

## For Sale

- 7 Acres
- Zoning: Agricultural
- Future Land Use: Urban Low
- Unknown amount of Flood Zone
- Great visibility
- Corner of Whitney Rd & SR-44

**\$595,000**

**Whitney Road & SR-44**

**Leesburg, FL 34748**



**Danny Smith, ALC, CCIM**

Smith & Smith Realty, Inc.

11804 CR 201

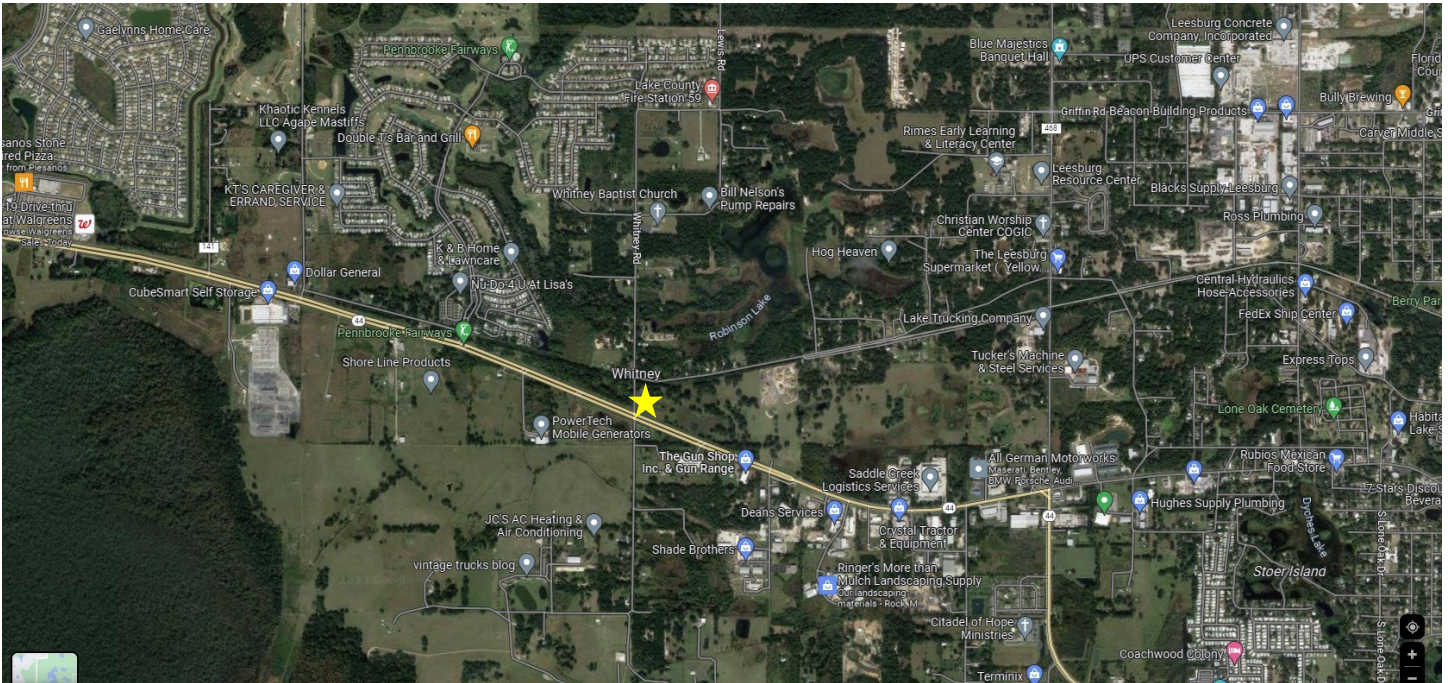
Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net



# Map of Property



## Nearby Highways

- SR-44
- CR 468
- US 27/14th Street

## Flood Zone Map





# Property Description

This is a unique opportunity to acquire ±7 acres with exceptional visibility at the signalized corner of State Road 44 and Whitney Road—located in a fast-growing corridor just minutes from The Villages. The property features approximately 692 feet of frontage on SR 44 and offers excellent positioning for future development.

Currently zoned Agricultural, the site will require annexation into the City of Leesburg and appropriate land use and zoning changes to support new development. Surrounded by properties zoned Industrial, the location is well-suited for commercial or light industrial uses, subject to approvals. Please note that the property lies within a flood zone; buyers should verify the extent during due diligence.

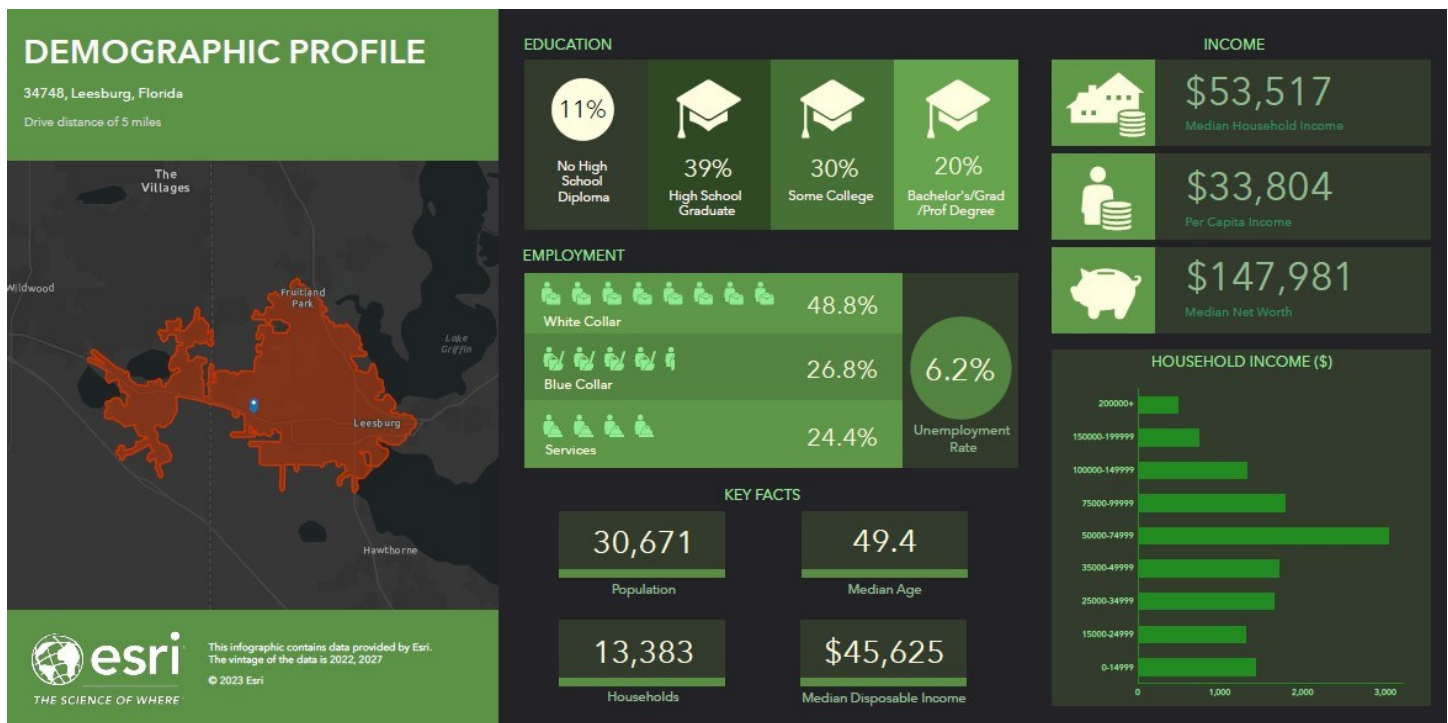
An additional ±33-acre parcel is available nearby, offering expanded development options for larger-scale projects.

The location offers strong regional connectivity and is just minutes from Lake Deaton Plaza (home to Publix, Walgreens, and Hooters), the nearly completed Walmart Supercenter, and downtown Leesburg approximately ten minutes away. Major roadways including US Hwy 27 and the Florida Turnpike are easily accessible to the west, with Orlando just an hour away and Tampa within 90 minutes.

With strong surrounding growth and increasing commercial demand, this is a rare chance to secure a corner parcel in one of Central Florida's most active development corridors. Contact us today to discuss your vision or schedule a site visit.

**Lake County Parcel:** 20-19-24-0003-000-04204

# Demographic Profile

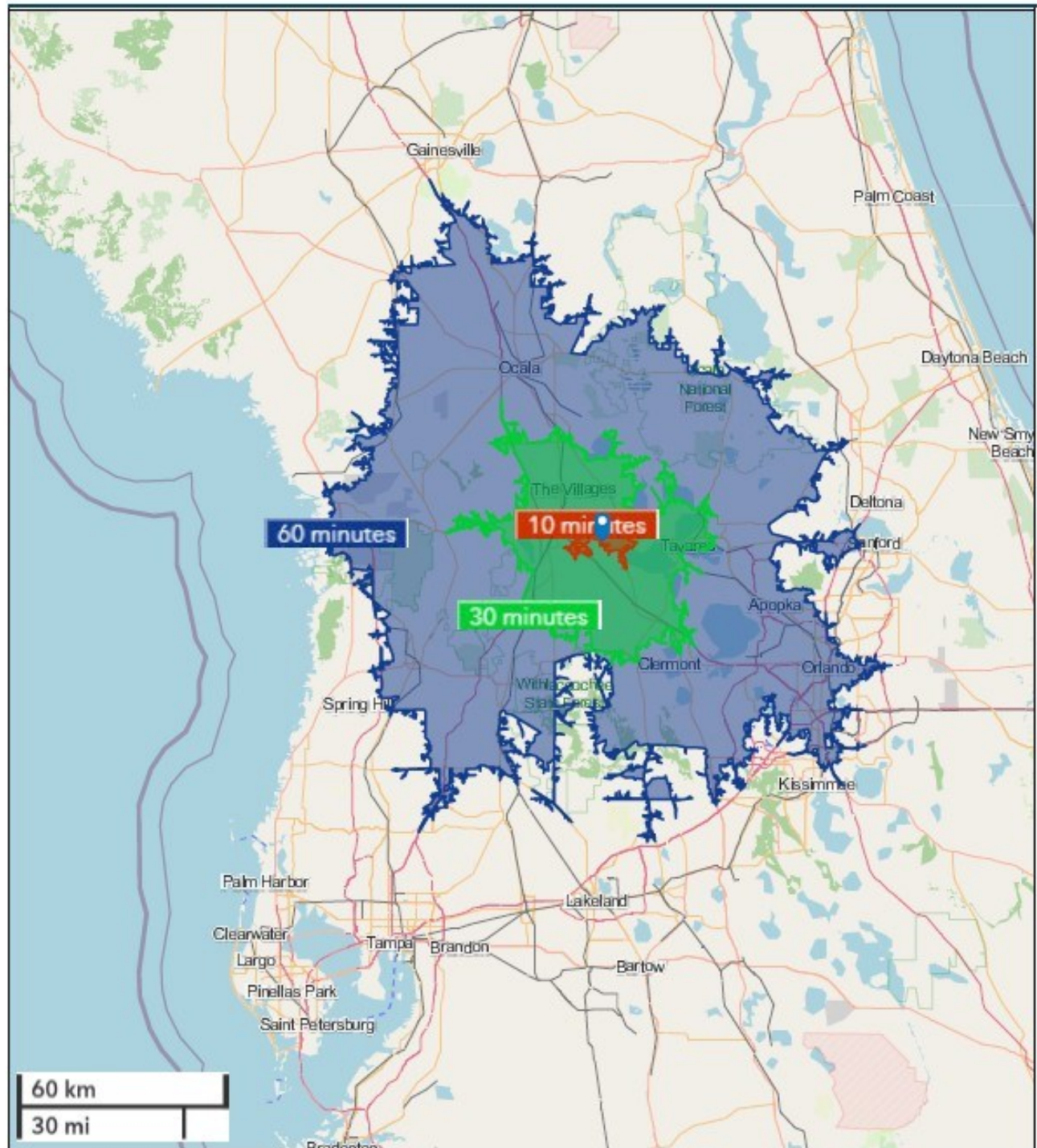


# Drive Time Map



## Custom Drive Time Map

Whitney Road & SR-44, Leesburg, FL 34748



September 12, 2023



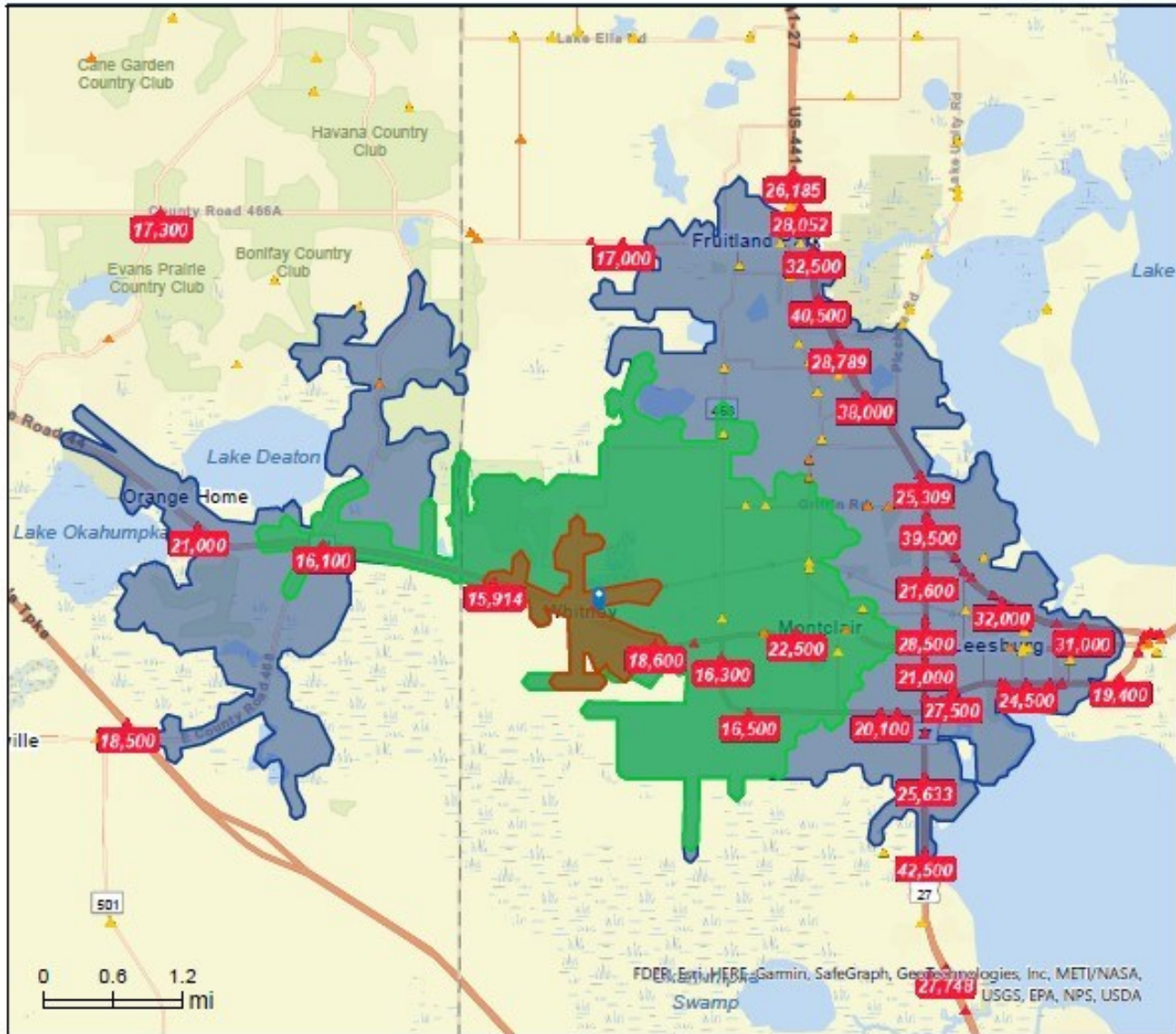
# Traffic Count Map



## Traffic Count Map

34748, Leesburg, Florida  
Drive Distance: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.81581  
Longitude: -81.93398



Source: ©2022 Kalibrate Technologies (Q3 2022).

**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



May 18, 2023