

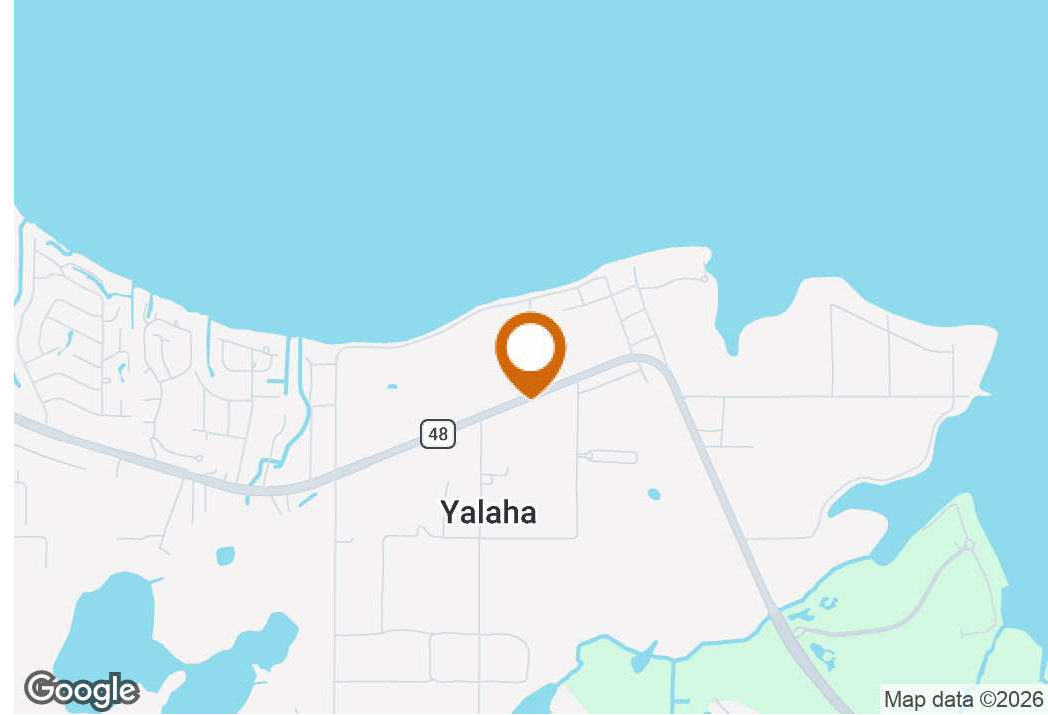


# CR-48 and Guava Street Development Land

8834 County Road 48, Yalaha, Florida 34797

Rick Gonzalez, ALC, CCIM  
352-408-3892  
rickg@saundersrealestate.com

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$900,000
Lot Size:	12.4 Acres
Price / Acre:	\$72,581
Zoning:	Industrial
City:	Yalaha
County:	Lake
State:	Florida
Traffic Count:	11,300 ± Cars/Day (CR-48)
Road Frontage:	1,860 ± FT (CR-48)
Property Type:	Development Land

## Property Overview

This 12.4± acre offering in Yalaha, Florida presents a well-located opportunity along County Road 48 with additional frontage on Guava Street. Originally planned for a water and sewer facility to serve the Drakes Point subdivision, the parcels are now available for alternative uses. The property is currently zoned Industrial with a Future Land Use designation of Rural Transition, offering flexibility for a range of potential development scenarios, subject to Lake County approval.

Positioned between Howey-in-the-Hills and Leesburg, this corridor is experiencing steady residential growth, with several new single-family communities under construction nearby. The combination of road frontage, zoning, and location within a rapidly expanding area makes this site a compelling prospect for buyers seeking to capitalize on continued growth in Lake County.

## Property Highlights

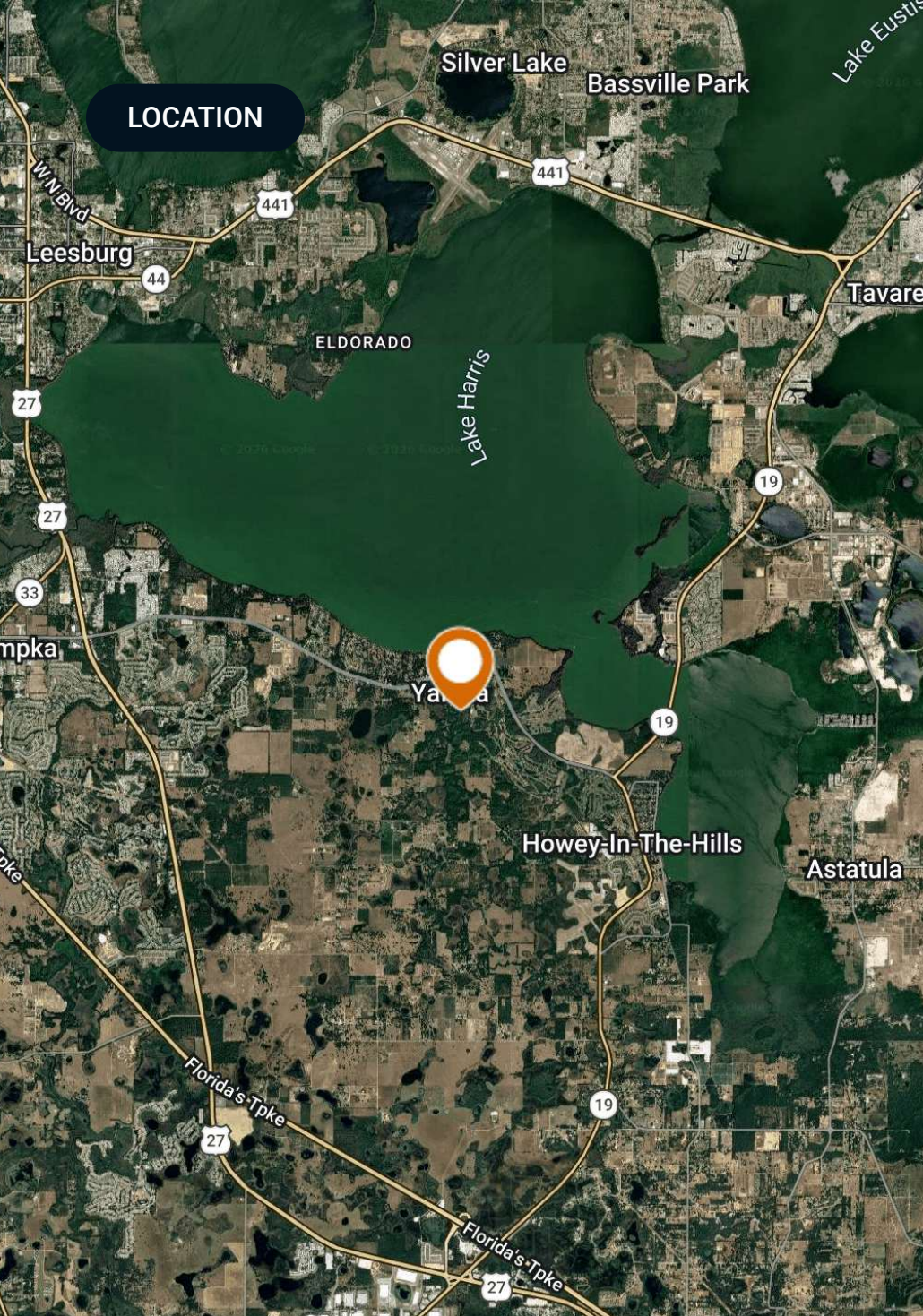
- 12.4 ± acres with frontage on County Road 48 and Guava Street in Yalaha
- Great location in a rapidly expanding area
- 1,860 ± FT of frontage on CR-48

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Soil Types:</b>	Sand
<b>Taxes &amp; Tax Year:</b>	\$7,332.55 - 2025
<b>Zoning / FLU:</b>	Rural Transition
<b>Water Source &amp; Utilities:</b>	Well and septic required
<b>Road Frontage:</b>	County Road 48 - 1,043 feet (Parcel 1) -- 817 feet (Parcel 2)
<b>Nearest Point of Interest:</b>	Mission Inn and Bishops Gate are located about 1 mile East on County Road 48. Publix is located 4.5 miles West.
<b>Current Use:</b>	Vacant
<b>Land Cover:</b>	Scrub
<b>Survey or Site Testing Reports:</b>	Survey available



## Location & Driving Directions

**Parcel:** 16-20-25-0300-000-01000 and 15-20-25-0003-000-00700

**GPS:** 28.7425119, -81.8068852

**Driving Directions:** From Hwy 27 and County Road 48 travel east on CR 48 approximately 4.3 miles to Guava Street

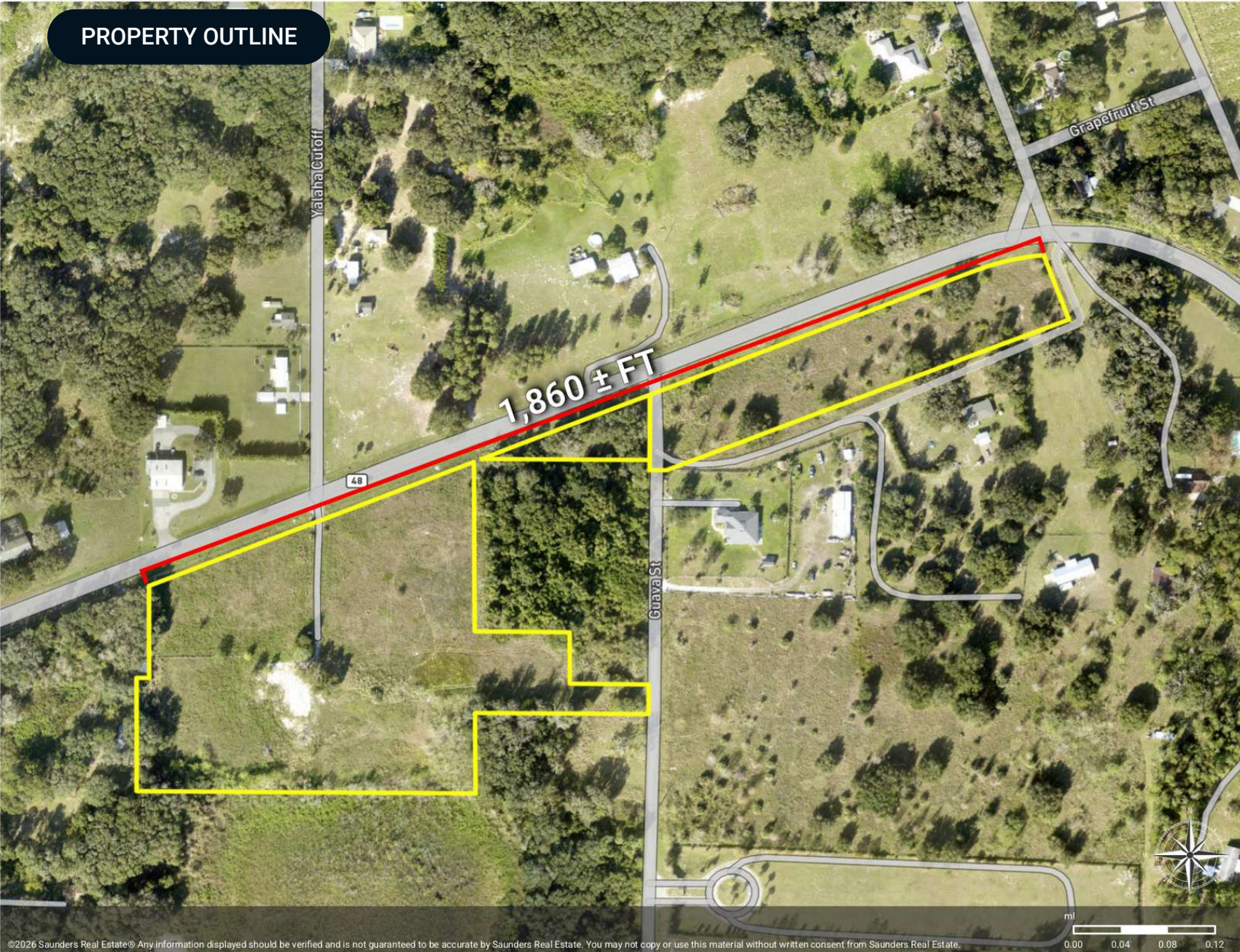
**Showing Instructions:** Go to site

PROPERTY OUTLINE



County Road 48 and Guava Street

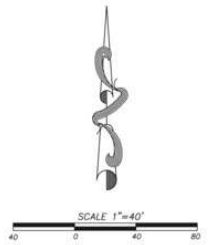
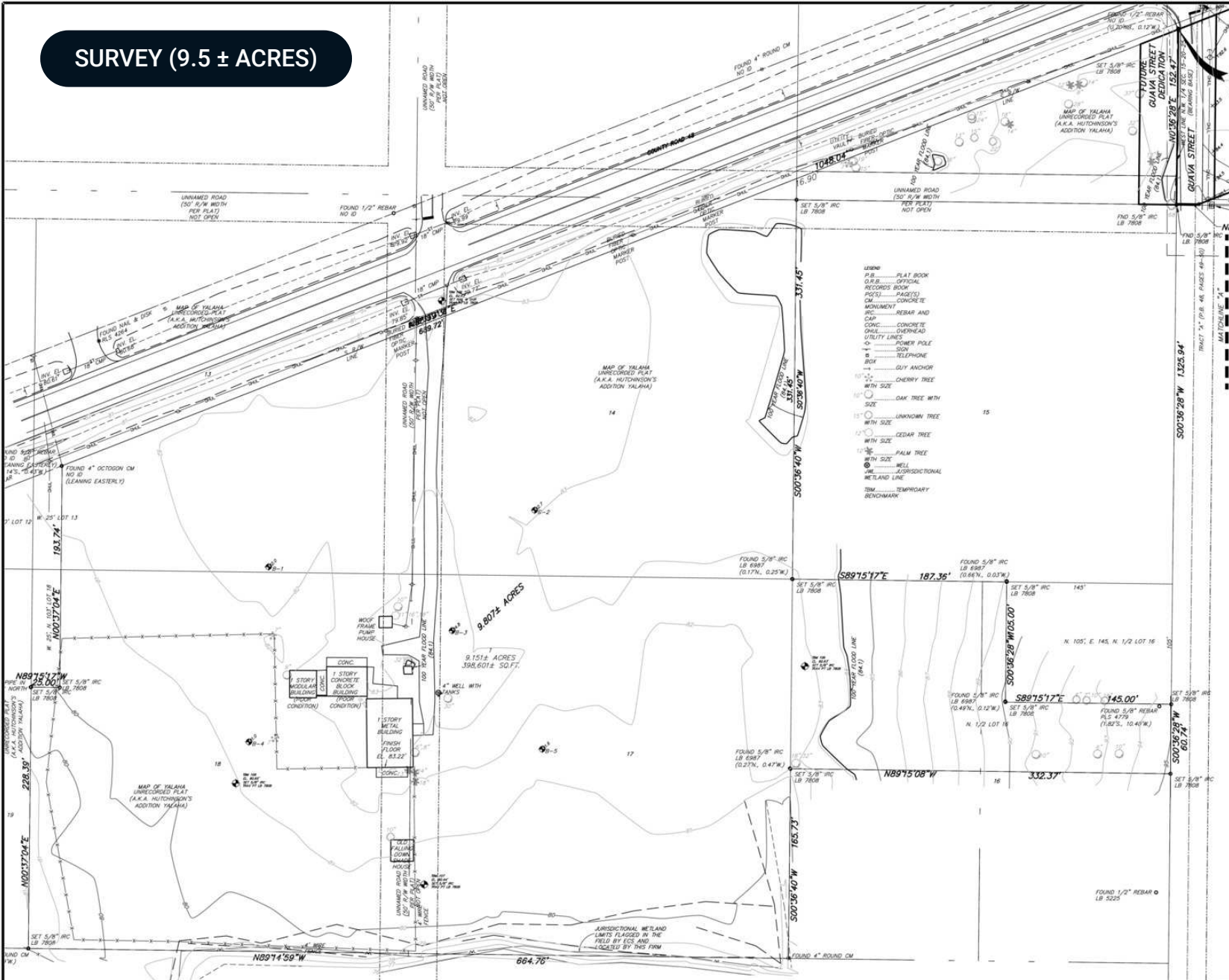
- Yellow Polygon
- Red Polygon



©2026 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.



# SURVEY (9.5 ± ACRES)



- LEGEND
- P.B. PLAT BOOK
  - O.R.B. ORIGINAL RECORDS BOOK
  - PAGE(S) PAGE(S)
  - CM. CONCRETE
  - IRC REBAR AND IRON
  - CONC. CONCRETE
  - SH. OVERHEAD
  - UTILITY LINES
  - PO. POWER POLE
  - SON SON
  - TELEPHONE
  - GA. GUY ANCHOR
  - 10" CHERRY TREE
  - 12" OAK TREE, MTH
  - 15" UNKNOWN TREE
  - 12" CEDAR TREE
  - 12" PALM TREE
  - WELL
  - ADDITIONAL METLAND LINE
  - TM. TEMPORARY BENCHMARK

DATE	BY	REVISIONS

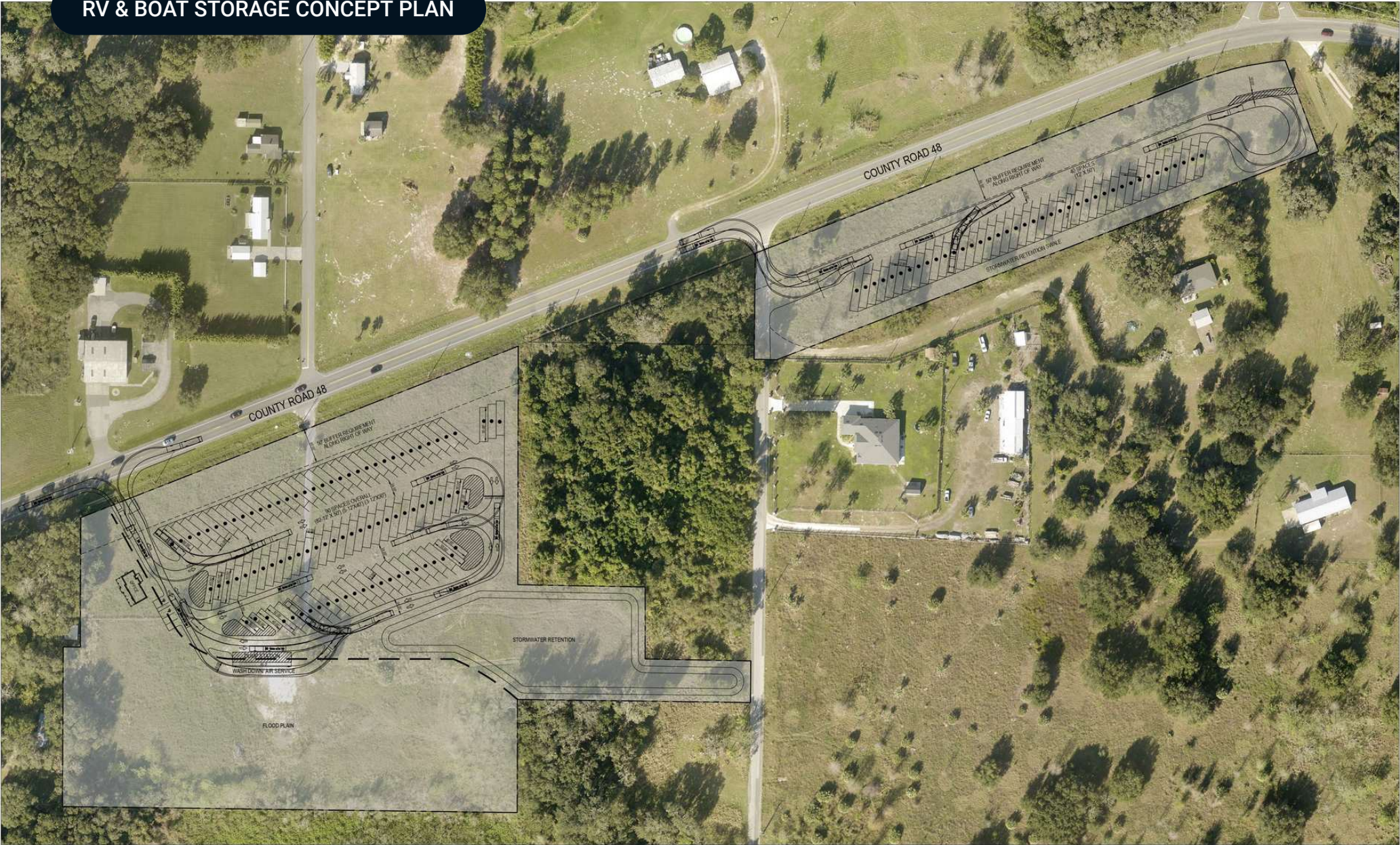
**PEC** SURVEYING AND MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
 WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY  
 LOCATED IN  
 SECTION 16, TOWNSHIP 20 SOUTH, RANGE 25 EAST  
 LAKE COUNTY, FLORIDA

SHEET 2 OF 2

JOB NO.:	25-097
DATE:	03-16-21
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W.
P.B.:	2375/2388
PAGE(S):	21-28/2-10

# RV & BOAT STORAGE CONCEPT PLAN



CONCEPT PLAN  
YALAHA | LAKE COUNTY | FLORIDA

## RV & BOAT STORAGE FACILITY

PROJECT NO. 25-0355.000  
PLAN SCALE: 1" = 60'  
DATE: 1/5/2026

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY.



COUNTY



## 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.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Rick Gonzalez, ALC, CCIM

Senior Advisor

rickg@saundersrealestate.com

Direct: **877-518-5263 x458** | Cell: **352-408-3892**

## Professional Background

Richard Xavier (Rick) Gonzalez, CCIM, ALC is a Senior Advisor at Saunders Real Estate.

Rick is an 8th generation Floridian and a Veteran of the US Army. Throughout his career, Rick earned a Master of Science in Environmental Engineering Sciences and a Bachelor of Science in Soils from the University of Florida. As a dedicated commercial real estate practitioner, Rick earned his Certified Commercial Investment Member (CCIM) and Accredited Land Consultant (ALC) designations, allowing him to provide exceptional commercial real estate services to his clients.

Rick is also highly involved in many professional community organizations. He is currently a member of the Poarch Band of Creek Indians and he is also a Returned Peace Corps Volunteer. Rick previously served on the Lake County Planning and Zoning Board and the Lake County Affordable Housing Committee for over seven years. He is also the 2023 President of the Florida CCIM Chapter.

Rick has been married to his wife, Kathy, for over 21 years. They also share a 20-year-old son who currently attends Stetson University. Rick frequently volunteers at the Lake Cares food pantry and is a member of the Rotary Club of Lake County Golden Triangle in his spare time.

Rick specializes in:

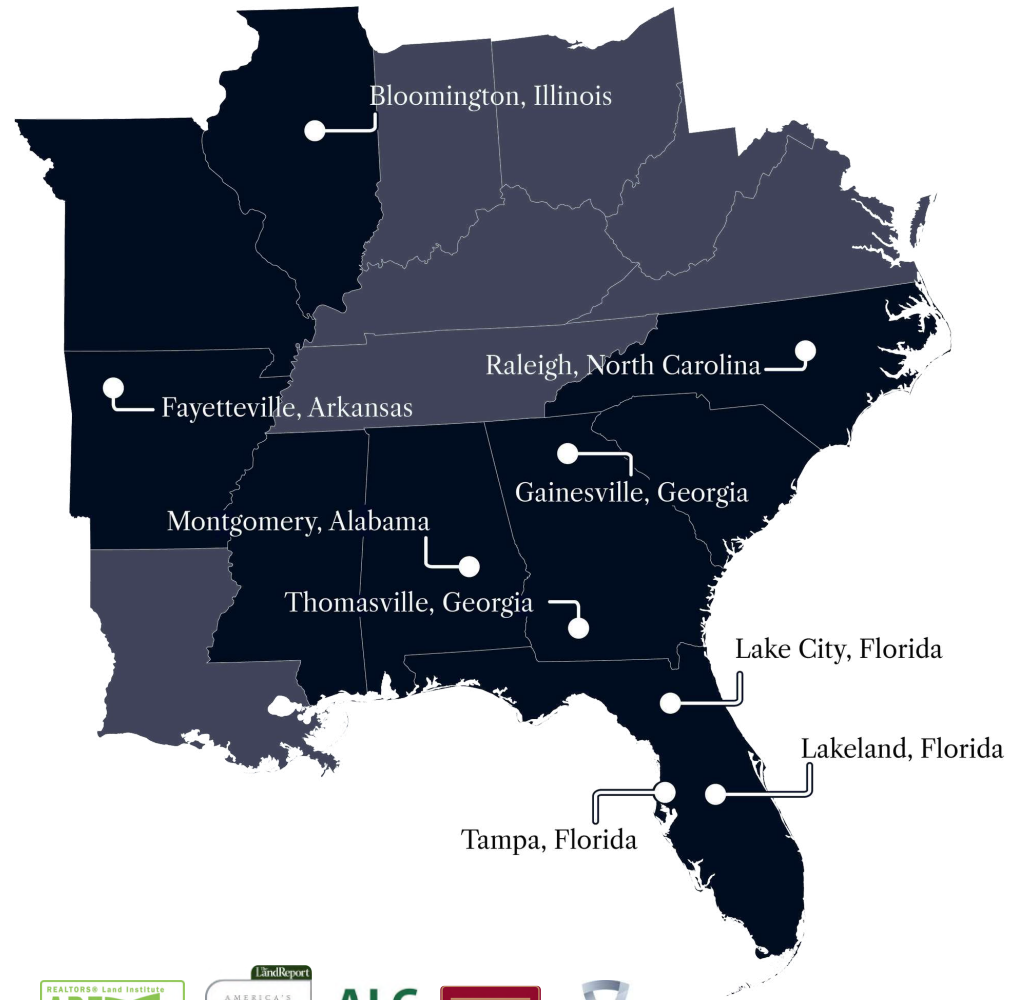
- Land
- Commercial

## Memberships

- 2023 President of the Florida CCIM Chapter
- Central Florida Veterans Memorial Park Foundation
- Rotary Club of Lake County Golden Triangle



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](mailto: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.