56+ Acres Vacant Land 911 FL-48, Groveland, FL 34736 Offered at: \$4,500,000

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

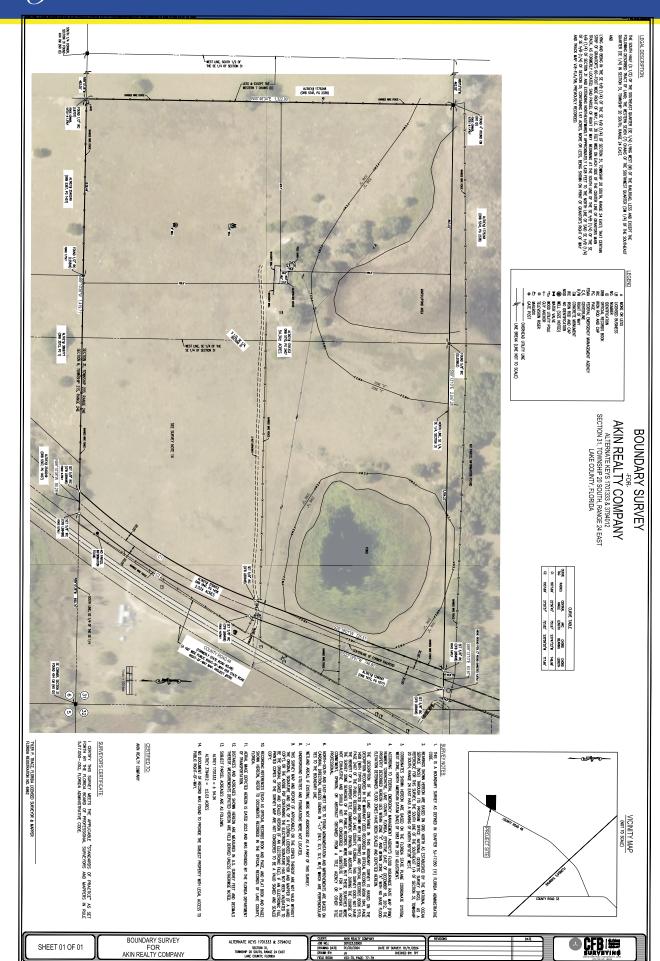


Executive Summary

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.



Survey



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					5/4/2	
ALF 37 Manuela Apartments 288 32 Socret Promise Alf Alf Alf Alf Alf Alf Alf Al			Living			
Denham Denham Same Sam						
Denham Estates 600					The state of the s	
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 66 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						
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		/	•			
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		<u> </u>			Salvation Army PUD	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		_		61	CR 470 Leesburg	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				62	Leesburg Convenience Store	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	1127///////////////////////////////////			64	Blackton	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						0
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			
			l .		TOTAL UNITS	29548





Demographic and Income Profile

911 County Road 48, Groveland, Florida, 34736 Ring band: 5 - 10 mile radius

Prepared by Esri Latitude: 28.69896 Longitude: -81.94265

Summary		Census 20	10	Census 202	20	2023		2
Population		56,	165	73,7	59	89,322		94,
Households		21,2	238	29,83	38	37,968		41,
Families		14,:	199	19,8	10	24,776		26,
Average Household Size		2	.31	2.:	23	2.17		2
Owner Occupied Housing Units		15,9	954	22,79	91	31,215		34,
Renter Occupied Housing Units			286	7,04	47	6,753		6
Median Age		4	7.0	55	.1	50.5		
Trends: 2023-2028 Annual Ra	ite		Area			State		Nati
Population			1.20%			0.63%		0.
Households			1.58%			0.77%		0.
Families			1.51%			0.74%		0.
Owner HHs			1.86%			0.93%		0.
Median Household Income			2.36%			3.34%		2.
						2023		2
Households by Income				Nu	mber	Percent	Number	Per
<\$15,000					3,656	9.6%	3,466	8
\$15,000 - \$24,999					3,345	8.8%	2,928	-
\$25,000 - \$34,999					3,554	9.4%	3,259	7
\$35,000 - \$49,999					5,302	14.0%	4,890	11
\$50,000 - \$74,999					3,269	21.8%	9,056	22
\$75,000 - \$99,999					5,012	15.8%	7,031	17
\$100,000 - \$149,999					1,109	10.8%	5,253	12
\$150,000 - \$199,999					1,882	5.0%	2,716	(
\$200,000+					L,837	4.8%	2,471	,
\$200,000 +					1,037	4.0 70	2,4/1	'
Median Household Income				\$57	7,053		\$64,110	
Average Household Income				\$80),682		\$93,277	
Per Capita Income				\$34	1,878		\$40,980	
	Ce	nsus 2010	Cei	1sus 2020		2023		2
Population by Age	Number	Percent	Number	Percent	Number		Number	Pei
0 - 4	2,752	4.9%	2,698	3.7%	4,003		4,200	4
5 - 9	2,560	4.6%	3,014	4.1%	4,067	4.6%	4,169	2
10 - 14	2,585	4.6%	3,063	4.2%	4,008	4.5%	4,340	4
15 - 19	2,655	4.7%	2,815	3.8%	3,954	4.4%	4,123	4
20 - 24	2,489	4.4%	2,785	3.8%	4,503	5.0%	4,470	2
25 - 34	6,677	11.9%	7,164	9.7%	10,247	11.5%	10,155	10
35 - 44	6,993	12.5%	7,689	10.4%	9,273	10.4%	9,842	10
45 - 54	6,685	11.9%	7,511	10.2%	8,544	9.6%	8,762	g
55 - 64	7,200	12.8%	10,999	14.9%	10,800	12.1%	10,679	11
65 - 74	8,451	15.0%	14,909	20.2%	15,339	17.2%	15,713	16
75 - 84	5,250	9.3%	8,712	11.8%	10,756	12.0%	13,511	14
	1,868	3.3%	2,400	3.3%	3,828	4.3%	4,845	ī
85+	· ·	nsus 2010		nsus 2020		2023	·	2
85+	Ce			Percent	Number	Percent	Number	Per
	Number	Percent	Number					70
Race and Ethnicity	Number	Percent 72.1%			62.717	70.2%	00,360	
Race and Ethnicity White Alone	Number 40,480	72.1%	50,894	69.0%	62,717 12,942		66,380 13,448	
Race and Ethnicity White Alone Black Alone	Number 40,480 10,702	72.1% 19.1%	50,894 11,638	69.0% 15.8%	12,942	14.5%	13,448	14
Race and Ethnicity White Alone Black Alone American Indian Alone	Number 40,480 10,702 296	72.1% 19.1% 0.5%	50,894 11,638 386	69.0% 15.8% 0.5%	12,942 442	14.5% 0.5%	13,448 468	14
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	Number 40,480 10,702 296 575	72.1% 19.1% 0.5% 1.0%	50,894 11,638 386 938	69.0% 15.8% 0.5% 1.3%	12,942 442 1,121	14.5% 0.5% 1.3%	13,448 468 1,125	14 (
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 40,480 10,702 296 575 54	72.1% 19.1% 0.5% 1.0% 0.1%	50,894 11,638 386 938 94	69.0% 15.8% 0.5% 1.3% 0.1%	12,942 442 1,121 105	14.5% 0.5% 1.3% 0.1%	13,448 468 1,125 112	14 0 1
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	Number 40,480 10,702 296 575 54 2,781	72.1% 19.1% 0.5% 1.0% 0.1% 5.0%	50,894 11,638 386 938 94 3,660	69.0% 15.8% 0.5% 1.3% 0.1% 5.0%	12,942 442 1,121 105 4,488	14.5% 0.5% 1.3% 0.1% 5.0%	13,448 468 1,125 112 5,011	14 (1 (5
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 40,480 10,702 296 575 54	72.1% 19.1% 0.5% 1.0% 0.1%	50,894 11,638 386 938 94	69.0% 15.8% 0.5% 1.3% 0.1%	12,942 442 1,121 105	14.5% 0.5% 1.3% 0.1% 5.0%	13,448 468 1,125 112	14 0

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics Demographics Demographics



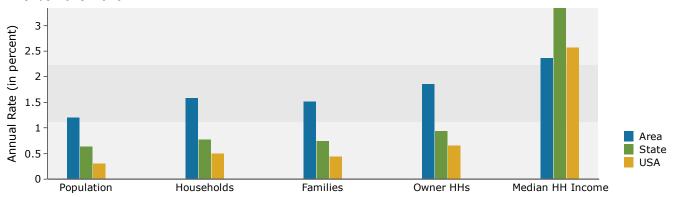
Demographic and Income Profile

911 County Road 48, Groveland, Florida, 34736 Ring band: 5 - 10 mile radius

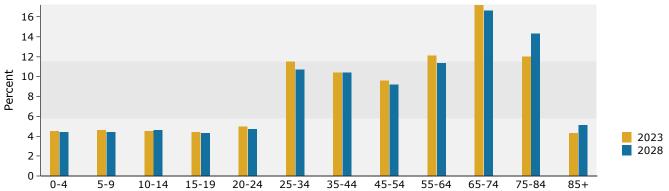
Prepared by Esri Latitude: 28.69896

Longitude: -81.94265

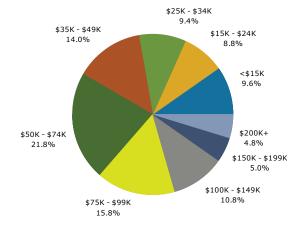
Trends 2023-2028



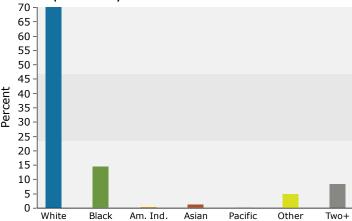
Population by Age



2023 Household Income



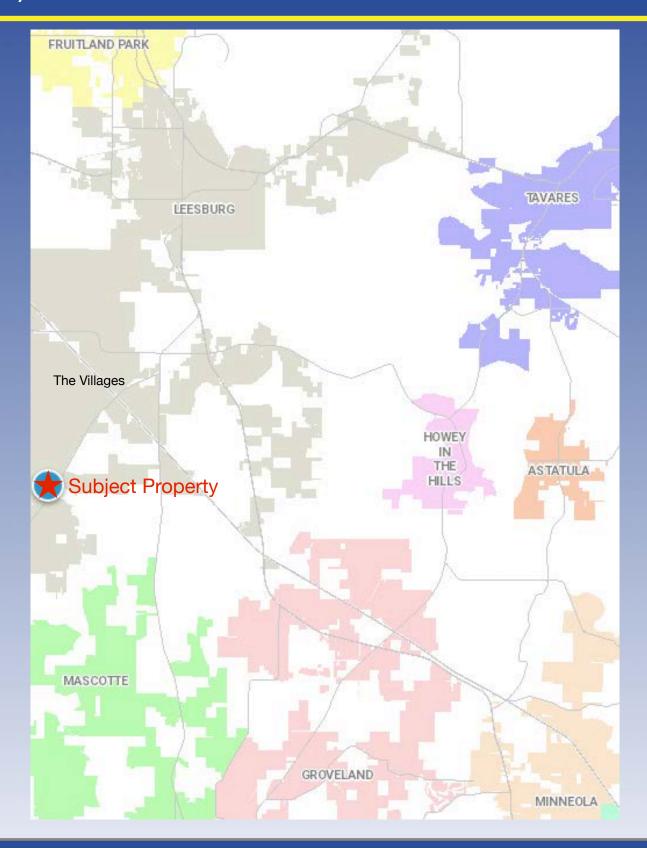
2023 Population by Race



2023 Percent Hispanic Origin:15.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Map Location



DISCLAIMER AKIN REALTY COMPANY. Although information has been obtained from sources deemed reliable, neither Owner nor ARC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor ARC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information.