

Smith & Smith
REALTY

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.

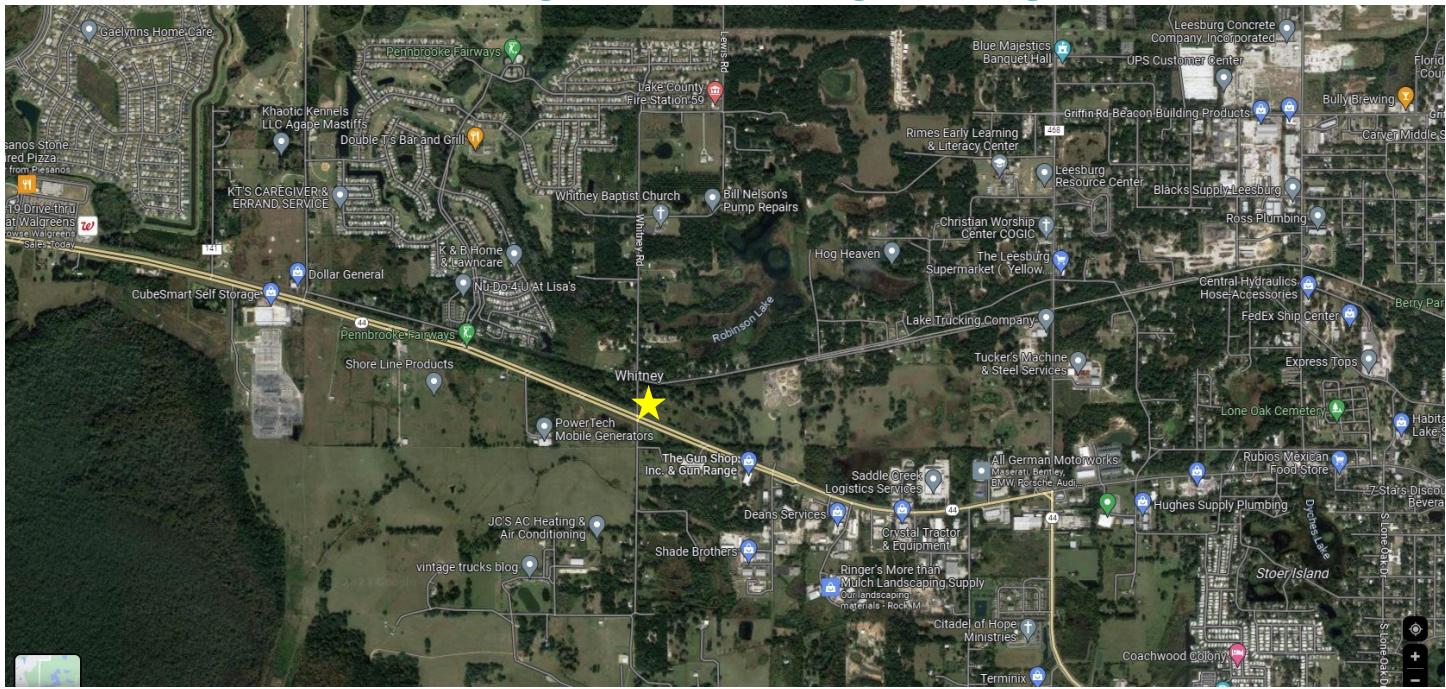
11804 CR 201

Oxford, FL 34484

352-748-5656

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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 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.

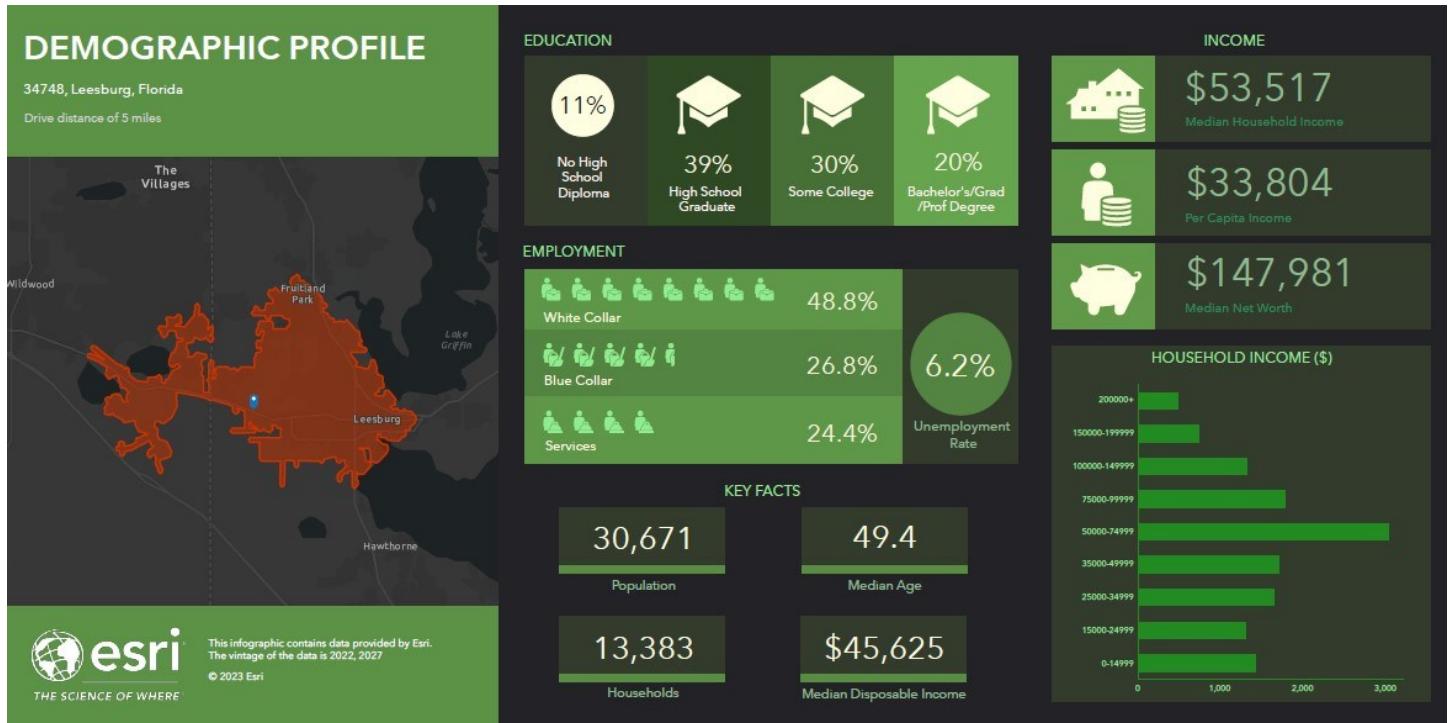
An additional ±33-acre parcel is available nearby, offering expanded development options for larger-scale projects.

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

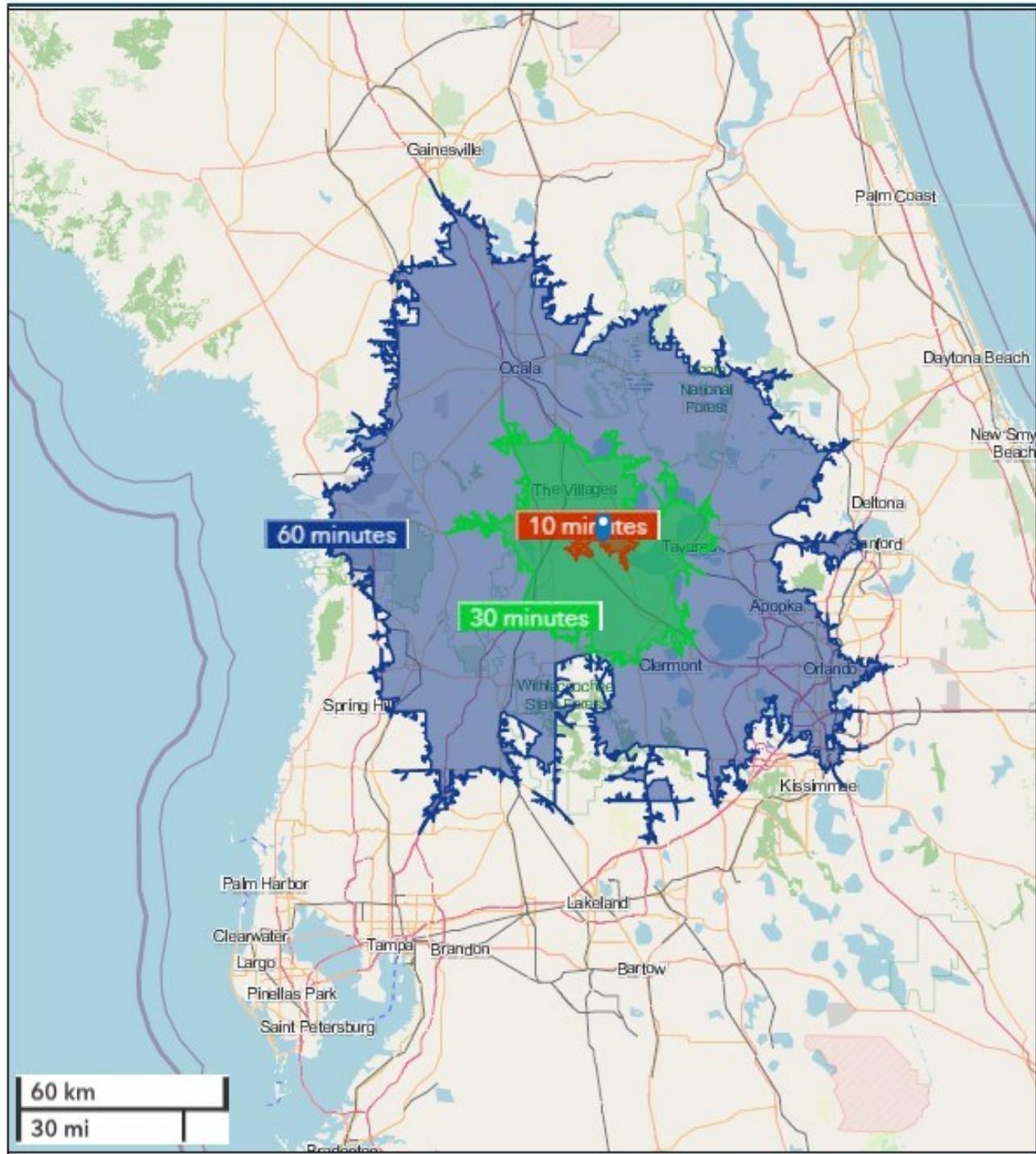


Drive Time Map



Custom Drive Time Map

Whitney Road & SR-44, Leesburg, FL 34748



September 12, 2023

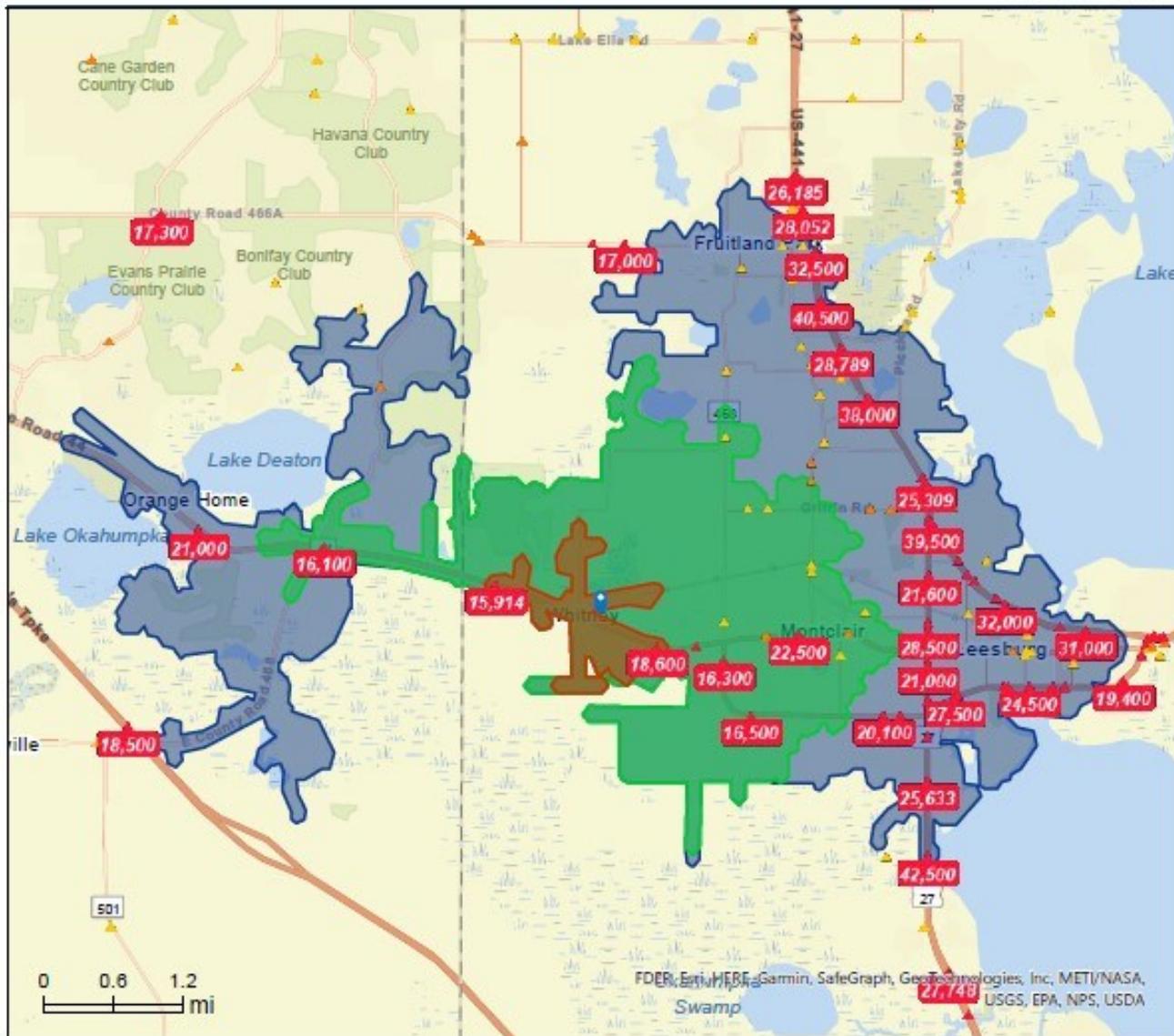
Traffic Count Map



Traffic Count Map

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

Prepared by Esri
Latitude: 28.81581
Longitude: -81.93398



Source: ©2022 Kallibrate 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