicted to be 51.2%, which is higher than the US average of 33.5%. - The Sales Tax Rate for Leesburg is 7.0% - The Income Tax Rate for Leesburg is 0.0%.

Leesburg is the home of Lake–Sumter State College (LSSC), which also has campuses in Clermont and Sumterville, Florida. It is also the home of Beacon College.



Year-round events and festivals such as Black Heritage Festival, Mardi Gras, Leesburg Art Festival, Bikefest, 4th of July and Christmas activities attract thousands of visitors each year. There are also sporting events such as bass fishing and softball tournaments. The Leesburg Lightning, a team in the Florida Collegiate Summer League, plays baseball each summer at historic Pat Thomas Stadium.



LAKE COUNTY PROFILE

Lake County is a county in the central portion of Florida. The county seat is Tavares, and its largest city is Clermont. Lake County is included in the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area.

Centrally located in the state, with easy access to interstates, highways, railways, seaports and international airports, companies in Lake County can service businesses throughout the state, nation and world. This also makes Lake County an attractive destination for tourists.

Ranked among the top 3 fastest growing counties in Florida with a projected growth of 23% by 2030. Placing great emphasis on being the most business friendly county in the state and contributing significant resources to economic development as well as job



growth, the Lake County Board Of County Commissioners is determined to create a healthy economy for Lake County's citizens and businesses. The County's existing industry base is varied and continues to grow every year, as increasingly more companies discover it's an ideal place to locate a business.

Home to over 1,000 pristine lakes and rivers, rolling hills and stunning vistas comprise Lake County's unique terrain, leading up to the highest point in peninsular Florida, Sugarloaf Mountain.

Lake County offers small town character, combined with the amenities of a major metropolitan city. It has 14 distinct municipalities, each with its own small town personality and unique historic downtown district with art galleries, antique stores, mom and pop shops and restaurants to please every palate. Lake County's downtown districts are a refreshing reminder of the way life should be.

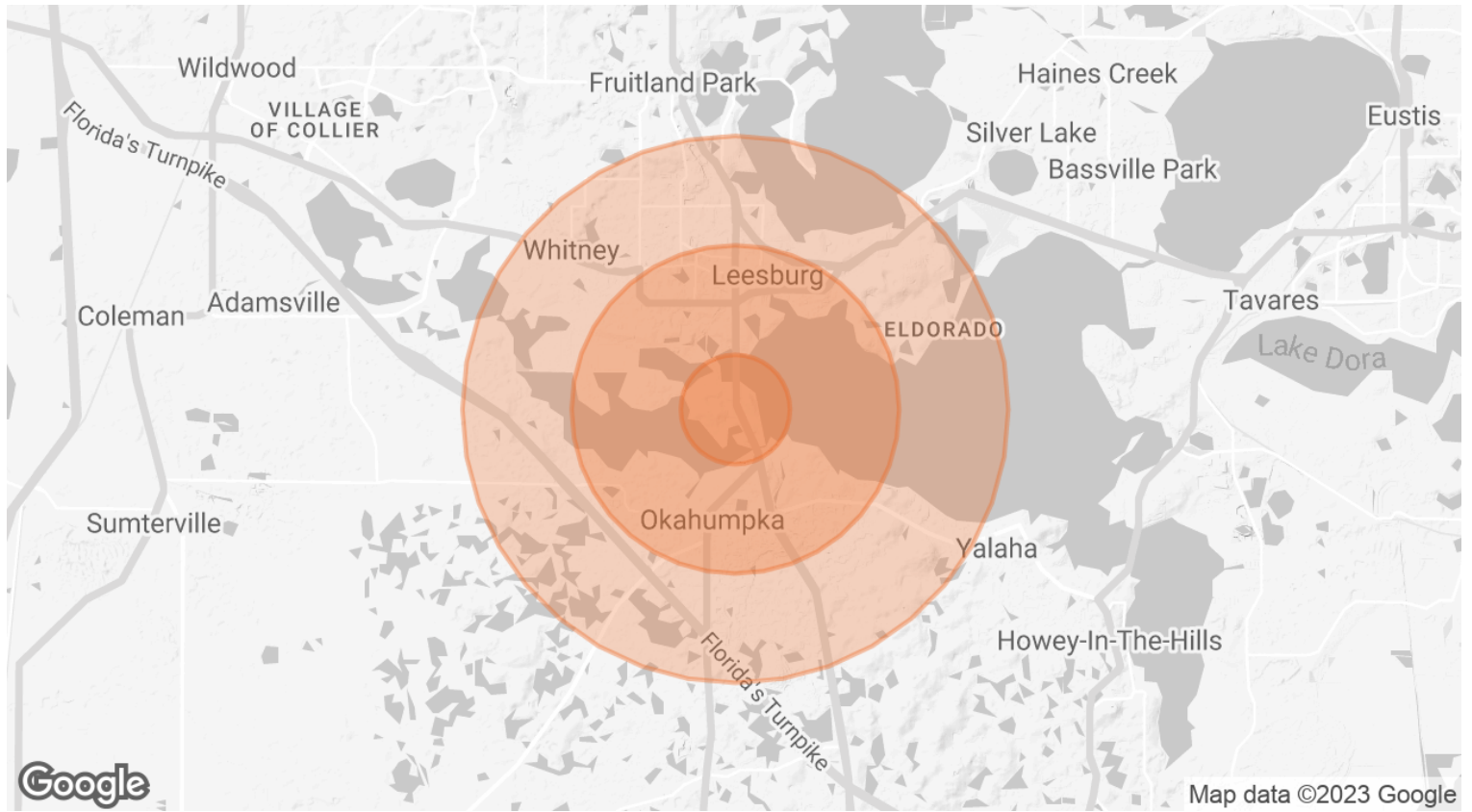


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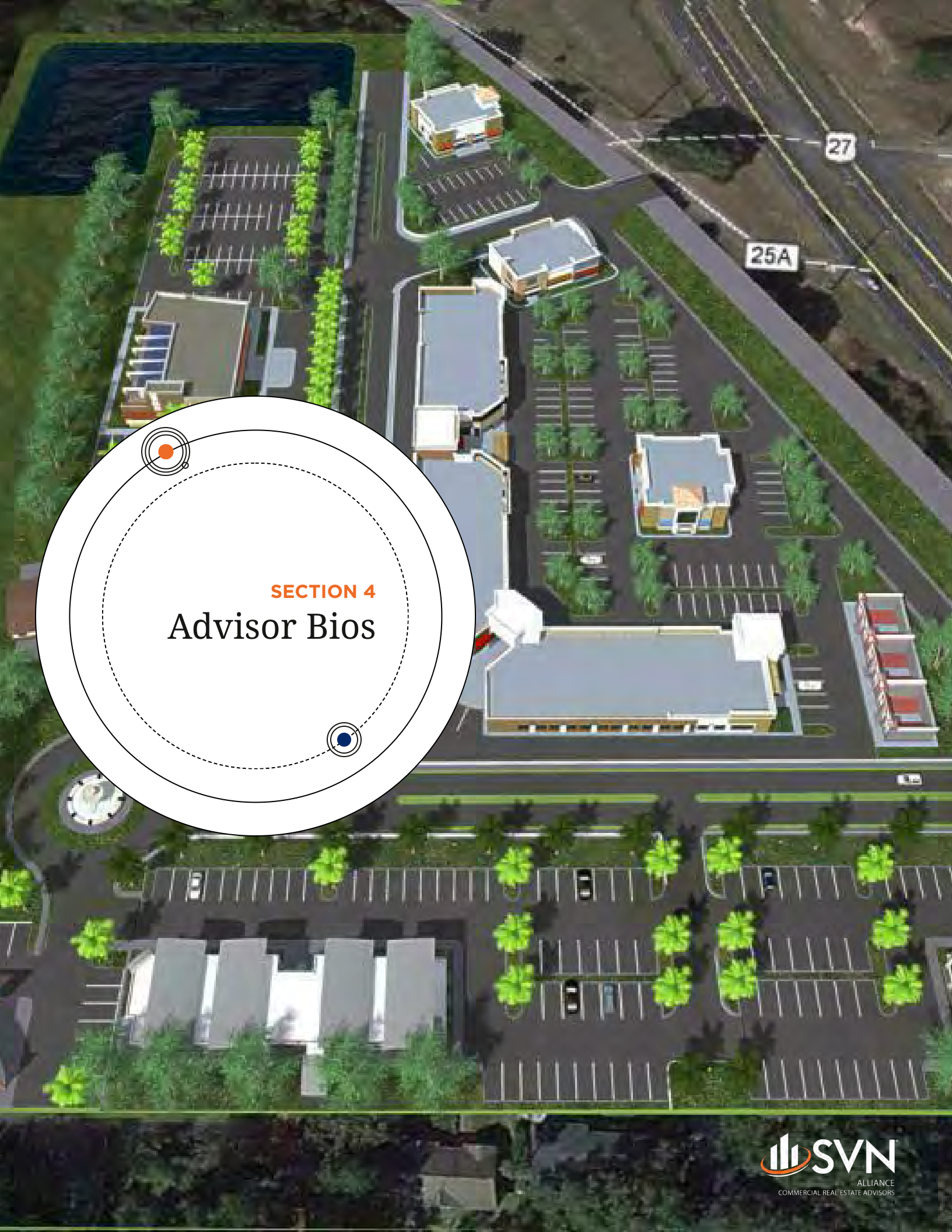
SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,526	13,626	35,333
AVERAGE AGE	53.9	52.4	52.2
AVERAGE AGE (MALE)	49.9	49.3	50.4
AVERAGE AGE (FEMALE)	56.3	53.3	53.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	758	7,094	18,815
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$49,285	\$45,108	\$48,284
AVERAGE HOUSE VALUE	\$146,007	\$118,578	\$151,220

* Demographic data derived from 2020 ACS - US Census



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25A

SECTION 4
Advisor Bios

ADVISOR BIO 1



ALI MUSHTAQ

Senior Advisor

ali.mushtaq@svn.com

Direct: 386.310.7900 | **Cell:** 407.325.1446

FL #SL3039910

PROFESSIONAL BACKGROUND

Ali Mushtaq was awarded 2018 SVN Presidents Circle, Where he placed 43rd Nationally & 11th in Florida.

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Florida specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in (Orlando MSA) on his 19th years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee. Ali's recent transactions include many Multi Million Dollar Transactions:

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

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Active in the commercial real estate industry, Ali is a member of ICSC, CFCAR & Florida CCIM Chapter.

Local Expertise: Ali is an experienced Commercial Investment Advisor with SVN Florida. He works with many of the top owners / developers and retailers in the country. One of his strongest skills sets is assisting Residential Home Builders/Developers transition into Commercial Retail/Mixed use Development. Also offer Pre Development Consulting.

Primary Specialty

*Conversion of Residential Developers / Builders to Retail Developers

*Land Sales / Development & Redevelopment

* Commercial Investment Advisor

* Sale - Retail Investments

* Land Development / Redevelopment

*Landlord Representation

*Site Selection

EDUCATION

KingsBorough Commuity College- Associates in Broadcast Management

Hoftsa University- ROTC

US Army Reserves Veteran

SVN | Alliance Commercial Real Estate Advisors

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