

# 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

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



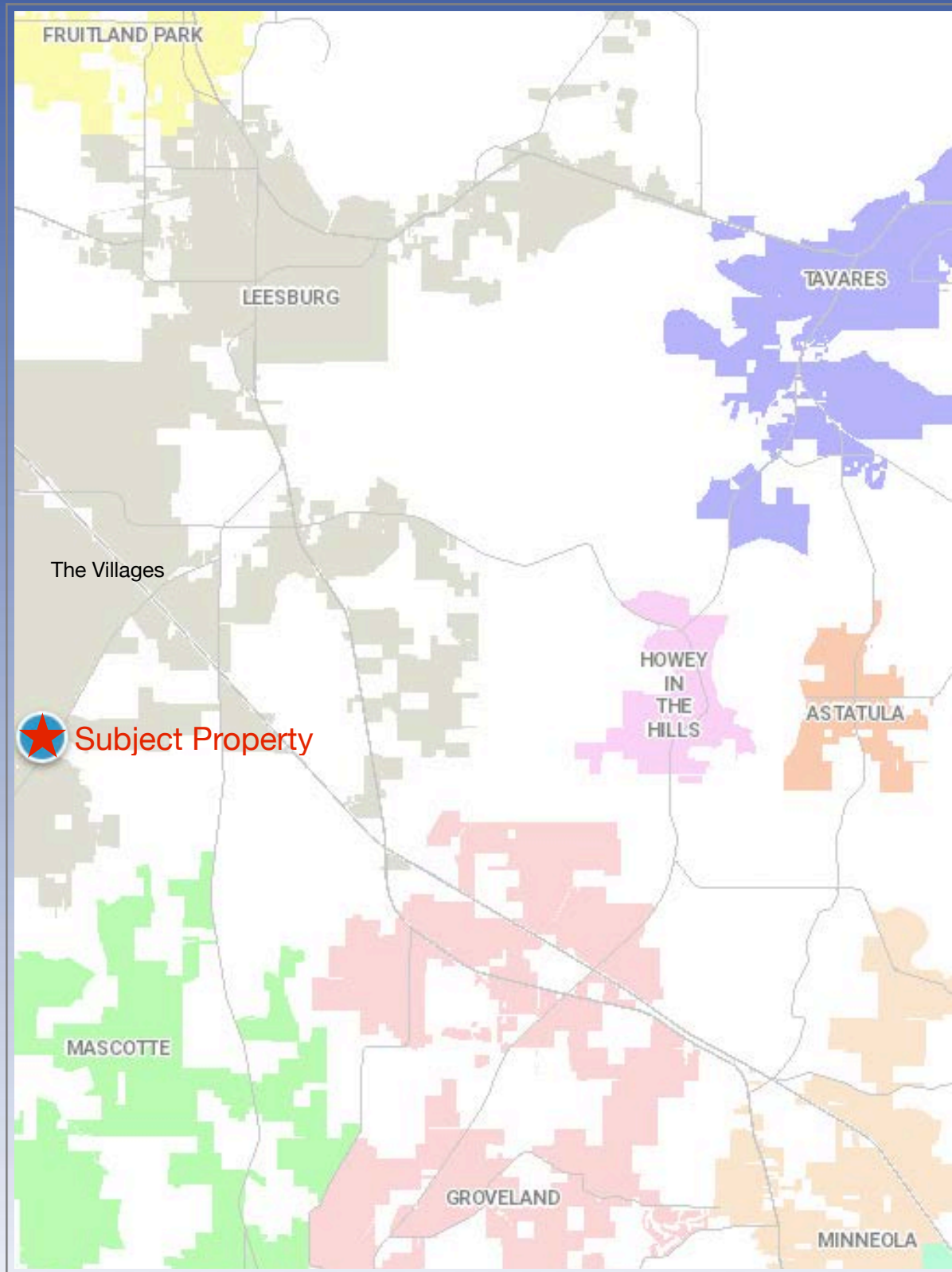


# Executive Summary

56+ acres adjoining The Villages expansion area by 3 property boundaries. Property is adjoined on 3 property boundaries by THE VILLAGES expansion areas. 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.

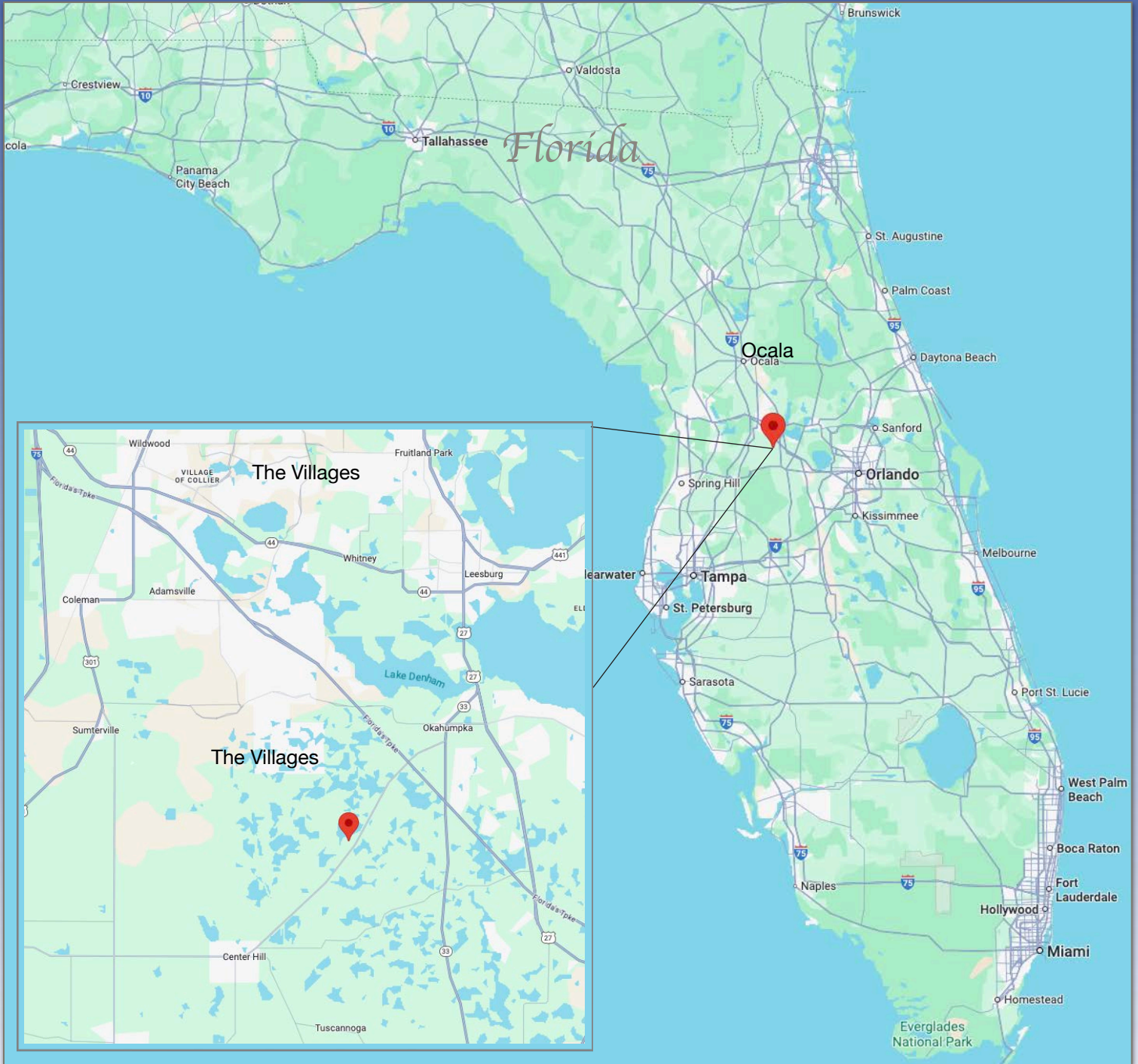


# Map Location





# Map Location



**LEGAL DESCRIPTION:**

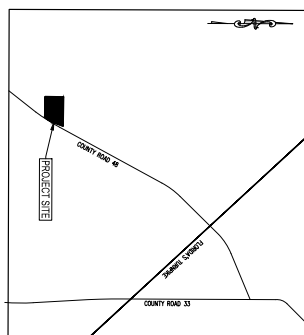
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**LEGEND**

[illegible]

**BOUNDARY SURVEY**  
-FOR-  
**AKIN REALTY COMPANY**  
ALTERNATE KEYS 1701333 & 3794012  
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 24 EAST  
LAKE COUNTY, FLORIDA

CURVE TABLE					
CURVE TAG	BEARS	CENTRAL ANGLE	ARC LENGTH	CORRO BEARING	CORRO LENGTH
C1	1877.68'	22°56'45"	751.17'	S31°47'23"W	744.06'
C2	1937.68'	27°53'57"	771.62'	S25°50'10"W	771.66'



## SURVEY NOTES

- [illegible]

CERTIFIED TO

AXON REALTY COMPANY

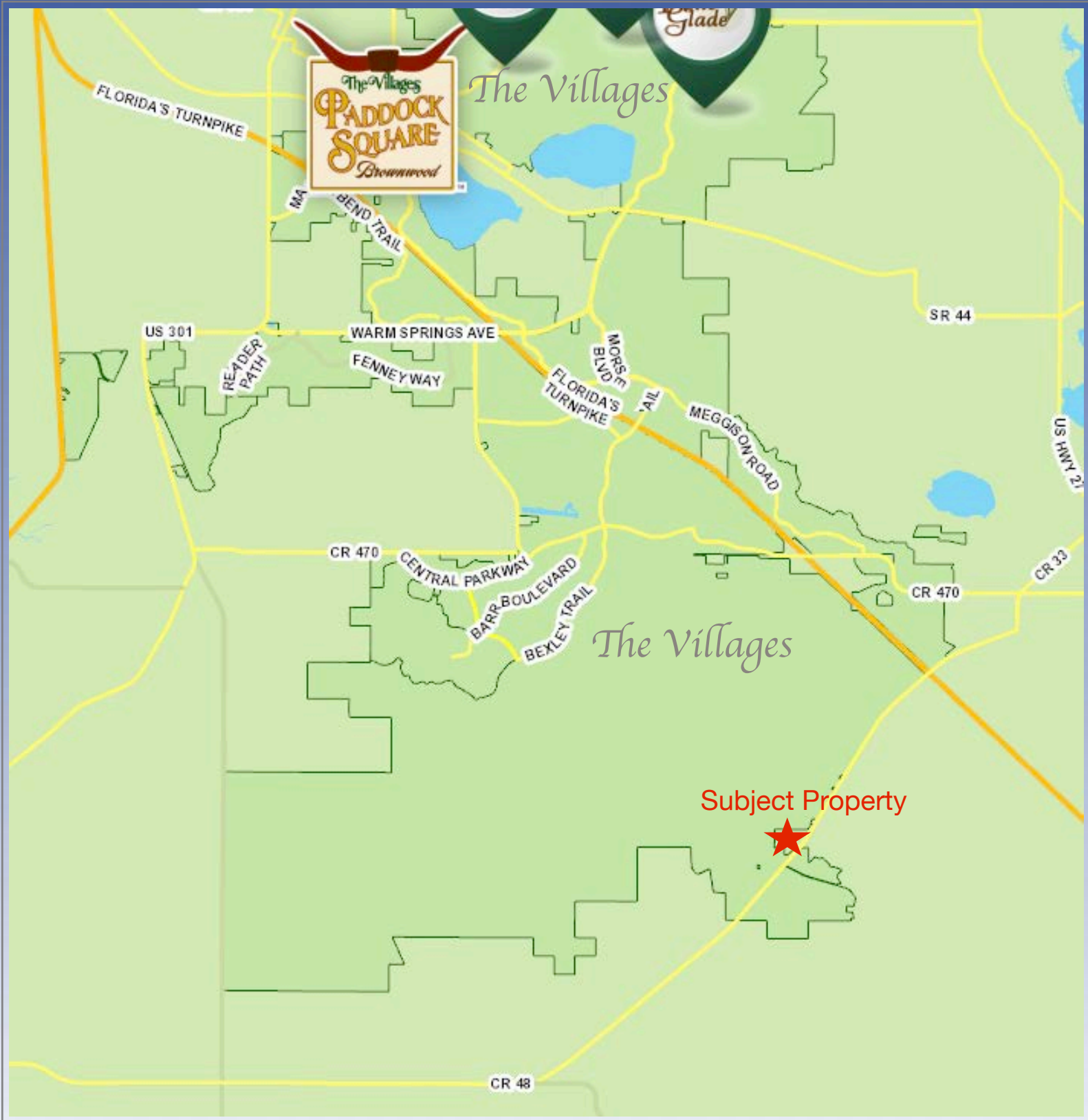
SURVEYOR'S CERTIFICATE

I CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5A17-0060-0052, FLORIDA ADMINISTRATIVE CODE.

TYLER P. TRACZ, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6962



# Map Location



# Demographic and Income Profile

911 County Road 48, Groveland, Florida, 34736

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	9,342	16,064	18,233
Total Households	4,756	8,078	9,273
Family Households	3,206	5,371	6,036
Average Household Size	1.96	1.99	1.97
Owner Occupied Housing Units	4,309	7,615	8,797
Renter Occupied Housing Units	447	463	477
Median Age	68.9	65.9	66.6

Trends 2025 - 2030	Area	State	National
Population	2.6%	1.1%	0.4%
Households	2.8%	1.3%	0.6%
Family Population	2.4%	1.3%	0.5%
Owner Occupied Housing Units	2.9%	1.8%	0.0%
Median Household Income	2.0%	2.9%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	667	8.3%	660	7.1%
\$15,000-\$24,999	492	6.1%	434	4.7%
\$25,000-\$34,999	647	8.0%	617	6.7%
\$35,000-\$49,999	900	11.1%	891	9.6%
\$50,000-\$74,999	1,625	20.1%	1,805	19.5%
\$75,000-\$99,999	1,390	17.2%	1,637	17.6%
\$100,000-\$149,999	1,569	19.4%	2,072	22.3%
\$150,000-\$199,999	499	6.2%	710	7.7%
\$200,000 or greater	290	3.6%	448	4.8%
Median Household Income	\$70,152	-	\$77,591	-
Average Household Income	\$81,662	-	\$89,997	-
Per Capita Income	\$40,728	-	\$45,340	-

Full report available upon request.

# Retail Goods and Services Expenditures

911 County Road 48, Groveland, Florida, 34736

Ring: 5 mile radius




Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	51.7%	Population	16,064	18,233
Senior Escapes (J1)	27.8%	Households	8,078	9,273
Southern Satellites (I6)	14.8%	Families	5,371	6,036
Scenic Byways (I2)	2.7%	Median Age	65.9	66.6
Rooted Rural (I4)	2.3%	Median Household Income	\$70,152	\$77,591

	Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>	67	\$1,630.10	\$13,167,986
Men's	67	\$320.81	\$2,591,523
Women's	75	\$623.34	\$5,035,361
Children's	52	\$174.87	\$1,412,635
Footwear	67	\$363.35	\$2,935,142
Watches & Jewelry	59	\$119.41	\$964,603
Apparel Products and Services (1)	61	\$28.31	\$228,722
<b>Computer</b>			
Computers and Hardware for Home Use	69	\$155.07	\$1,252,692
Portable Memory	76	\$2.91	\$23,473
Computer Software	66	\$11.08	\$89,532
Computer Accessories	72	\$14.55	\$117,526
<b>Education</b>	71	\$2,926.39	\$23,639,400
Educational Books, Supplies, and Other Expenditures	58	\$54.14	\$437,356
Other School Supplies	66	\$58.47	\$472,301

Full report available upon request.

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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# Medical Expenditures

911 County Road 48, Groveland, Florida, 34736


Ring: 5 mile radius



Demographic Summary		2025	2030
Population		16,064	18,233
Households		8,078	9,273
Families		5,371	6,036
Median Household Income		\$70,152	\$77,591
Males per 100 Females		92.8	92.7
Population by Age			
Population <5 Years		2.7%	2.8%
Population 65+ Years		52.0%	53.3%
Median Age		65.9	66.6
	Spending Potential Index	Average Amount Spent	Total
Health Care	81	\$6,287.77	\$50,792,580
Medical Care	81	\$2,248.47	\$18,163,151
Physician Services	74	\$229.79	\$1,856,265
Dental Services	80	\$431.86	\$3,488,539
Eyecare Services	88	\$83.54	\$674,849
Lab Tests, X-rays	65	\$57.33	\$463,104
Hospital Room and Hospital Services	72	\$197.63	\$1,596,443
Convalescent or Nursing Home Care	108	\$58.29	\$470,852
Other Medical Services (1)	69	\$148.74	\$1,201,454
Nonprescription Drugs	90	\$179.86	\$1,452,870
Prescription Drugs	77	\$325.88	\$2,632,480
Vitamins and Supplements	99	\$154.14	\$1,245,145
Medicare Prescription Drug Premium	114	\$157.44	\$1,271,765
Eyeglasses and Contact Lenses	70	\$91.89	\$742,259
Hearing Aids	115	\$39.52	\$319,217
Medical Equipment for General Use	85	\$10.51	\$84,875
Other Medical Supplies/Equipment (2)	84	\$82.08	\$663,033

Full report available upon request.

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

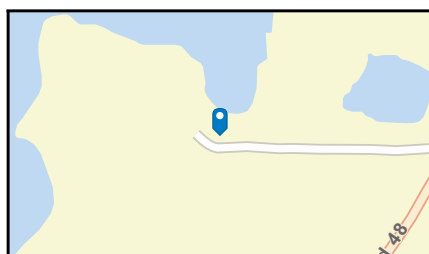
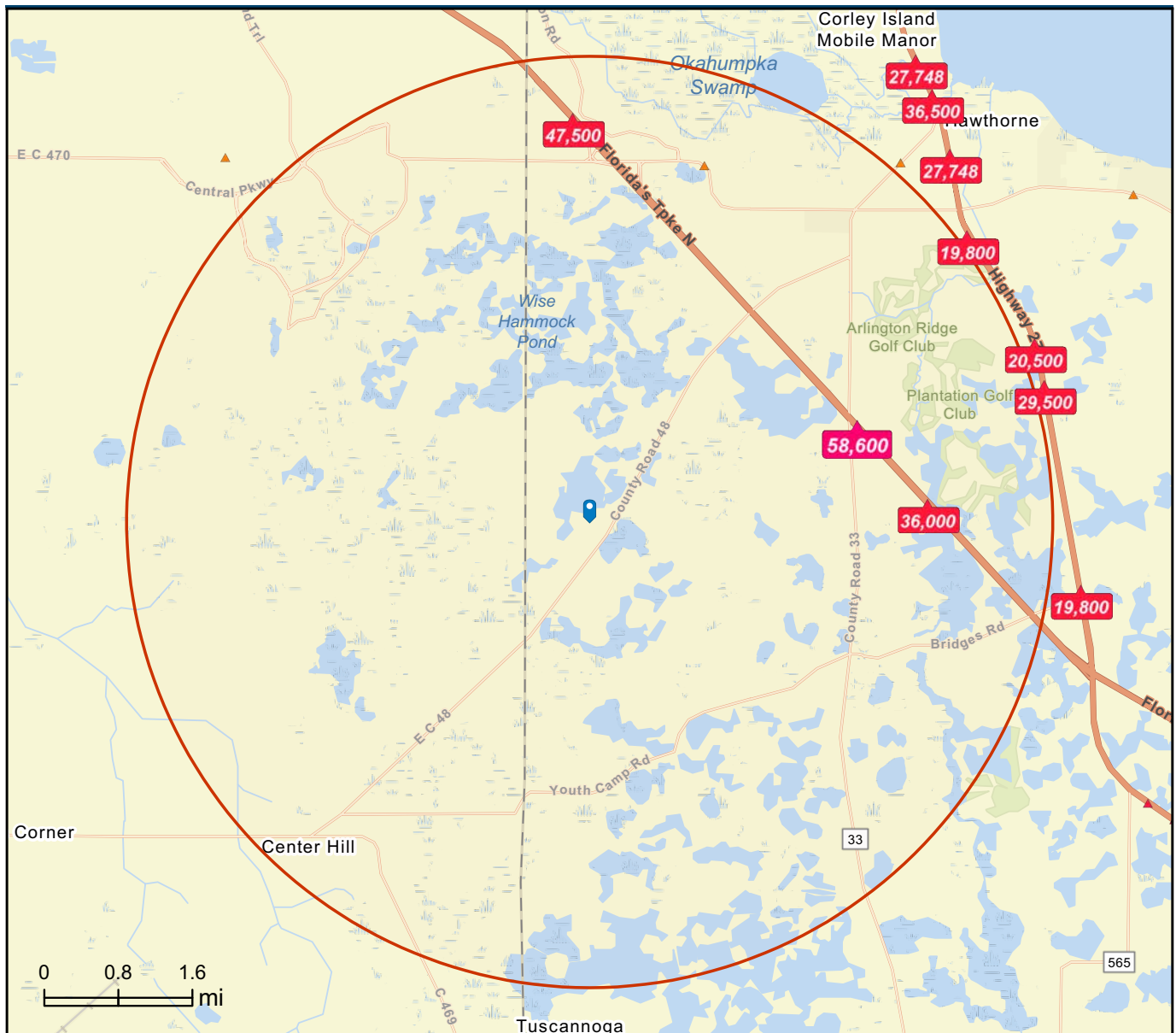
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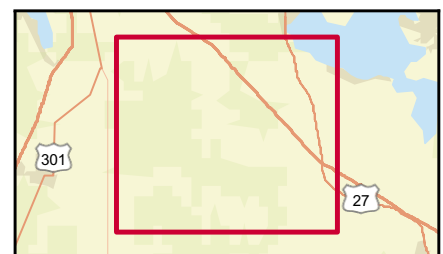
## Traffic Count Map

911 County Road 48, Groveland, Florida, 34736  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 28.69896  
Longitude: -81.94266



**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



Source: ©2025 Kalibrate Technologies (Q1 2025).

October 16, 2025

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