



25,000 ±
Cars/Day

Leesburg Mixed Use Development Site

State Rd 44, Leesburg, Florida 34748

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Clayton Taylor
863-255-7406
clayton@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$5,500,000

Offering Summary

Acreage:	34.7 Acres
Price / Acre:	\$158,501
State:	Florida
City:	Leesburg
County:	Lake
Property Type:	Development Land

Property Overview

Discover an exceptional investment opportunity at this prime property located on State Rd 44 in Leesburg, FL, just a stone's throw away from The Villages. Boasting a versatile PUD zoning, this site presents an ideal canvas for a wide range of development options, from mixed-use projects to multifamily residential units and assisted living facilities. With ample space for retail opportunities, this property offers high visibility and exposure, making it an attractive prospect for future tenants. Positioned conveniently near key amenities and services, and with infrastructure and utilities readily available, this property is primed for success in line with favorable demographic and market trends. Don't miss the chance to bring your vision to life in this sought-after location.

SPECIFICATIONS & FEATURES



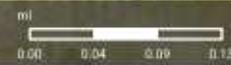
Specifications & Features

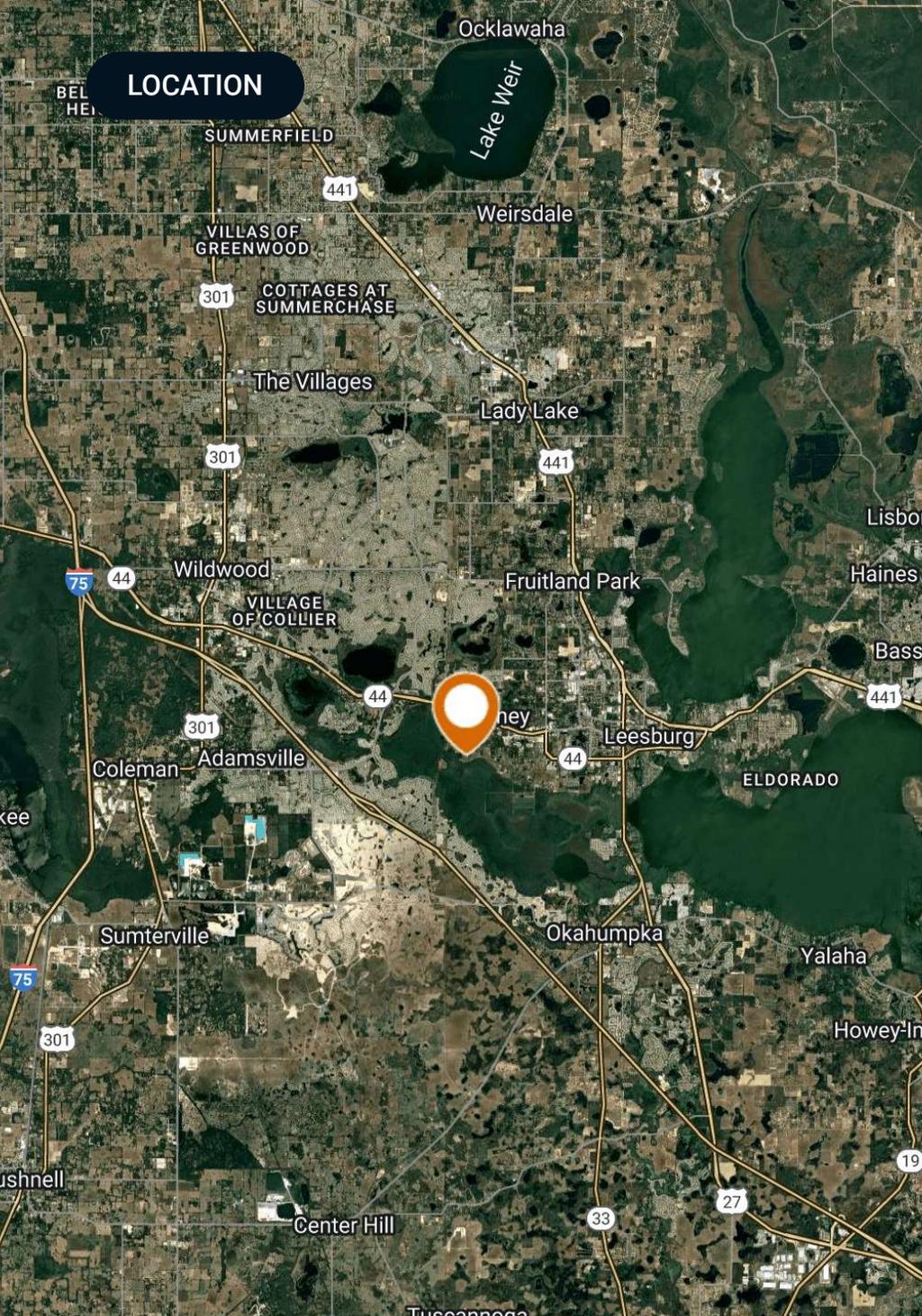
Uplands / Wetlands:	29 acres / 5 acres
Zoning / FLU:	Zoning: PUD FLU: General Commerical
Lake Frontage / Water Features:	N/A
Water Source & Utilities:	City of Leesburg Water and Sewer
Road Frontage:	1000 ± ft of frontage on State Rd 44
Nearest Point of Interest:	The Villages: 1 Mile Walgreens: 1 Mile Publix: 1.2 Miles Walmart (under construction): 1.8 Miles Aldi: 3.3 Miles Ace Hardware: 3.4 Miles Leesburg High School: 3.5 Miles
Current Use:	Currently approved for the following uses: 280 Multifamily Units 40,000 SQ. Ft of Commercial/Retail/Daycare 150 Room 3 Story ALF 110 Bed 3 Story Rehabilitation Center 120 Bed Skilled Nursing Facility
Land Cover:	Cleared Pasture
Structures & Year Built:	N/A

Wetlands NWI

- Polygon
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PSS1F	Freshwater Forested/Shrub Wetland	2.93
PEM1F	Freshwater Emergent Wetland	1.93
RSUBH	Riverine	0.17
TOTAL UPLAND		29.63
TOTAL WETLAND		5.02
TOTAL		34.65





Location & Driving Directions

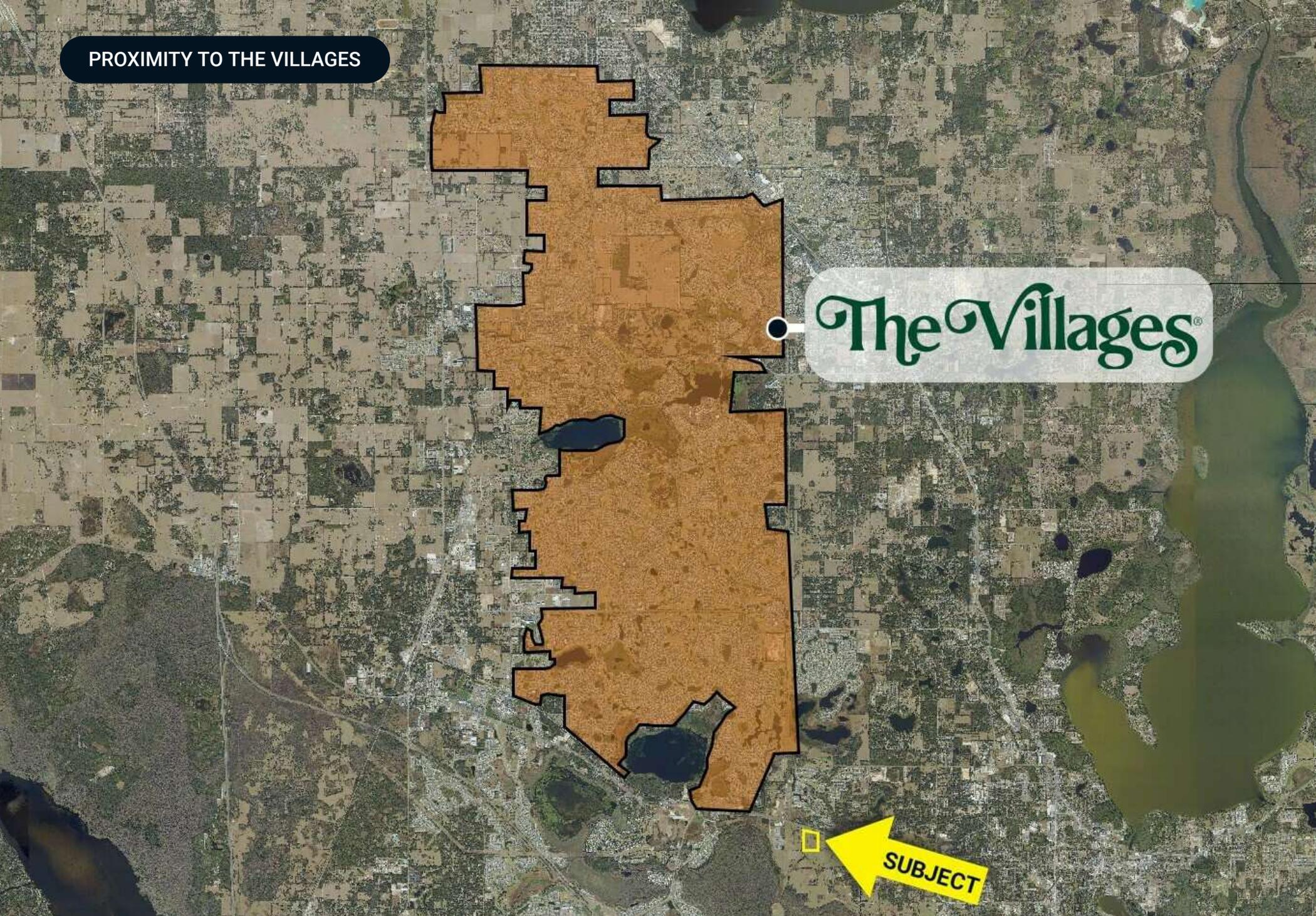
Parcel: 19-19-24-0003-000-07800 19-19-24-0003-000-08100 19-19-24-0003-000-08000 19-19-24-0003-000-07900

GPS: 28.8181914161, -81.9468042375

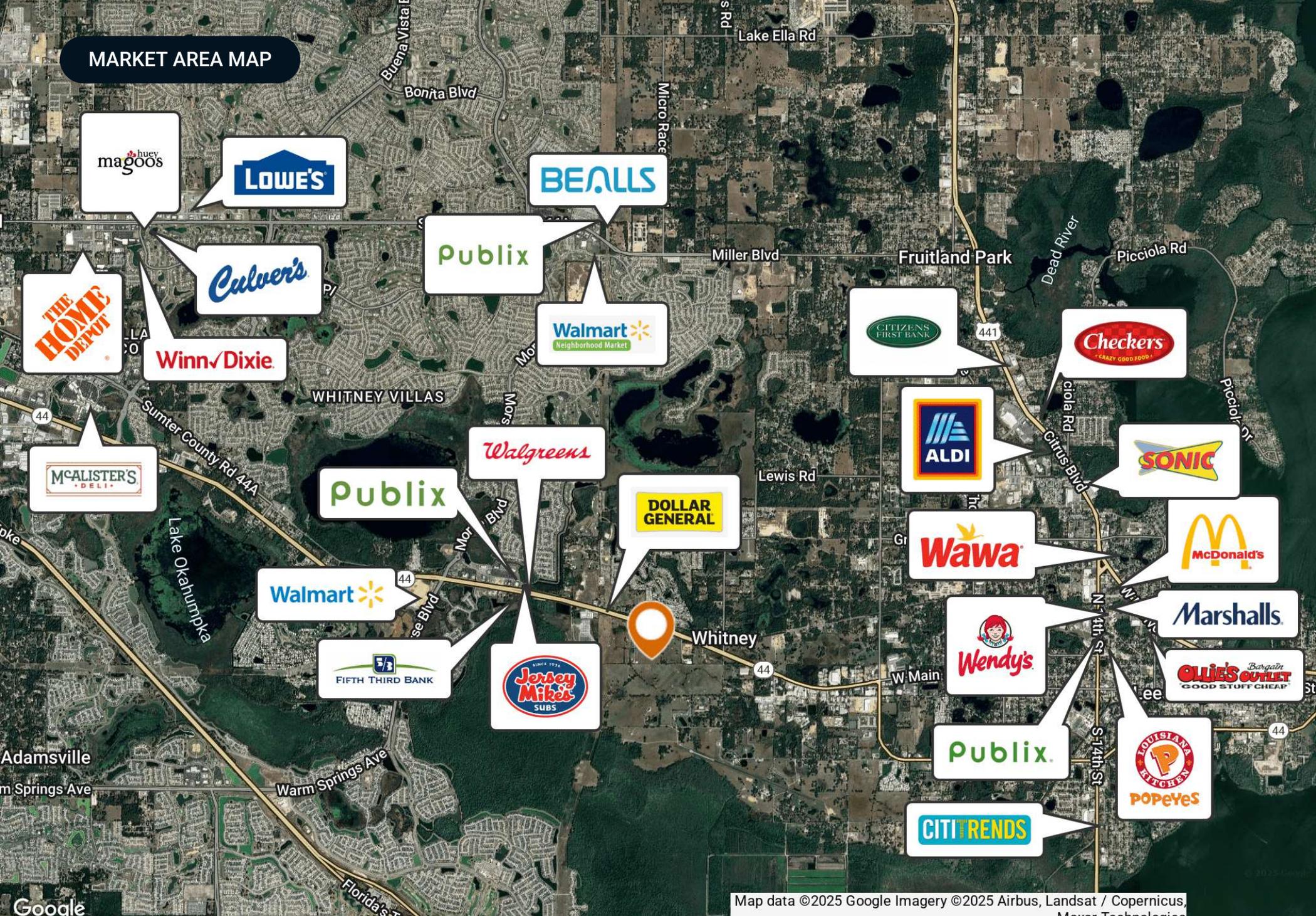
- Driving Directions:**
- From the intersection of W Main Street (SR 44) and N 14th Street (Highway 27), head west on W Main Street
 - Head West for 3.6 miles and the property will be on the south side of the road

Showing Instructions: Contact Agent

PROXIMITY TO THE VILLAGES



MARKET AREA MAP

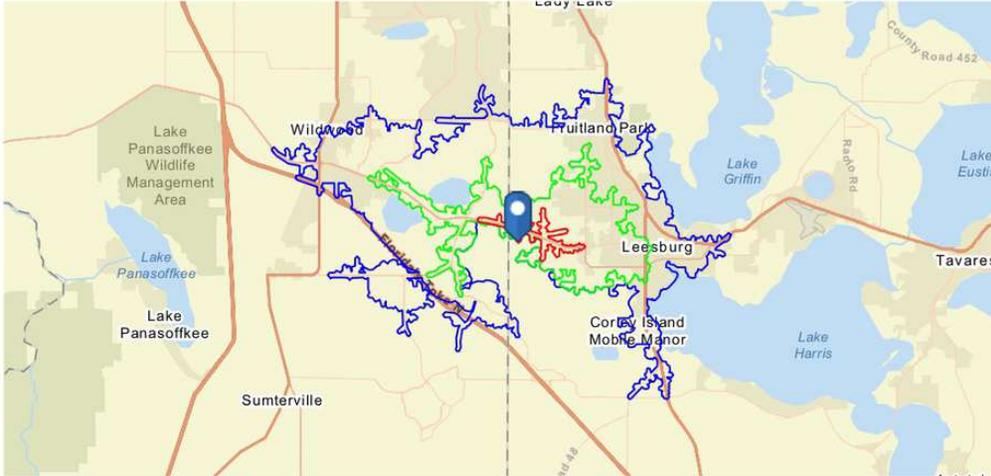


Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Benchmark Demographics

State Road 44, Leesburg, Florida, 34748

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	Lake County	Florida	United States
Population Age 0-4	1.76%	4.09%	2.98%	4.07%	4.48%	4.69%	5.39%
Population Age 5 to 9	0.44%	4.18%	3.12%	4.24%	4.84%	5.03%	5.75%
Population Age 10 to 14	0.88%	4.27%	3.17%	4.39%	5.20%	5.34%	5.98%
Population Age 15 to 19	0.88%	3.65%	2.98%	4.14%	5.24%	5.84%	6.47%
Population Age 20 to 34	3.08%	11.62%	8.90%	12.04%	15.94%	18.43%	20.33%
Population Age 35 to 54	6.16%	14.37%	12.54%	16.01%	22.32%	24.41%	25.20%
Population Age 55 to 74	34.68%	36.61%	44.07%	30.76%	27.72%	25.55%	22.82%
Population Age 75+	51.15%	21.18%	22.25%	24.36%	14.23%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
<\$15,000	4.6%	11.3%	10.5%	9.7%	8.0%	8.3%
\$15,000-\$24,999	4.6%	8.7%	6.7%	5.9%	5.8%	5.9%
\$25,000-\$34,999	10.1%	9.5%	7.9%	7.5%	6.7%	6.3%
\$35,000-\$49,999	13.8%	12.2%	11.4%	9.6%	10.5%	9.8%
\$50,000-\$74,999	25.7%	18.8%	16.6%	17.2%	16.9%	15.6%
\$75,000-\$99,999	19.3%	12.3%	13.1%	14.4%	12.9%	12.5%
\$100,000-\$149,999	14.7%	16.3%	18.4%	19.4%	18.4%	17.8%
\$150,000-\$199,999	4.6%	5.8%	7.9%	9.1%	8.7%	9.8%
\$200,000+	3.7%	5.1%	7.5%	7.2%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
Population	225	13,726	64,998	428,905	23,027,836	339,887,819
Daytime Population	485	13,731	73,821	385,396	22,846,618	338,218,372
Employees	51	4,574	18,920	188,466	10,832,721	167,630,539
Households	109	6,157	31,592	178,895	9,263,074	132,422,916
Average HH Size	2.06	2.21	2.03	2.37	2.43	2.50
Median Age	75.4	61.9	66.1	47.8	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
Median Home Value	278,846	298,141	409,139	368,757	416,969	370,578
Owner Occupied %	95.4%	73.9%	81.4%	76.9%	67.2%	64.2%
Renter Occupied %	4.6%	26.1%	18.6%	23.1%	32.8%	35.8%
Total Housing Units	159	6,959	37,524	200,922	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
Median HH Income	\$67,821	\$62,332	\$69,873	\$75,113	\$78,205	\$81,624
Per Capita Income	\$44,584	\$38,907	\$46,921	\$39,299	\$44,891	\$45,360
Median Net Worth	\$541,482	\$270,960	\$423,424	\$280,511	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS - Saunders Ralston Dantzler Realty

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

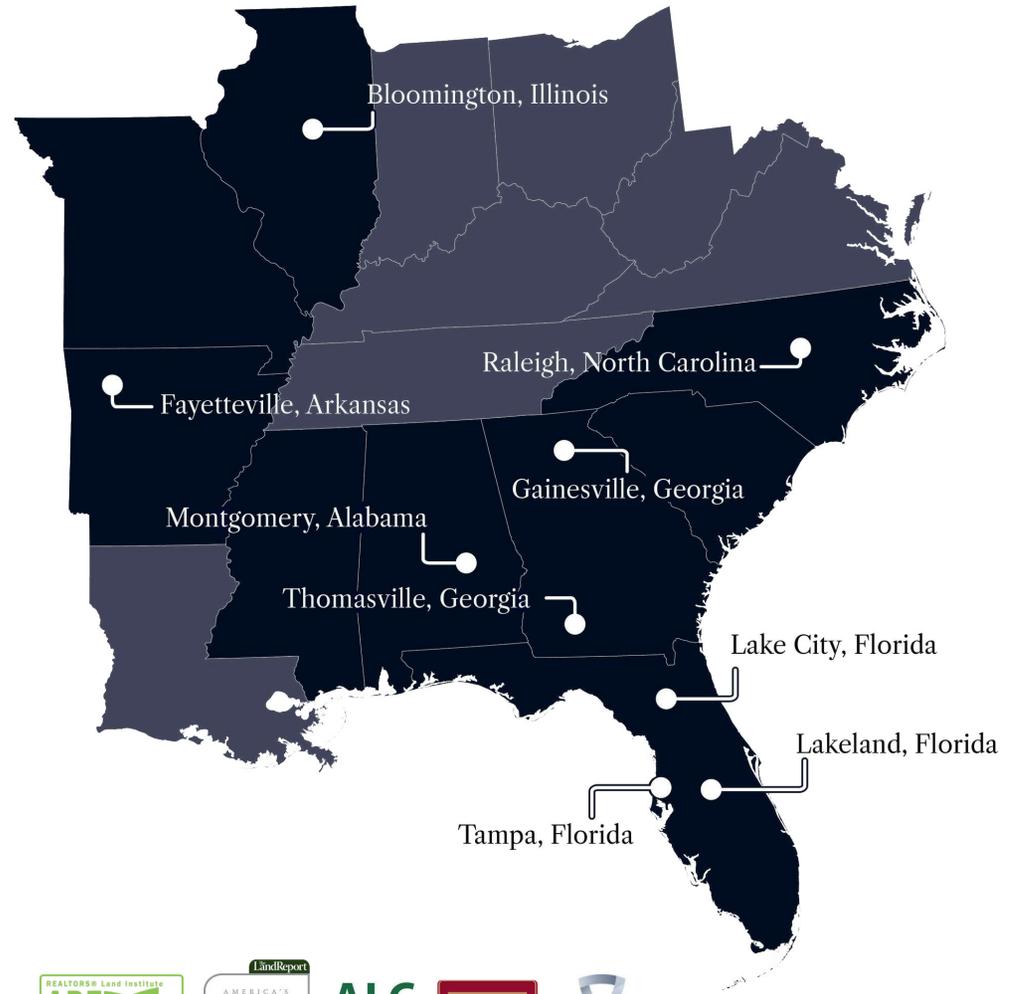


ADDITIONAL PHOTOS





At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.