

56+ Acres Vacant Land

911 FL-48, Groveland, FL 34736

Offered at: \$4,500,000

Surrounded by The Village Expansion Areas



Exclusively Listed By:

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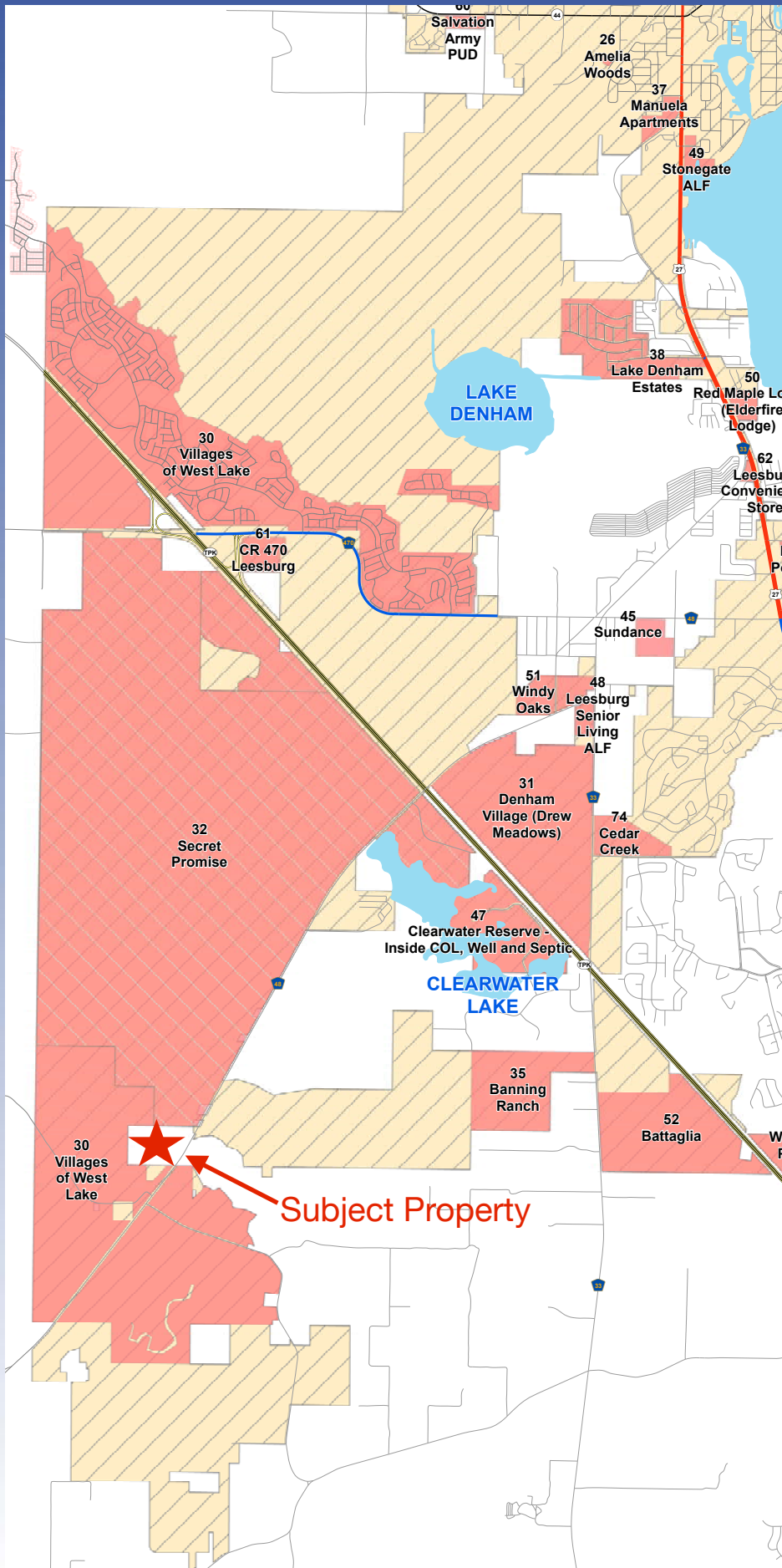


Executive Summary

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.



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
	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 2010	Census 2020	2023	2028
Population	56,165	73,759	89,322	94,808
Households	21,238	29,838	37,968	41,072
Families	14,199	19,810	24,776	26,702
Average Household Size	2.31	2.23	2.17	2.14
Owner Occupied Housing Units	15,954	22,791	31,215	34,233
Renter Occupied Housing Units	5,286	7,047	6,753	6,839
Median Age	47.0	55.1	50.5	51.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.20%	0.63%	0.30%
Households	1.58%	0.77%	0.49%
Families	1.51%	0.74%	0.44%
Owner HHs	1.86%	0.93%	0.66%
Median Household Income	2.36%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,656	9.6%	3,466	8.4%
\$15,000 - \$24,999	3,345	8.8%	2,928	7.1%
\$25,000 - \$34,999	3,554	9.4%	3,259	7.9%
\$35,000 - \$49,999	5,302	14.0%	4,890	11.9%
\$50,000 - \$74,999	8,269	21.8%	9,056	22.1%
\$75,000 - \$99,999	6,012	15.8%	7,031	17.1%
\$100,000 - \$149,999	4,109	10.8%	5,253	12.8%
\$150,000 - \$199,999	1,882	5.0%	2,716	6.6%
\$200,000+	1,837	4.8%	2,471	6.0%

Median Household Income	\$57,053	\$64,110
Average Household Income	\$80,682	\$93,277
Per Capita Income	\$34,878	\$40,980

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,752	4.9%	2,698	3.7%	4,003	4.5%	4,200	4.4%
5 - 9	2,560	4.6%	3,014	4.1%	4,067	4.6%	4,169	4.4%
10 - 14	2,585	4.6%	3,063	4.2%	4,008	4.5%	4,340	4.6%
15 - 19	2,655	4.7%	2,815	3.8%	3,954	4.4%	4,123	4.3%
20 - 24	2,489	4.4%	2,785	3.8%	4,503	5.0%	4,470	4.7%
25 - 34	6,677	11.9%	7,164	9.7%	10,247	11.5%	10,155	10.7%
35 - 44	6,993	12.5%	7,689	10.4%	9,273	10.4%	9,842	10.4%
45 - 54	6,685	11.9%	7,511	10.2%	8,544	9.6%	8,762	9.2%
55 - 64	7,200	12.8%	10,999	14.9%	10,800	12.1%	10,679	11.3%
65 - 74	8,451	15.0%	14,909	20.2%	15,339	17.2%	15,713	16.6%
75 - 84	5,250	9.3%	8,712	11.8%	10,756	12.0%	13,511	14.3%
85+	1,868	3.3%	2,400	3.3%	3,828	4.3%	4,845	5.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	40,480	72.1%	50,894	69.0%	62,717	70.2%	66,380	70.0%
Black Alone	10,702	19.1%	11,638	15.8%	12,942	14.5%	13,448	14.2%
American Indian Alone	296	0.5%	386	0.5%	442	0.5%	468	0.5%
Asian Alone	575	1.0%	938	1.3%	1,121	1.3%	1,125	1.2%
Pacific Islander Alone	54	0.1%	94	0.1%	105	0.1%	112	0.1%
Some Other Race Alone	2,781	5.0%	3,660	5.0%	4,488	5.0%	5,011	5.3%
Two or More Races	1,277	2.3%	6,150	8.3%	7,506	8.4%	8,263	8.7%
Hispanic Origin (Any Race)	7,880	14.0%	11,498	15.6%	14,129	15.8%	15,653	16.5%

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.

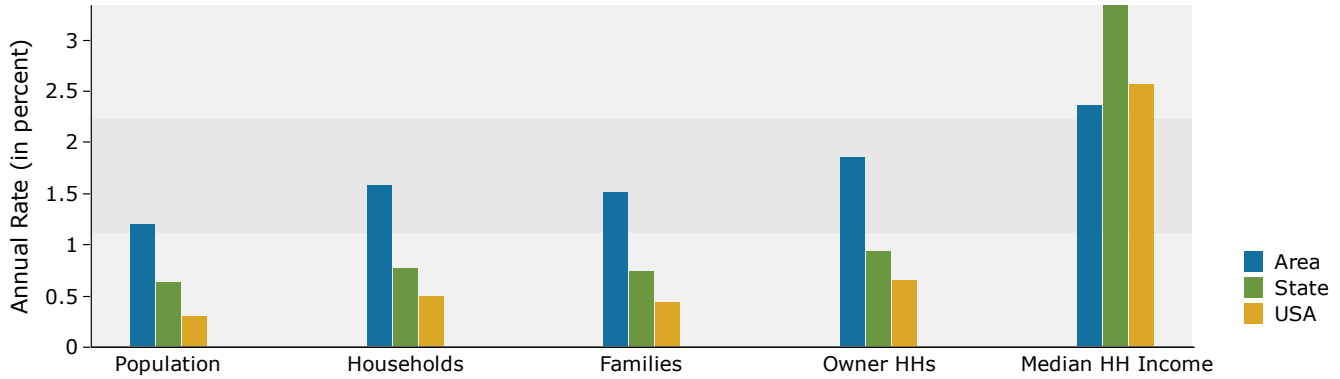


Demographic and Income Profile

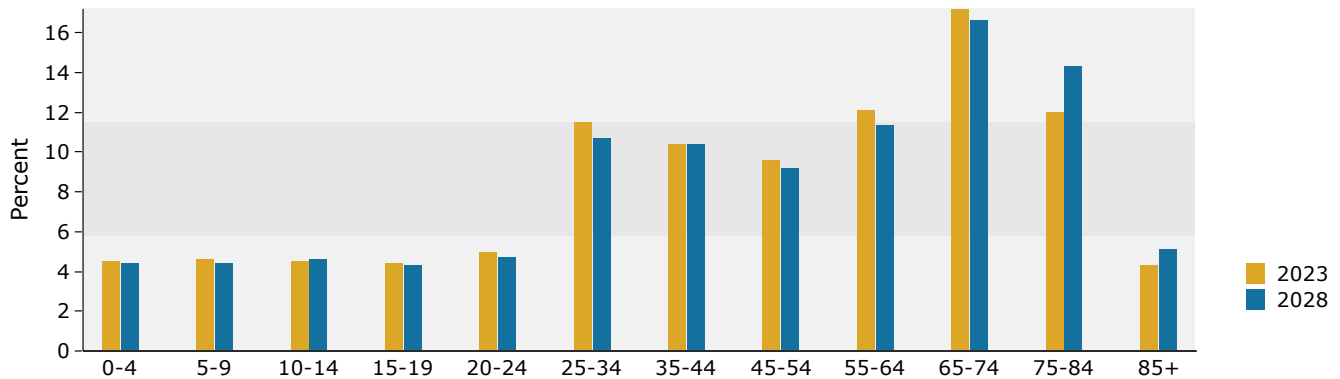
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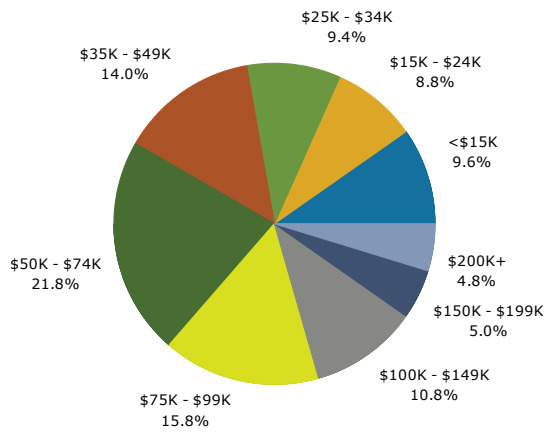
Trends 2023-2028



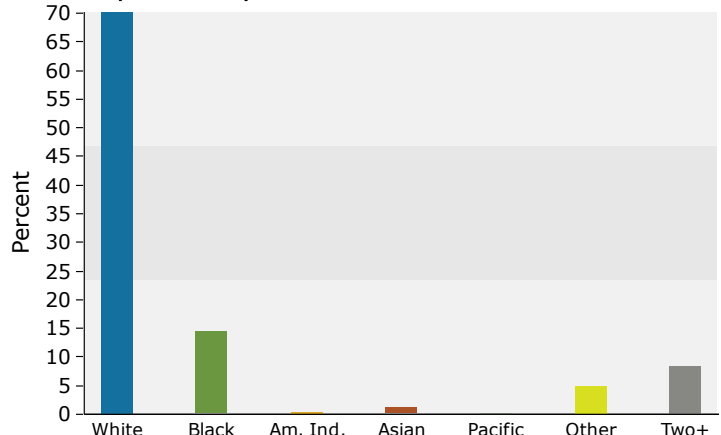
Population by Age



2023 Household Income



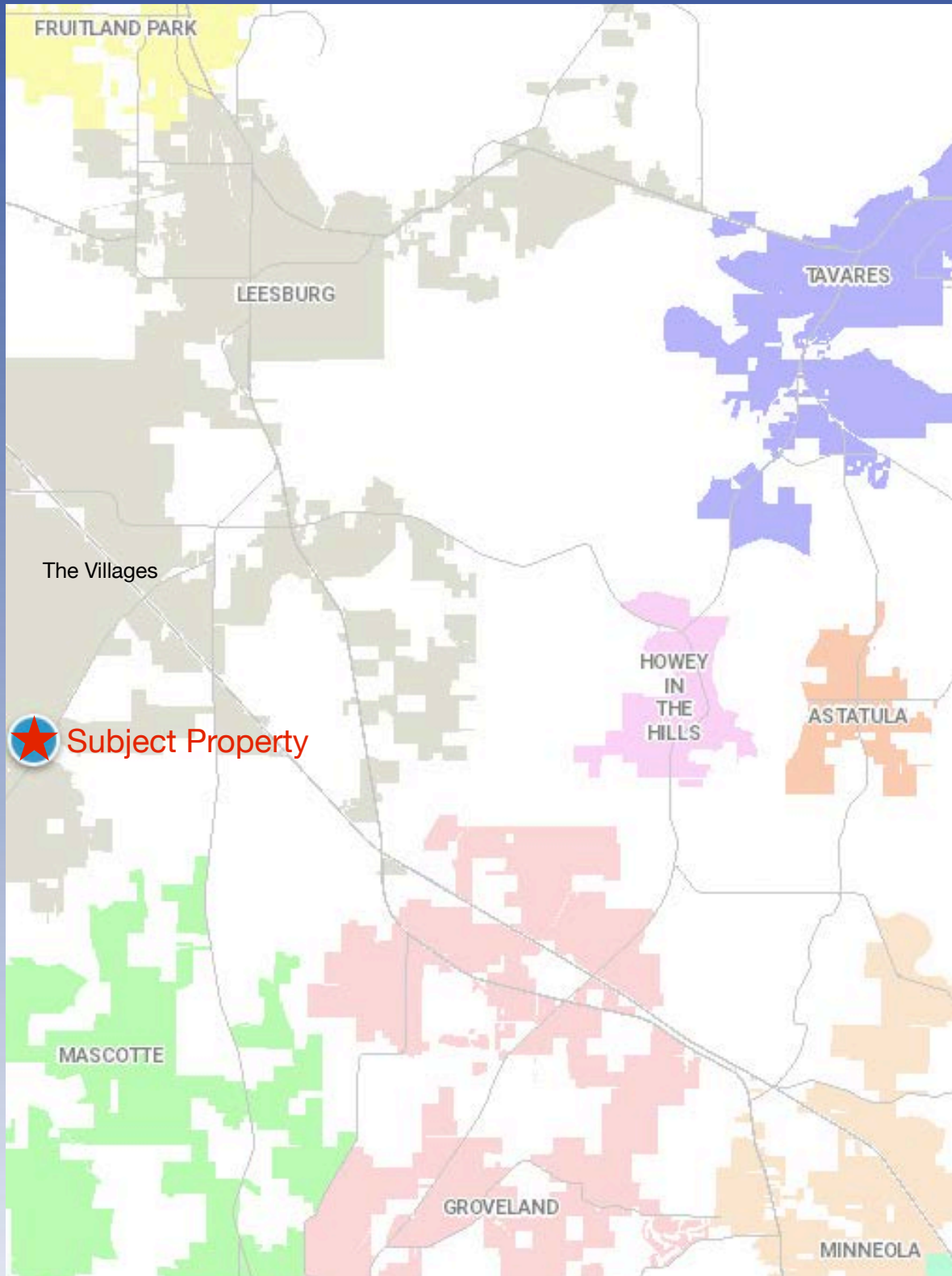
2023 Population by Race



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



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