



# Frank von Frankenstein 21 Acre Development Tract

10320 Von Frankenstein Court, Howey-in-the-Hills, Florida 34737



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

## PROPERTY OVERVIEW



### Sale Price

\$3,900,000

### Offering Summary

Acreage:	21.75 Acres
Price / Acre:	\$179,310
State:	Florida
City:	Howey-in-the-Hills
County:	Lake
Property Type:	Development Land

### Property Overview

Located in Lake County, Florida, this 21+ acre developmental tract is contiguous to the City of Groveland on SR 19, and is 2.5 ± miles from Hwy 27 and the Florida Turnpike. Less than one hour from Orlando and the Orlando International Airport. Water/Sewer is approximately 0.65 miles away, to the south, on the west side of SR19 and Arrowtree Blvd.

The property totals 21.75 acres with approximately 19.5 acres of uplands, 2.25 acres of wetlands, 10 acres of flood zone, and one small man-made pond. Lake County Unincorporated, Zoned A, FLU rural. This site will need to be incorporated into the City of Groveland. Groveland is experiencing rapid, high-intensity growth, with an annual population growth rate of 5.5%. The City of Groveland is one of Florida's fastest-growing cities, with a 45% increase in population since 2020.

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	Uplands: 19.5 acres, Wetlands: 2.25 acres
<b>Soil Types:</b>	Candler Sand - 8.93 Acres Tavares Sand - 5.49 Acres Myakka - 2.55 Acres Placid Sand - 2.33 Acres Ocoee Mucky Peat - 2.12 Acres Oklawaha Muck - 0.04 Acres
<b>Taxes &amp; Tax Year:</b>	AK#: 1586968 - Tax Year 2025 \$3,901.27 AK#: 3871360 - Tax Year 2025 \$14.51 AK#: 3854771 - Tax Year 2025 \$16.30
<b>Zoning / FLU:</b>	Zoning: A, FLU: Rural
<b>Road Frontage:</b>	695 ± FT on SR 19
<b>Nearest Point of Interest:</b>	Intersection of Hwy 19 and the Florida Turnpike. Between Clermont, Minneola, and Leesburg
<b>Current Use:</b>	Private Residence
<b>Structures &amp; Year Built:</b>	Residence - Built 1989 - 1312 SF - 2 bedroom 1 bath Unfinished 4680 SF ± larger unfinished block structure



SECTION 1







# Property Information

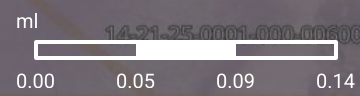
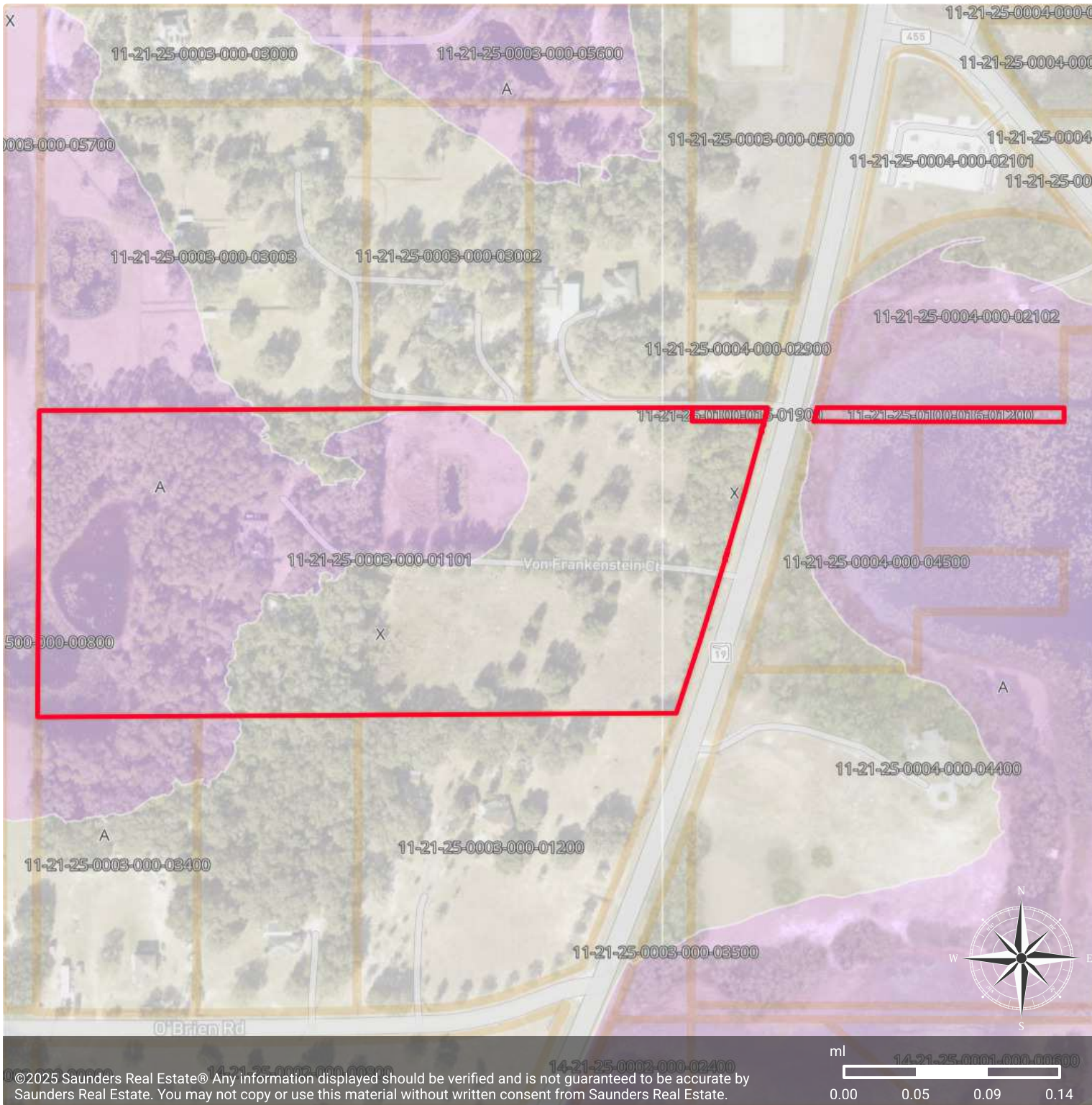
**10320 Von Frankenstein Ct,  
Howey-in-the-hills**

- Polygon
- Polygon
- Polygon
- Parcel
- Wetlands 2023: Vegetated Non-Forested Wetlands
- Wetlands 2023: Lakes
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine



## 10320 Von Frankenstein Ct, Howey-in-the-hills

-  Polygon
-  Polygon
-  Polygon
-  FEMA Flood Zones DFIRM: Outside any floodplains
-  FEMA Flood Zones DFIRM: 100 year, BFE no
-  Parcel



**10320 Von Frankenstein Ct,  
Howey-in-the-hills**



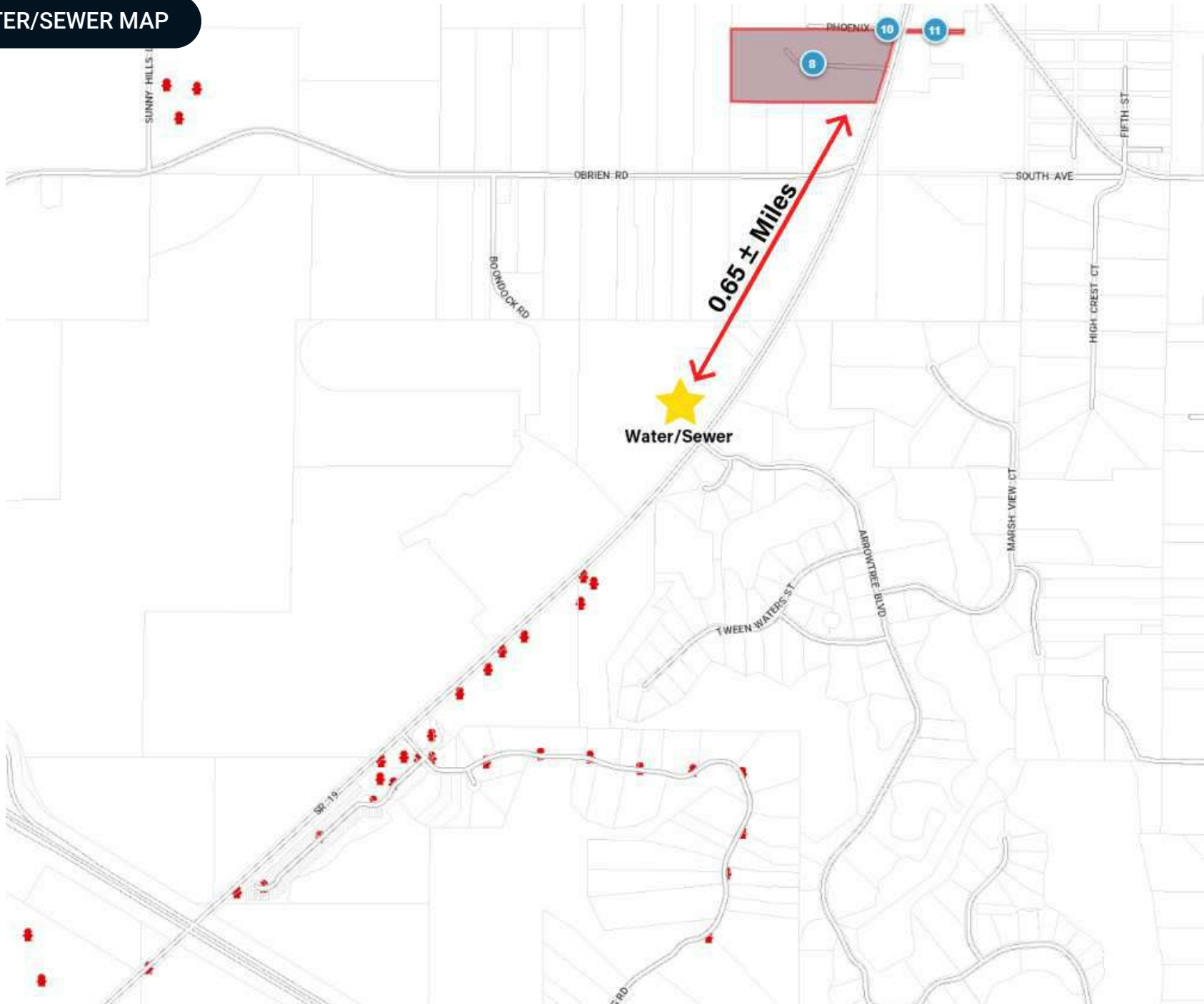
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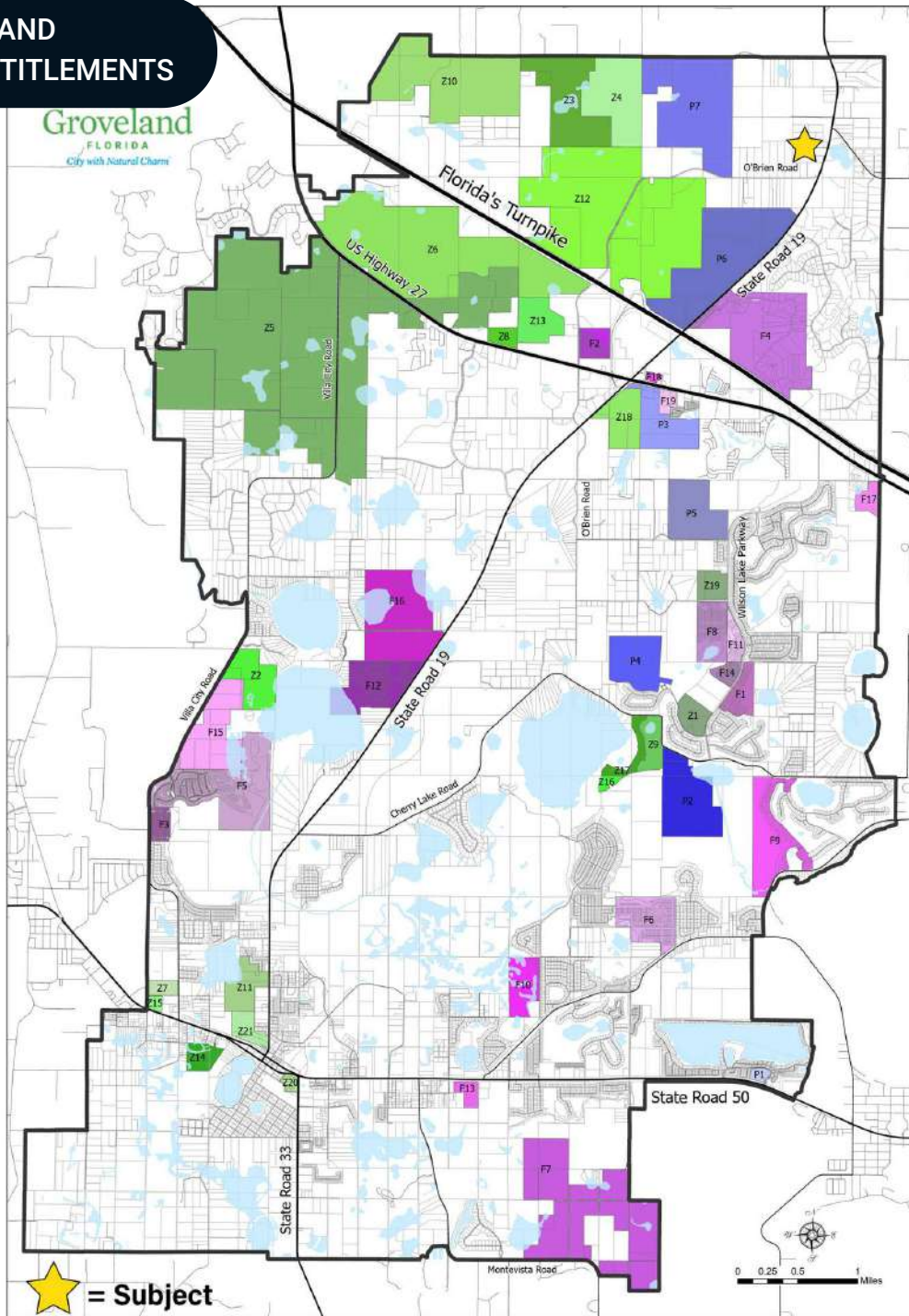
TOPO MAP



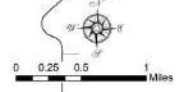
# WATER/SEWER MAP



# GROVELAND RESIDENTIAL ENTITLEMENTS



= Subject



## City of Groveland Residential Entitlements

156 S. LAKE AVENUE  
GROVELAND, FL 34736  
WWW.GROVELAND-FL.GOV

April 2024

### Final Plat

TOTAL UNITS - 4,353

F1	Belview @ Estates at Cherry Lake	131	2002
F2	Phillip's Landing	154	2007
F3	Sunrise Ridge	133	2007
F4	BLUE SPRINGS RESERVE	164	2008
F5	Preserve at Sunrise Phase 3	291	2008
F6	CYPRESS OAKS, Ph. 3	103	2014
F7	CYPRESS LAKE RESERVE	673	2016
F8	ARBORWOOD	187	2018
F9	Palisades, Ph. 3	104	2018
F10	SILVER EAGLE RESERVE	23	2019
F11	WILSON ESTATES	44	2020
F12	Trinity Lakes 1-2	450	2020
F13	The Grove	330	2020
F14	Parkside @ Estates of Cherry Lake	70	2022
F15	INDIGO LAKES (Cypress Bluff)	450	2023
F16	Trinity Lakes Phase 3-6	703	2023
F17	Vintner Estates	44	2023
F18	Days Inn Conversion	85	2023
F19	Milestone Hills	214	2023

### Preliminary Plat

TOTAL UNITS - 2068

P1	WATERSIDE POINTE TOWNHOMES	95	2019
P2	ISLAND @ CHERRY LAKE VILLAGE	181	2022
P3	Groveland Square	173	2022
P4	Meadow Point & Hidden Ridge	377	2023
P5	Rainwood	437	2023
P6	Brighthill	350	2023
P7	Peachtree Hills	455	2023

### Approved Zoning

TOTAL UNITS - 16,350

Z1	Estates @ Cherry Lake Commercial	302	2002
Z2	THOMAS FERGUSON PROPERTY	180	2007
Z3	Carter West	734	2012
Z4	Little Everglades North	400	2012
Z5	Villa City Phases 2-4	5820	2016
Z6	Villa City Phase 1	1940	2016
Z7	Villa City Apartments	344	2018
Z8	Meixsell Properties (US 27)	300	2019
Z9	Springs @ Cherry Lake Village	105	2020
Z10	Loma Linda	350	2020
Z11	Lake Catherine Blueberry	250	2020
Z12	Little Everglades	3870	2020
Z13	Town Core / Town Center	420	2021
Z14	The Preserve at Lake David	11	2021
Z15	PZ Square	70	2021
Z16	VISTA @ CHERRY LAKE VILLAGE	75	2022
Z17	CAPE @ CHERRY LAKE VILLAGE	57	2022
Z18	Groveland Square West	165	2023
Z19	Deacon Lake Townhomes	132	2023
Z20	Cortese Corners	325	2023
Z21	Carabao Commons	500	2023

Total Approved Units - 22,771

Developed Platted Parcels - 1,476

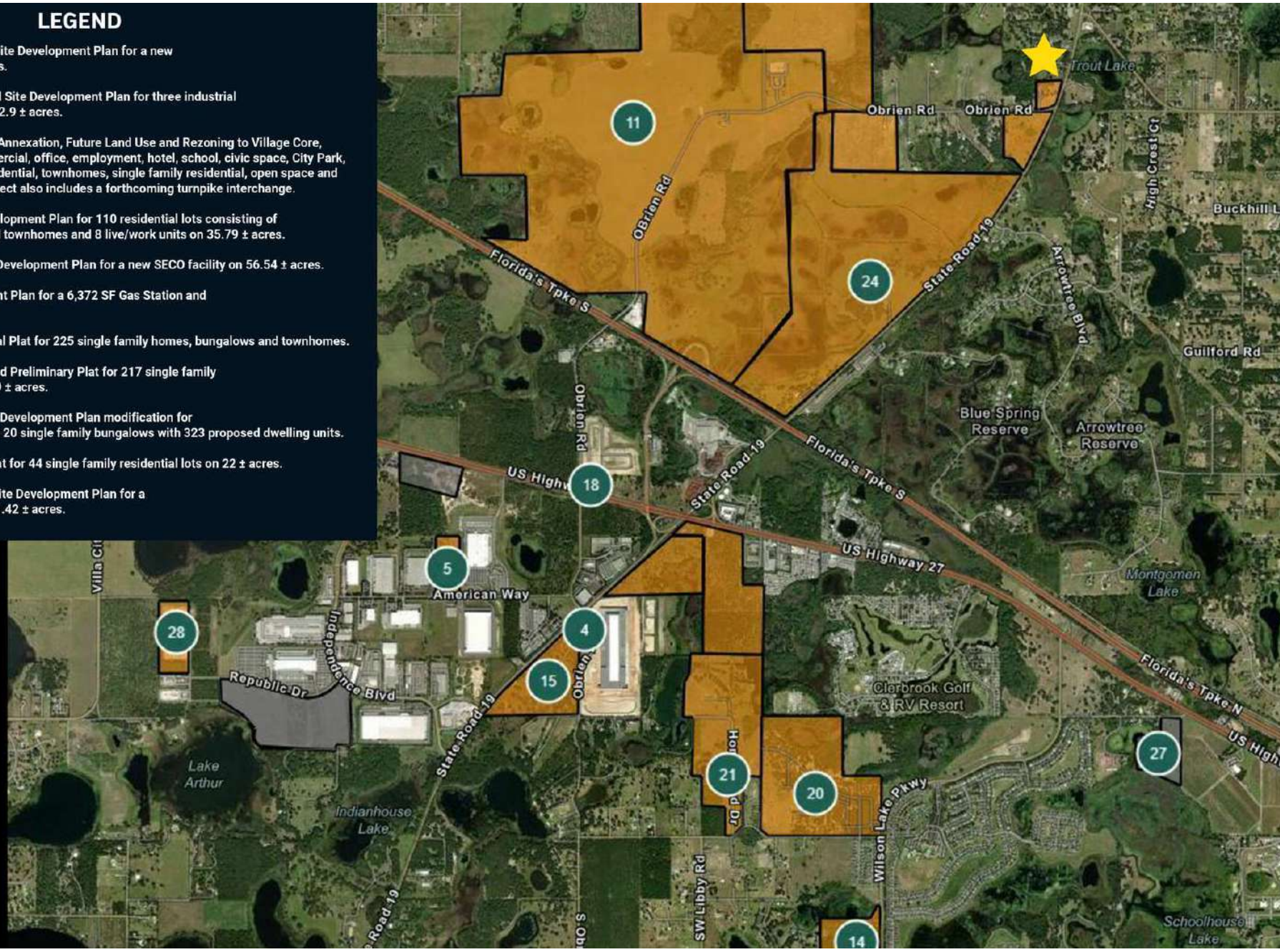
Remaining Approved Units - 21,295

# UPCOMING DEVELOPMENT - HWY27/SR19

## LEGEND

- 4. Groveland Fire Station: Proposed Site Development Plan for a new 12,657 SF Fire Station on 3.07 ± acres.
- 5. American Way Industrial: Proposed Site Development Plan for three industrial warehouses totaling 132,000 SF on 12.9 ± acres.
- 11. Brighthill Master Plan: Proposed Annexation, Future Land Use and Rezoning to Village Core, Center and Edge consisting of commercial, office, employment, hotel, school, civic space, City Park, main-street district, multi-family residential, townhomes, single family residential, open space and conservation on 1,065.6 ± acres. Project also includes a forthcoming turnpike interchange.
- 14. Lake Deacon: Proposed Site Development Plan for 110 residential lots consisting of 6 single family detached, 96 attached townhomes and 8 live/work units on 35.79 ± acres.
- 15. SECO Substation: Proposed Site Development Plan for a new SECO facility on 56.54 ± acres.
- 18. Wawa: Proposed Site Development Plan for a 6,372 SF Gas Station and Convenience Store on 2.51 ± acres.
- 20. Rainwood Phase 2: Proposed Final Plat for 225 single family homes, bungalows and townhomes.
- 21. Libby Road (Hazel Park): Proposed Preliminary Plat for 217 single family frontloaded residential lots on 114.89 ± acres.
- 24. Brighthill Phase 1: Proposed Site Development Plan modification for Phase 1 to convert 164 townhomes to 20 single family bungalows with 323 proposed dwelling units.
- 27. Vinter Estates: Approved Final Plat for 44 single family residential lots on 22 ± acres.
- 28. Hub Steel Expansion: Proposed Site Development Plan for a 6,096 SF manufacturing facility on 51.42 ± acres.

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Hwy 27 & FL Turnpike Interchange

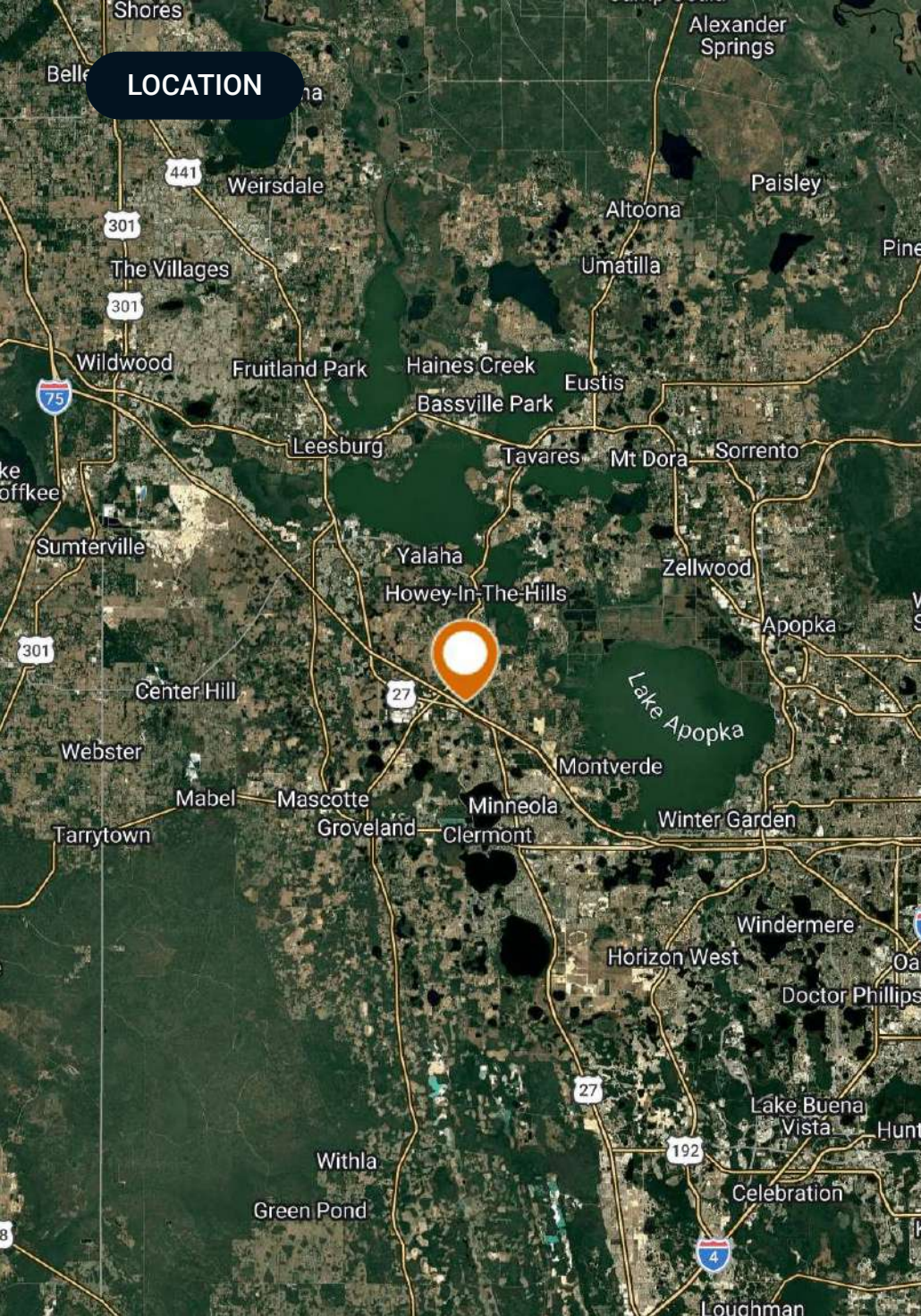


**SUBJECT**  
2 ± Miles

SECTION 2

# Location Information





## Location & Driving Directions

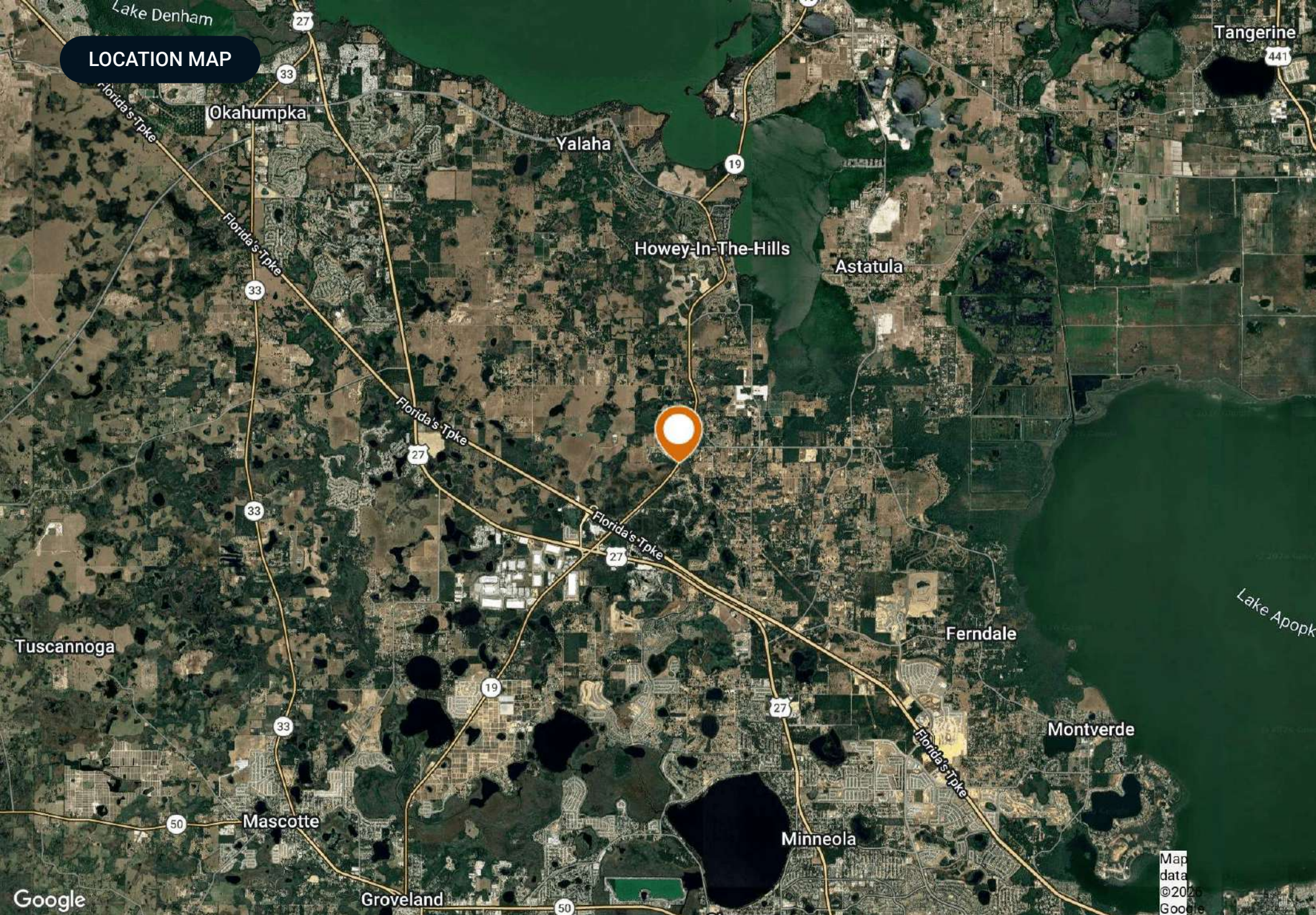
**Parcel:** 11-21-25-0003-000-01101; 11-21-25-0100-016-01200; 11-21-25-0100-016-01900

**GPS:** 28.6698115, -81.78336519999999

- Driving Directions:**
- Hwy 19 North, travel under the FL Turnpike and Hwy 27
  - Site is approximately 2 miles on the left just past Obrien Road.

**Showing Instructions:** Cameras on site. Must make an appointment.

**LOCATION MAP**



# RETAILER MAP: 10 MILE RADIUS



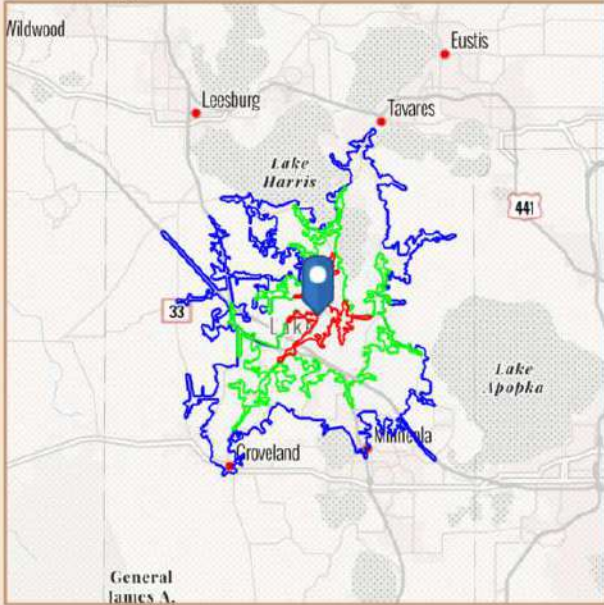
FINANCIAL INSTITUTIONS: 10 MILE RADIUS



# BENCHMARK DEMOGRAPHICS

10320 Von Frankenstein Ct, Howey In The Hills, Florida, 34737

Drive time of 5 mins, 10 mins, & 15 mins



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

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

THE CCIM INSTITUTE



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties CBSAs States USA  
Lake County Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area Florida

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
0 - 4	4.03%	3.45%	4.17%	4.48%	5.07%	4.69%	5.39%
5 - 9	4.44%	4.01%	4.70%	4.84%	5.43%	5.03%	5.75%
10 - 14	5.52%	4.39%	4.91%	5.20%	5.87%	5.34%	5.98%
15 - 19	4.84%	4.29%	4.94%	5.24%	6.71%	5.84%	6.47%
20 - 34	15.37%	13.57%	14.31%	15.94%	21.69%	18.43%	20.33%
35 - 54	23.16%	22.07%	22.48%	22.32%	26.35%	24.41%	25.20%
55 - 74	32.62%	35.02%	30.02%	27.72%	21.48%	25.55%	22.82%
75+	9.29%	13.21%	14.52%	14.23%	7.40%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	8.7%	5.9%	5.7%	9.7%	6.9%	8.0%	8.3%
\$15,000-\$24,999	5.3%	4.2%	4.5%	5.9%	5.4%	5.8%	5.9%
\$25,000-\$34,999	4.2%	4.5%	5.1%	7.5%	6.2%	6.7%	6.3%
\$35,000-\$49,999	10.2%	11.4%	9.5%	9.6%	9.7%	10.5%	9.8%
\$50,000-\$74,999	17.4%	15.3%	16.2%	17.2%	17.0%	16.9%	15.6%
\$75,000-\$99,999	9.5%	15.6%	16.0%	14.4%	13.4%	12.9%	12.5%
\$100,000-\$149,999	19.7%	20.2%	25.4%	19.4%	19.9%	18.4%	17.8%
\$150,000-\$199,999	14.4%	14.6%	10.4%	9.1%	9.6%	8.7%	9.8%
\$200,000+	10.6%	8.2%	7.2%	7.2%	11.7%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Population	741	8,333	42,794	428,905	2,932,740	23,027,836	339,887,819
Daytime Population	418	8,693	36,877	385,396	2,983,283	22,846,618	338,218,372
Employees	399	3,761	17,556	188,466	1,520,600	10,832,721	167,630,539
Households	264	3,530	17,034	178,895	1,088,691	9,263,074	132,422,916
Average HH Size	2.81	2.27	2.46	2.37	2.65	2.43	2.50
Median Age	49.2	53.6	50.5	47.8	38.8	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	493,478	413,955	396,123	368,757	426,496	416,969	370,578
Owner Occupied %	89.8%	92.1%	88.3%	76.9%	61.7%	67.2%	64.2%
Renter Occupied %	10.2%	7.9%	11.7%	23.1%	38.3%	32.8%	35.8%
Total Housing Units	278	4,005	18,744	200,922	1,194,509	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$84,544	\$87,056	\$87,288	\$75,113	\$82,265	\$78,205	\$81,624
Per Capita Income	\$39,881	\$43,161	\$41,224	\$39,299	\$41,326	\$44,891	\$45,360
Median Net Worth	\$414,916	\$483,746	\$416,317	\$280,511	\$208,581	\$253,219	\$228,144



## Lake County FLORIDA



<b>Founded</b>	1887	<b>Density</b>	385.2 (2019)
<b>County Seat</b>	Tavares	<b>Population</b>	416,179 (2023)
<b>Area</b>	953 sq mi	<b>Website</b>	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.



SECTION 3  
Photos

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





### 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.

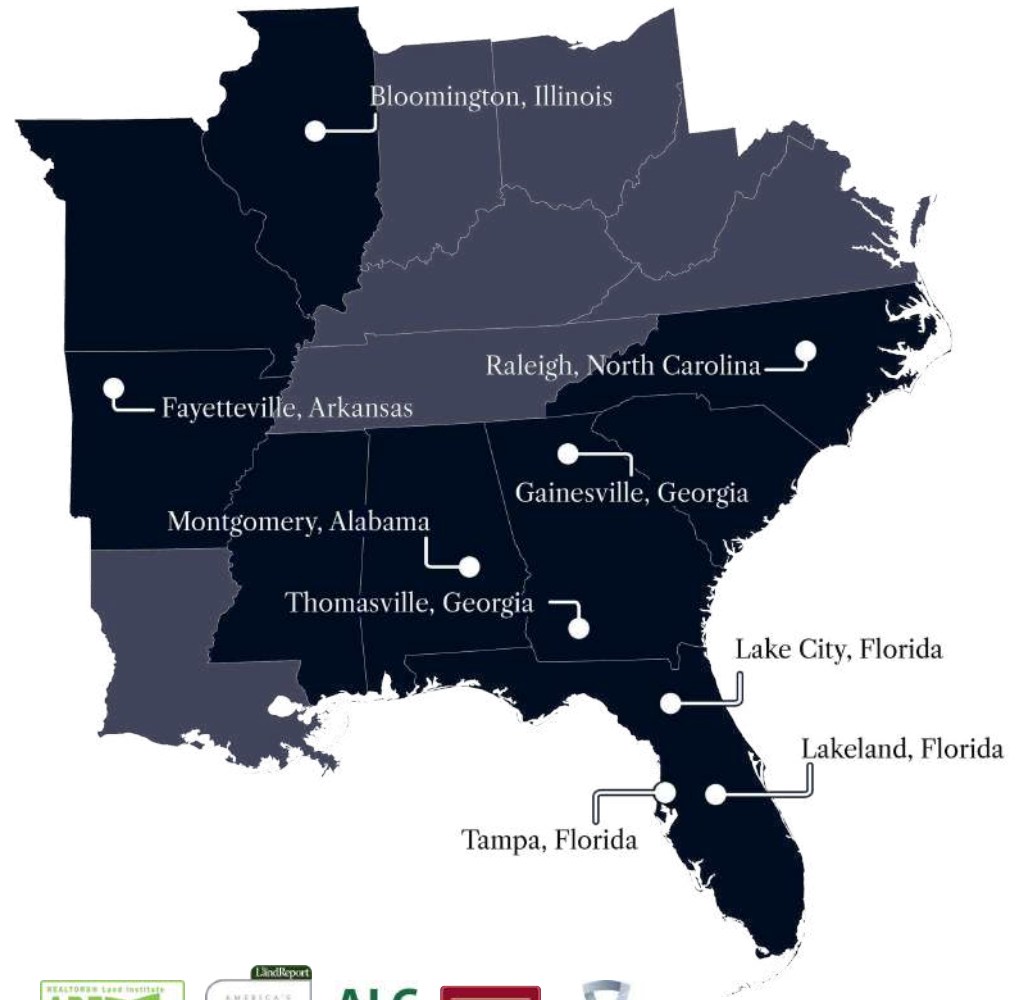
Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

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



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.



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