



# South County Intersection Large Tract

27336 & 27314 County Road 33, Okahumpka, Florida 34762

Trish Leisner, CCIM  
352-267-6216  
trish@saundersrealestate.com  
FL #BK3185853



## TABLE OF CONTENTS

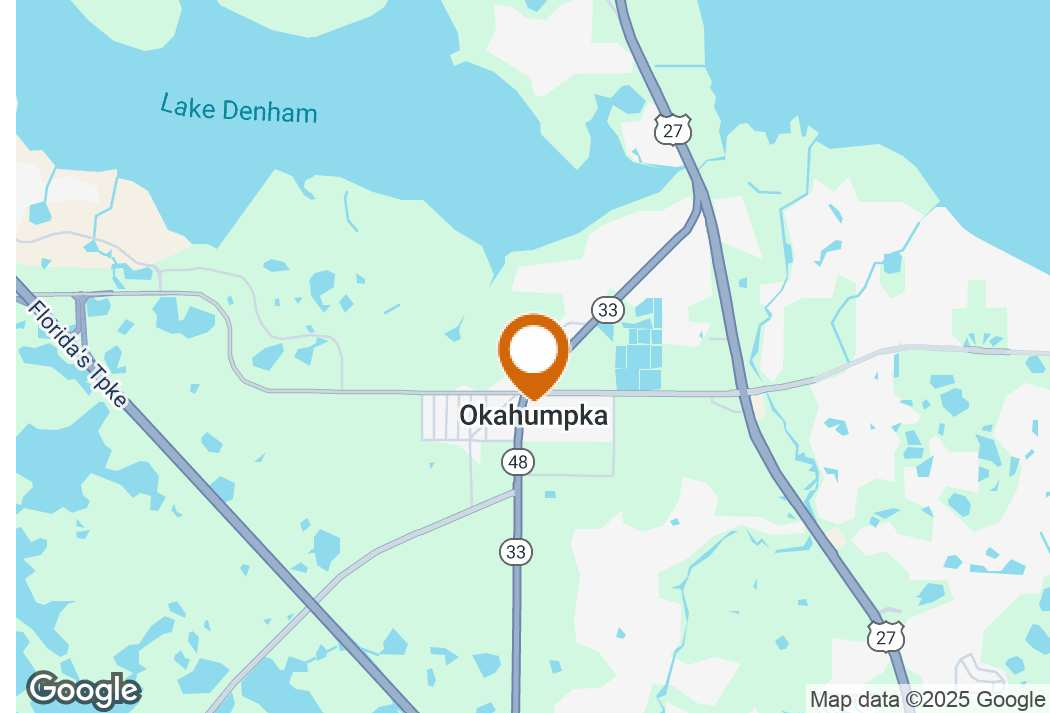


## Table of Contents

Property Summary	3
Specifications & Features	4
Property Outline	5
Water & Sewer Maps	6
Regional & Location Map	7
Proximity To The Villages®	8
Surrounding Developments	9
Neighborhood Map	10
Market Area Map	11
Drive Times	12
Demographic Profile	13
Additional Photos	14
Additional Photos	15
Advisor Biography	16



## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$7,959,000
Lot Size:	15.16 Acres
Price/Acre:	\$525,000
Zoning:	C-2 and R-6
Market:	Central Florida, The Villages®
Submarket:	Leesburg, Clermont, Groveland, Okahumpka
City:	Okahumpka
County:	Lake
State:	Florida
Property Type:	Development Land

## Property Overview

This 15.16 acre site offers a rare opportunity with direct access to both CR 33 and CR 48, just one intersection west of Hwy 27. The property is made up of 11 separate parcels with good depth up to approximately 800'. Two existing residences and several outbuildings sit on the land, while the balance is a mix of cleared and wooded areas.

Located near the Florida Turnpike, The Villages®, and major retail centers, the site benefits from high visibility and excellent traffic counts at two key intersections. Its strategic location provides corridor access to several major highways, making it an attractive option for future development. Currently outside city limits, the property will need to be incorporated into the City of Leesburg, with potential rezoning opportunities for industrial or commercial use.

## Property Highlights

- C-2 and R-6 zoning
- Intersection site (less out 1/2 corner convenience store)
- 11 separate parcels
- Frontage on CR 33 and CR 48
- Potential to be rezoned to industrial or commercial



## SPECIFICATIONS & FEATURES



## Specifications & Features

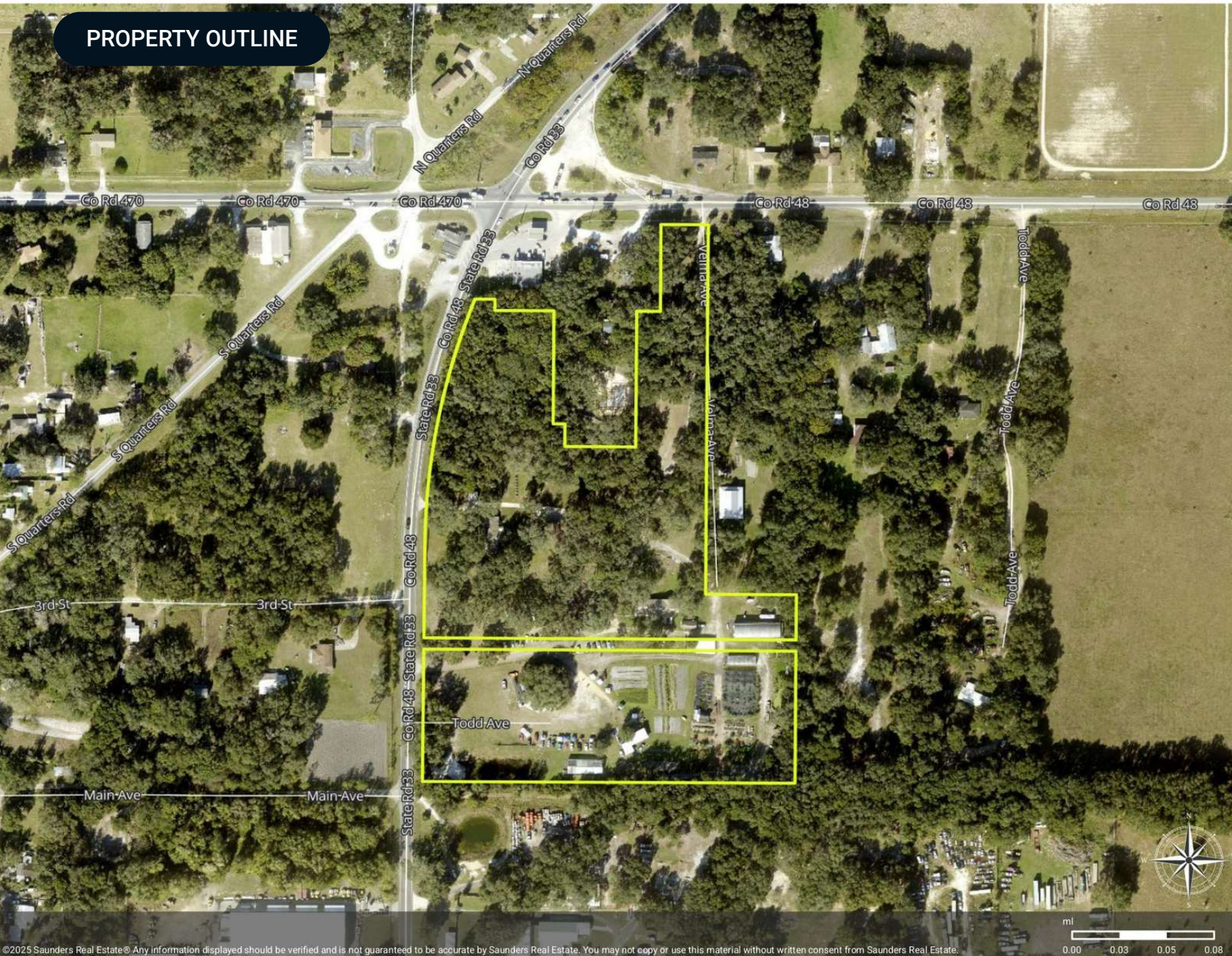
<b>Taxes &amp; Tax Year:</b>	2024- \$8939 (5 parcels)
<b>Zoning / FLU:</b>	C2, R6 (FLU Urban Medium)
<b>Water Source &amp; Utilities:</b>	Water and Sewer on Hwy 33 and 48
<b>Road Frontage:</b>	1100' on CR 33 and 100' on CR 48 mol
<b>Nearest Point of Interest:</b>	Major intersection on CR 48 and SR 27, 2nd Intersection CR 48 and CR 33. Major shopping, Publix, Aldi anchored Plazas, The Villages, and the Florida Turnpike entrance.
<b>Current Use:</b>	Residential, Farm to Table, Vacant Land <ul style="list-style-type: none"><li>• Multiple Structures: 2265 sqft residence</li><li>• 2185 sqft residence</li><li>• 3224 greenhouse</li><li>• and several outbuildings.</li></ul>
<b>Structures &amp; Year Built:</b>	



## PROPERTY OUTLINE

### Okahumpka Intersection

- Polygon
- Census Roadways TIGER
- Comparable Parcel - Numbers
- Comparable Parcel

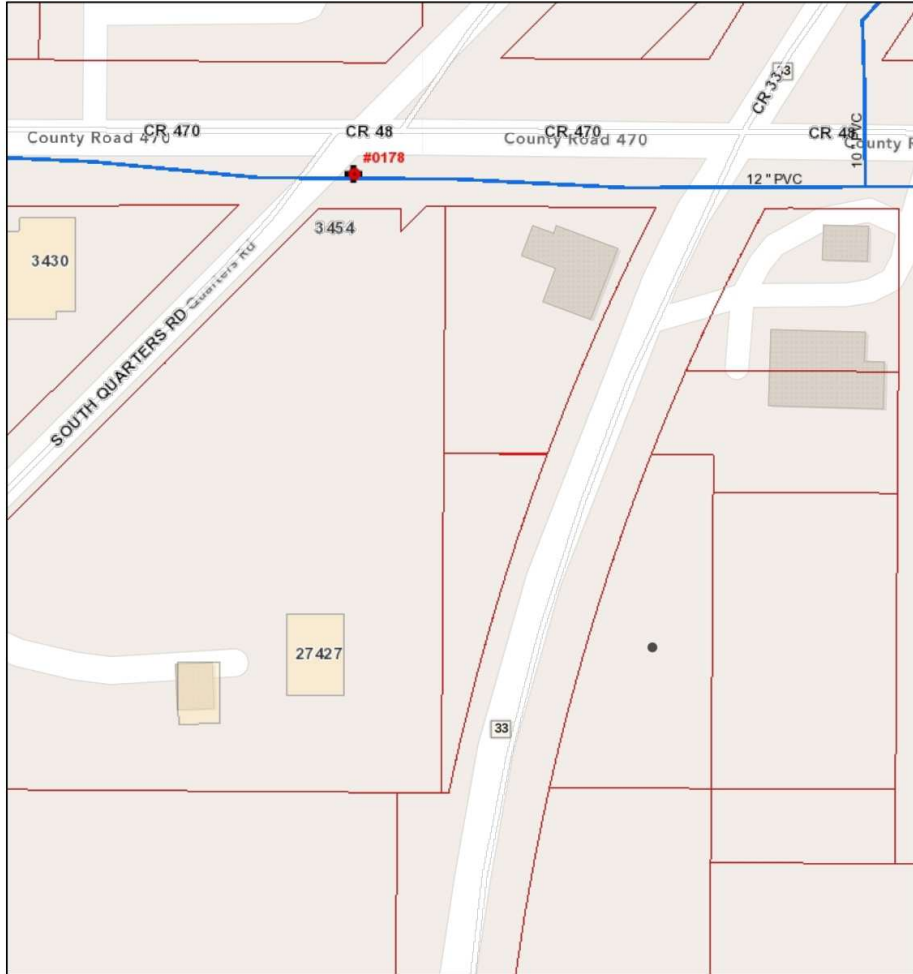


©2025 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.



# WATER & SEWER MAPS

## Utility Locator Map



9/22/2025, 2:07:27 PM

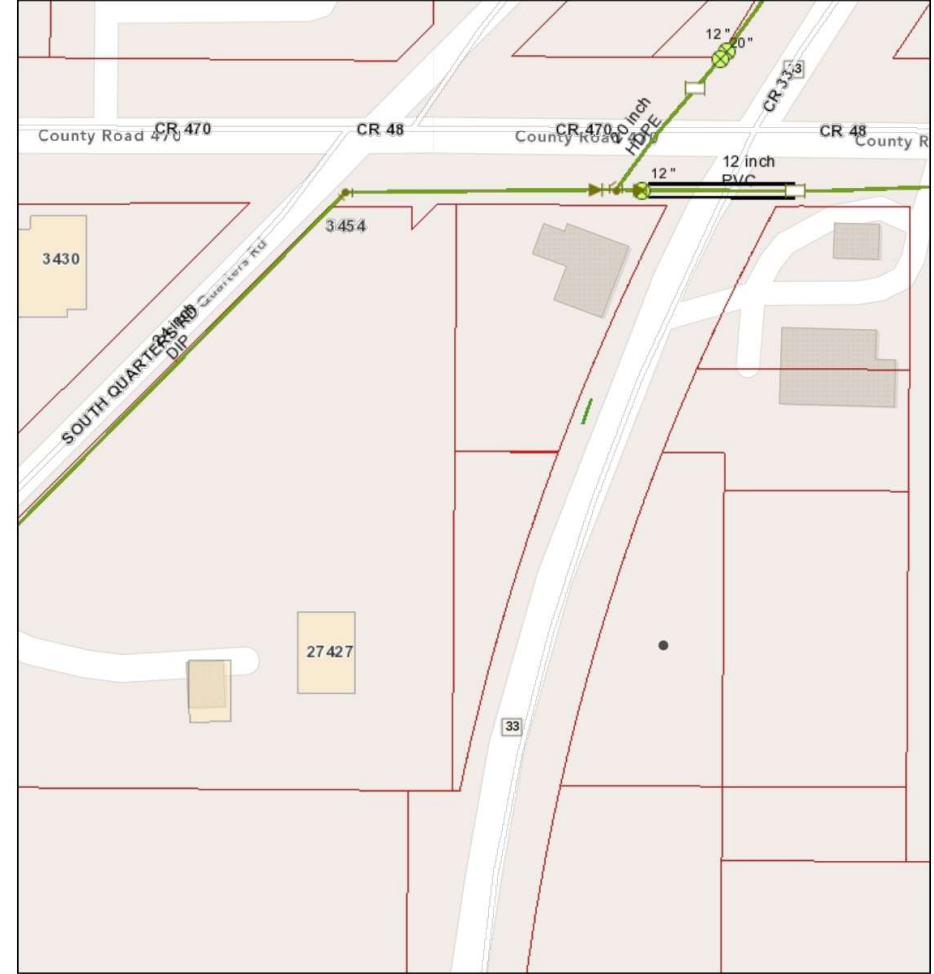
- |                       |                          |                      |
|-----------------------|--------------------------|----------------------|
| Underground Enclosure | Potable Water, Active    | Laterals             |
| Conflict Vault        | Potable Water, Proposed  | Domestic, Proposed   |
| Meter Vault           | Raw Water, Active        | Irrigation, Proposed |
| Valve Vault           | Potable Water, Abandoned | Fire, Proposed       |
| Water Mains           | Raw Water, Abandoned     | Hydrant, Proposed    |
| <all other values>    |                          | Commercial, Proposed |

City of Leesburg, Building Department, GIS Division, Lake County GIS, Leesburg Water Dept, Leesburg GIS Dept, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Leesburg

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,

## Utility Locator Map



9/22/2025, 2:04:45 PM

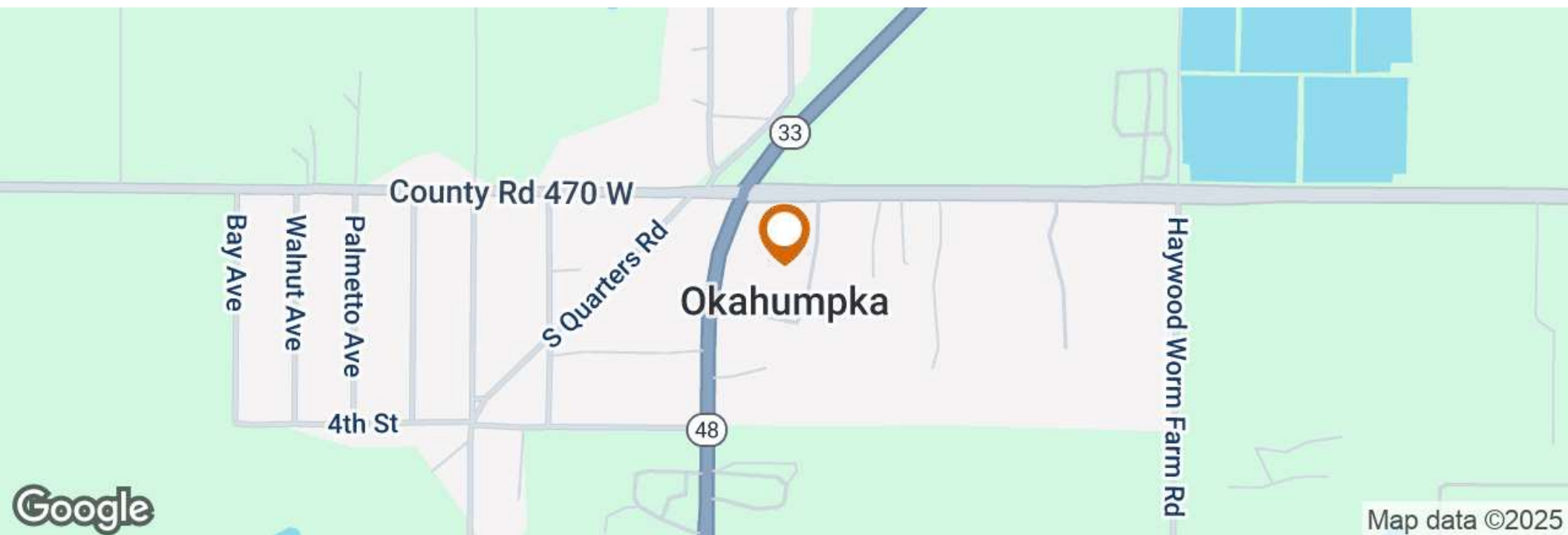
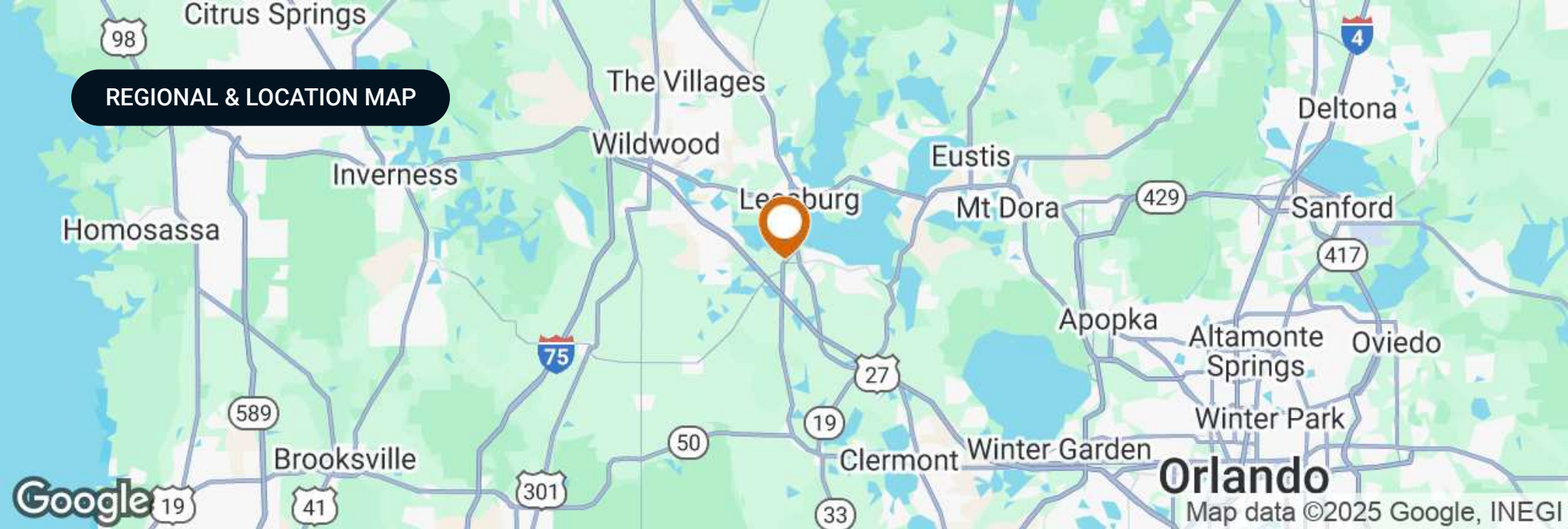
- |                                   |   |
|-----------------------------------|---|
| Basin                             | Force Main, Private, Active               |
| Basin                             | Force Main, Private, Abandoned            |
| Sub-Basin                         | Force Main, City of Leesburg, Inactive    |
| Force Main                        | Force Main, City of Leesburg, Active      |
| Force, Private, Proposed          | Force Main, City of Leesburg, Abandoned   |
| Force, City of Leesburg, Proposed | Effluent Main, City of Leesburg, Inactive |

City of Leesburg, Building Department, GIS Division, Lake County GIS, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Leesburg

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,







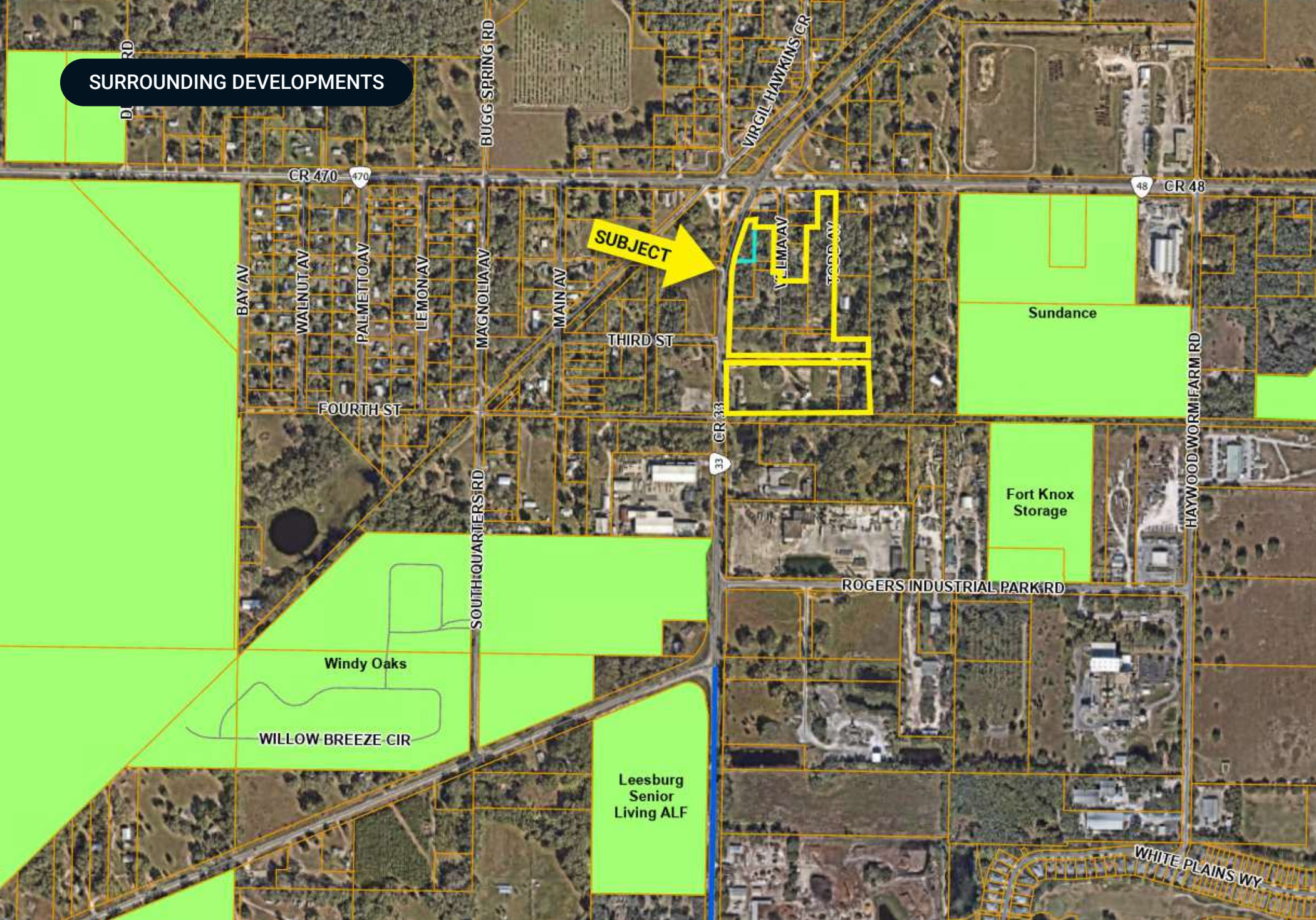
PROXIMITY TO THE VILLAGES®

The Villages®

SUBJECT

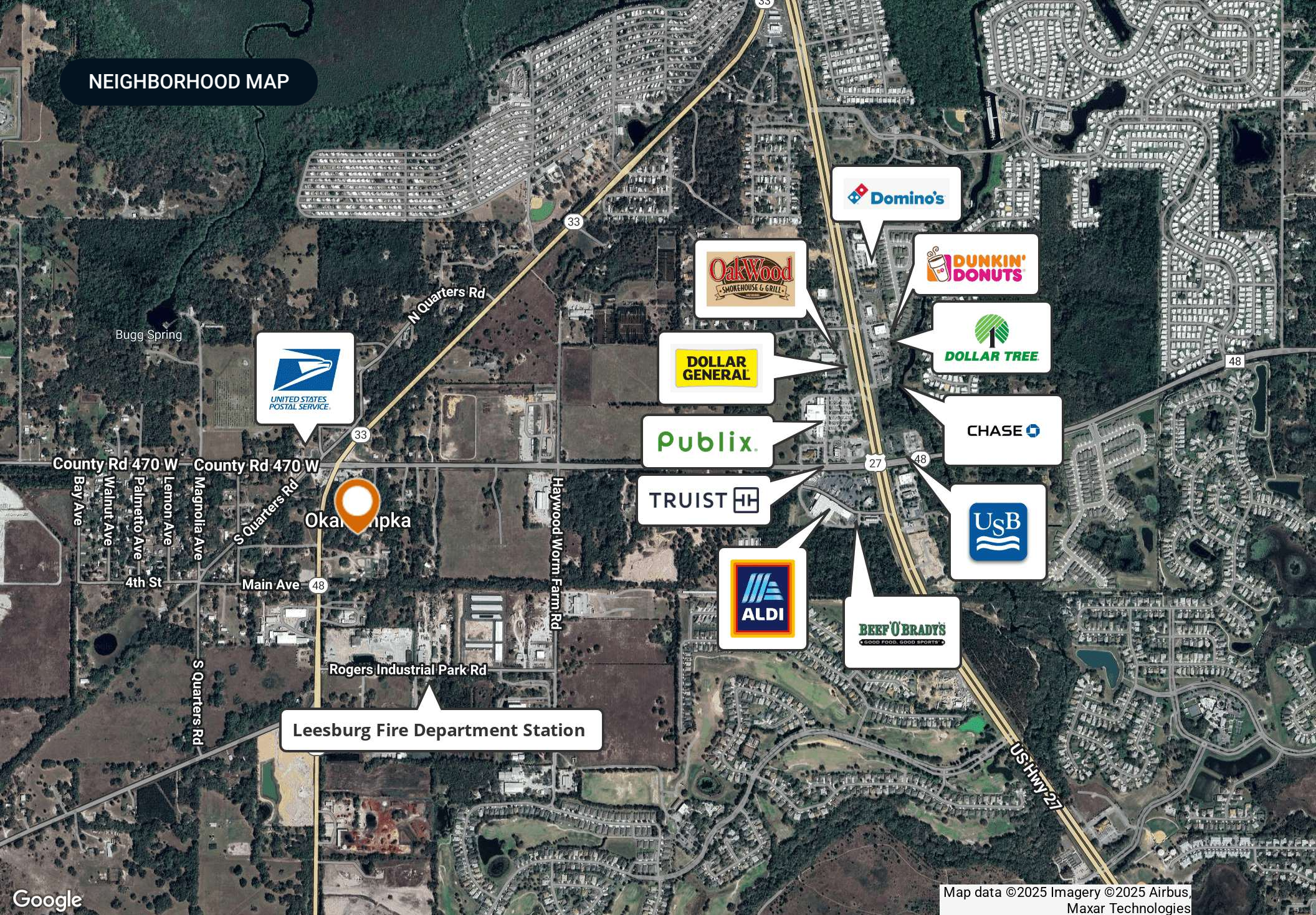


## SURROUNDING DEVELOPMENTS





## NEIGHBORHOOD MAP



Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies





MARKET AREA MAP

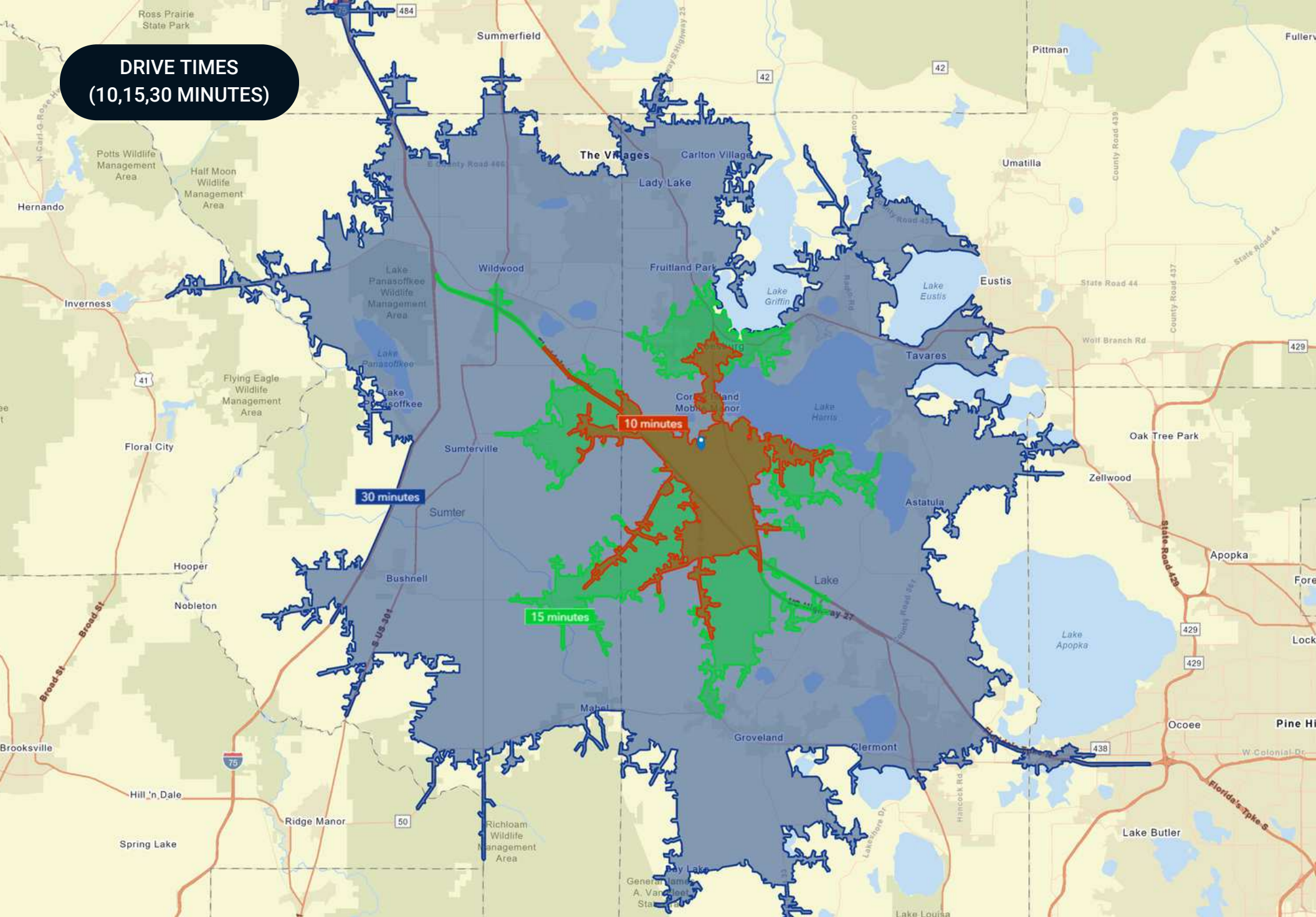


target

WELLS  
FARGO



**DRIVE TIMES**  
**(10,15,30 MINUTES)**



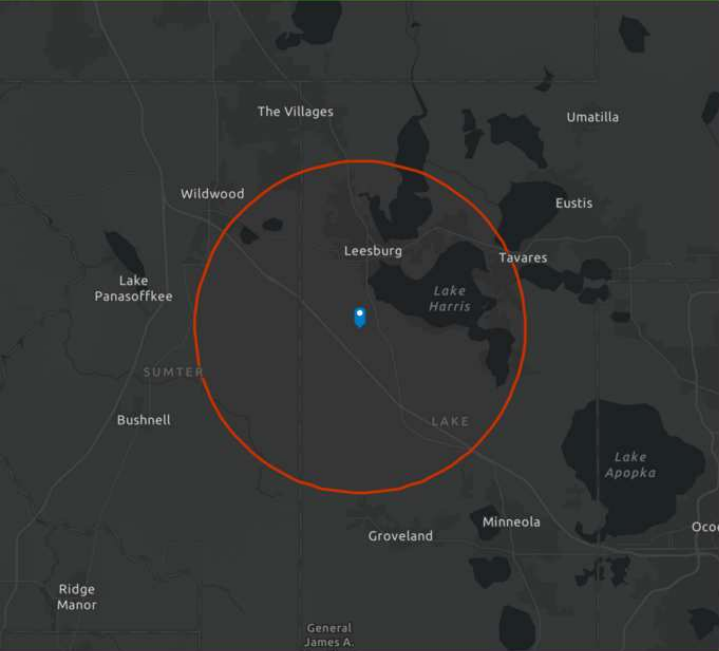


## DEMOGRAPHIC PROFILE

# DEMOGRAPHIC PROFILE

27314 County Road 33, Okahumpka, Florida, 34762

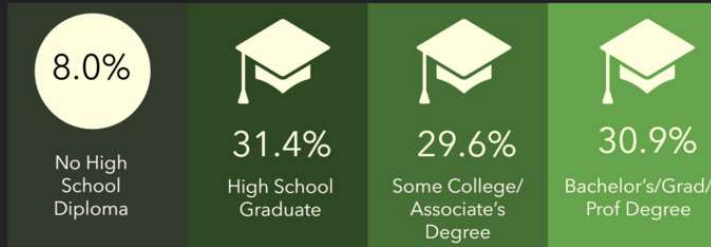
Ring of 10 miles



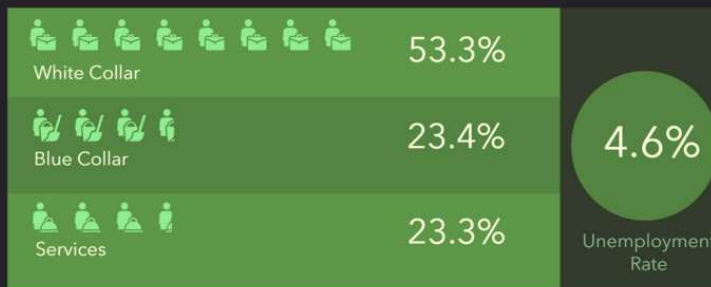
Source: This infographic contains data provided by Esri (2025, 2030).

© 2025 Esri

## EDUCATION



## EMPLOYMENT



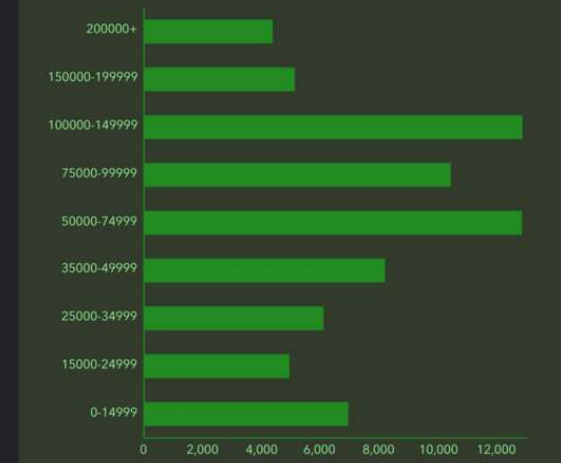
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY

### Trish Leisner, CCIM

#### Senior Advisor

trish@saundersrealestate.com

Direct: **877-518-5263 x438** | Cell: **352-267-6216**

FL #BK3185853

### Professional Background

Trish Leisner, CCIM is a Senior Advisor at Saunders Real Estate.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined Saunders Real Estate to expand her commercial services offerings through the firm's marketing strategies and advisor team.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales
- Estate Properties
- Bankruptcies, Trusts, And Probate





**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)