



Deacon Lake

Sauvignon Way Development Tract

Sauvignon Way, Clermont, Florida 34715

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PROPERTY SUMMARY



Libby Number 3 Rd

Offering Summary

Sale Price:	\$2,800,000
Lot Size:	21.52 Acres
Uplands/Wetlands:	Uplands: 18.01 Acres Wetlands: 3.51 Acres
Price / Acre:	\$130,112
Zoning:	A
Market:	Orlando
Submarket:	Clermont-Minneola-Groveland
Traffic Count:	5,300 ± Cars/Day
Road Frontage:	720 ± FT (Libby No.3 Rd)
PIN:	34-21-25-0001-000-00400
Taxes:	\$4,761.08 (2025)
City:	Clermont
County:	Lake
State:	Florida

Property Overview

This 21 ± acre development tract is located in the Clermont-Minneola-Groveland Triangle. Water and sewer access is located directly on the east side of the property. Approximately 18 acres of uplands, lakefront wetlands total 3.5 acres. Lake County, Unincorporated, Zoned A, FLU Rural, Clermont address, but 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% population increase since 2020.

Easy access to major transportation corridors, several FL Turnpike Interchanges, and an abundance of essential amenities. This is an exceptional investment opportunity located in the bustling South Lake County. This prime property offers a strategic location with easy access to major transportation routes and essential amenities, making it an attractive prospect. Boasting a highly sought-after Clermont address, the property presents a compelling opportunity for investors looking to establish a strong presence in a thriving community.

Property Highlights

- Located in the bustling Clermont-Minneola-Groveland Triangle
- Convenient access to major transportation routes
- Surrounded by developments
- High population-growth factor



SECTION 1

Location Information

Libby Number 3 Rd

LOCATION DESCRIPTION



Location Description

This site is located in the heart of Lake County's growth belt. 5 minutes from the Florida Turnpike Entrance. Easy access to all major highway corridors. Easy access to all amenities.

Cross City

Newberry

Gainesville

Palatka

AERIAL MAP

Palm Coast



Cedar Key

Ocala

Daytona Beach

New Smyrna Beach



The Villages

Sanford



Apopka



Titusville

Brooksville

Clermont

Orlando

Spring Hill

Cocoa

Cocoa Beach

Kissimmee



Melbourne

Clearwater



Tampa



Plant City

Winter Haven

St. Petersburg

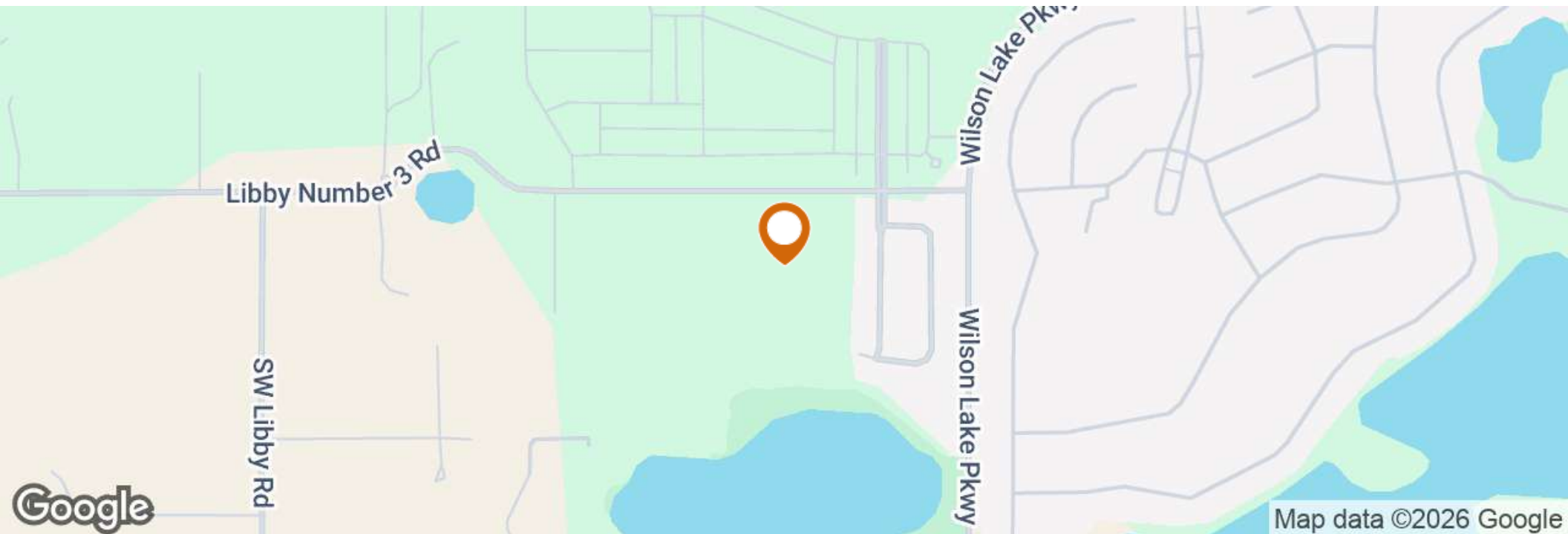
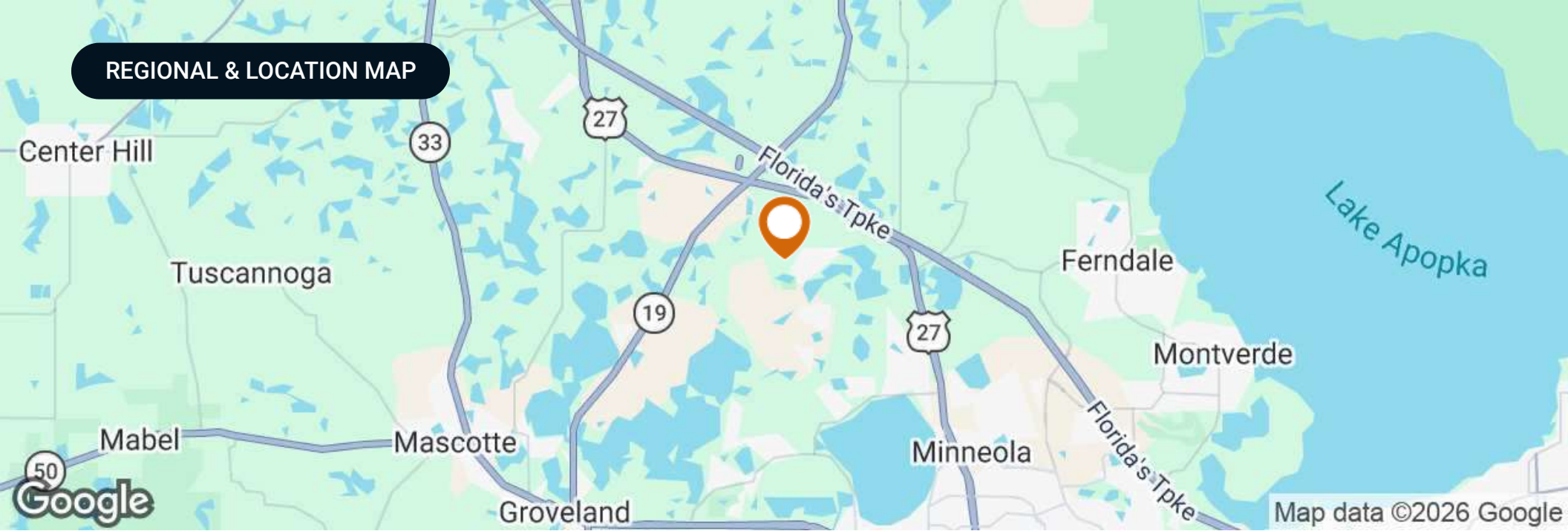
Sebastian

Vero Beach

Map data ©2026 Google, INEGI



REGIONAL & LOCATION MAP





SECTION 2

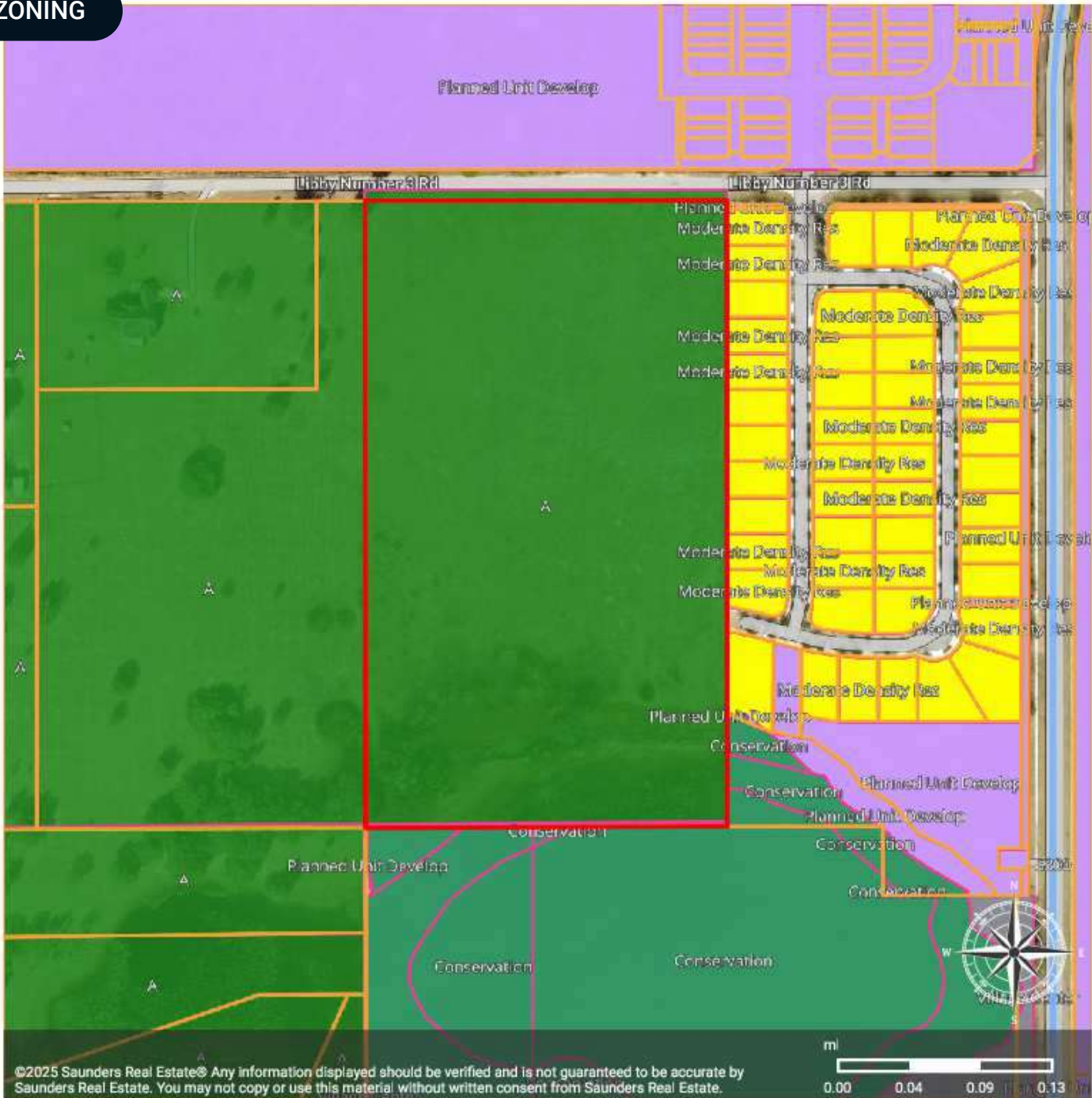
Maps And Photos

ZONING



SAUVIGNON WAY, CLERMONT

- ▭ Polygon
- ▭ Parcel
- Traffic Counts: 5001 - 10000
- ▭ Zoning: Conservation
- ▭ Zoning: Planned Development
- ▭ Zoning: Residential
- ▭ Zoning: Unknown
- ▭ Zoning: Agricultural



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WETLANDS



SAUVIGNON WAY, CLERMONT

- Polygon
- Parcel
- Wetlands 2023: Vegetated Non-Forested Wetlands



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TOPO AND FLOOD



SAUVIGNON WAY, CLERMONT



- State
- Polygon
- Elevation
- FEMA Flood Zones DFIRM: 100 year, BFE no
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM Panels
- FEMA Flood Zones DFIRM Political
- Land Cover 2023: UPLAND FOREST
- Land Cover 2023: TRANSPORTATION, COMMUNICATION AND UTILITIES
- Land Cover 2023: RANGELAND
- Land Cover 2023: URBAN AND BUILT-UP
- Land Cover 2023: WETLANDS
- Parcel
- Soils Hydric
- Soils
- Wetlands 2023: Vegetated Non-Forested Wetlands



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WATER/SEWER MAP



SURROUNDING DEVELOPMENTS

Brighthill Master Plan
(Proposed commercial, office, employment, hotel, school, civic space, City Park, main-street district, multi-family residential, townhomes, single family residential, open space and conservation)

Brighthill Phase 1
(20 Single Family Bungalows & 323 dwelling Units)

Proposed 290 Residential Units

Hills of Minneola
(3,000+ Residential Units Under Construction)

Hazel Park
(Proposed 217 Single Family Lots)

Rainwood Mattamy Homes
(430 Residential Units)

Lowndes
(2,000+ Proposed Units)

Trinity Lakes
(1,150 SFH Units Under Construction)

Trilogy 55+ Community
(1,100 Units Completed)

Lake Deacon
(Proposed 110 Residential Lots)

Cherry Lake
(Approved for Future Residential Development)

Founder's Ridge
(1,000+ Approved Units)

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

VIEW FROM ALL CORNER LOCATIONS



STREET VIEWS



Water/Sewer Location



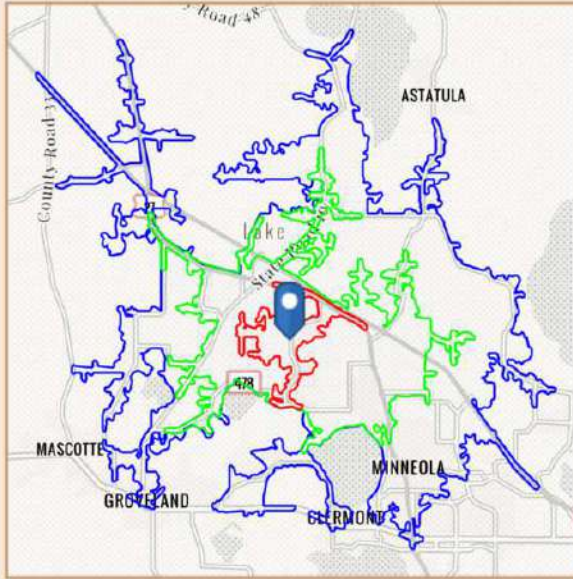
ADDITIONAL PHOTOS



BENCHMARK DEMOGRAPHICS

Sauvignon Way, Groveland, Florida, 34736

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			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Lake County	CBSAs Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	2.86%	4.11%	5.06%	4.48%	5.07%	4.69%	5.39%
5 - 9	3.02%	4.64%	5.58%	4.84%	5.43%	5.03%	5.75%
10 - 14	3.16%	4.77%	5.84%	5.20%	5.87%	5.34%	5.98%
15 - 19	2.95%	4.66%	5.68%	5.24%	6.71%	5.84%	6.47%
20 - 34	12.62%	14.59%	16.78%	15.94%	21.69%	18.43%	20.33%
35 - 54	23.08%	24.40%	25.44%	22.32%	26.35%	24.41%	25.20%
55 - 74	39.42%	31.83%	26.06%	27.72%	21.48%	25.55%	22.82%
75+	12.88%	11.00%	9.57%	14.23%	7.40%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	3.7%	3.8%	5.2%	9.7%	6.9%	8.0%	8.3%
\$15,000-\$24,999	0.5%	2.7%	4.5%	5.9%	5.4%	5.8%	5.9%
\$25,000-\$34,999	2.1%	3.3%	5.0%	7.5%	6.2%	6.7%	6.3%
\$35,000-\$49,999	6.0%	8.3%	8.7%	9.6%	9.7%	10.5%	9.8%
\$50,000-\$74,999	13.3%	14.9%	14.6%	17.2%	17.0%	16.9%	15.6%
\$75,000-\$99,999	14.8%	14.2%	15.9%	14.4%	13.4%	12.9%	12.5%
\$100,000-\$149,999	24.7%	28.3%	25.5%	19.4%	19.9%	18.4%	17.8%
\$150,000-\$199,999	22.8%	15.2%	11.7%	9.1%	9.6%	8.7%	9.8%
\$200,000+	12.0%	9.2%	8.9%	7.2%	11.7%	12.1%	14.0%
KEY FACTS							
Population	3,682	13,916	50,358	428,905	2,932,740	23,027,836	339,887,819
Daytime Population	2,847	10,976	51,234	385,396	2,983,283	22,846,618	338,218,372
Employees	1,190	5,803	21,881	188,466	1,520,600	10,832,721	167,630,539
Households	1,693	5,283	18,810	178,895	1,088,691	9,263,074	132,422,916
Average HH Size	1.84	2.46	2.63	2.37	2.65	2.43	2.50
Median Age	56.6	49.3	43.6	47.8	38.8	43.6	39.6
HOUSING FACTS							
Median Home Value	443,344	426,483	422,924	368,757	426,496	416,969	370,578
Owner Occupied %	93.6%	90.0%	83.0%	76.9%	61.7%	67.2%	64.2%
Renter Occupied %	6.4%	10.0%	17.0%	23.1%	38.3%	32.8%	35.8%
Total Housing Units	1,877	5,900	20,160	200,922	1,194,509	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$115,116	\$102,728	\$92,526	\$75,113	\$82,265	\$78,205	\$81,624
Per Capita Income	\$53,172	\$45,215	\$40,549	\$39,299	\$41,326	\$44,891	\$45,360
Median Net Worth	\$899,110	\$536,611	\$365,523	\$280,511	\$208,581	\$253,219	\$228,144



Clermont

LAKE COUNTY

Founded	1916
Population	47,823 (2023)
Area	11.5 sq mi
Website	www.clermontfl.gov

Major Employers	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida Cancer Center
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Clermont was founded in 1884 and incorporated in 1916. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. As the largest city in Lake County, Clermont continues to expand along with Central Florida's growing population.

Clermont's rolling hills and lakes are a strong draw to homebuyers, and Clermont still has that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in Clermont. With a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.



Lake County FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	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

Agent And Company Info



Trish Leisner, CCIM

Senior Advisor

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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.

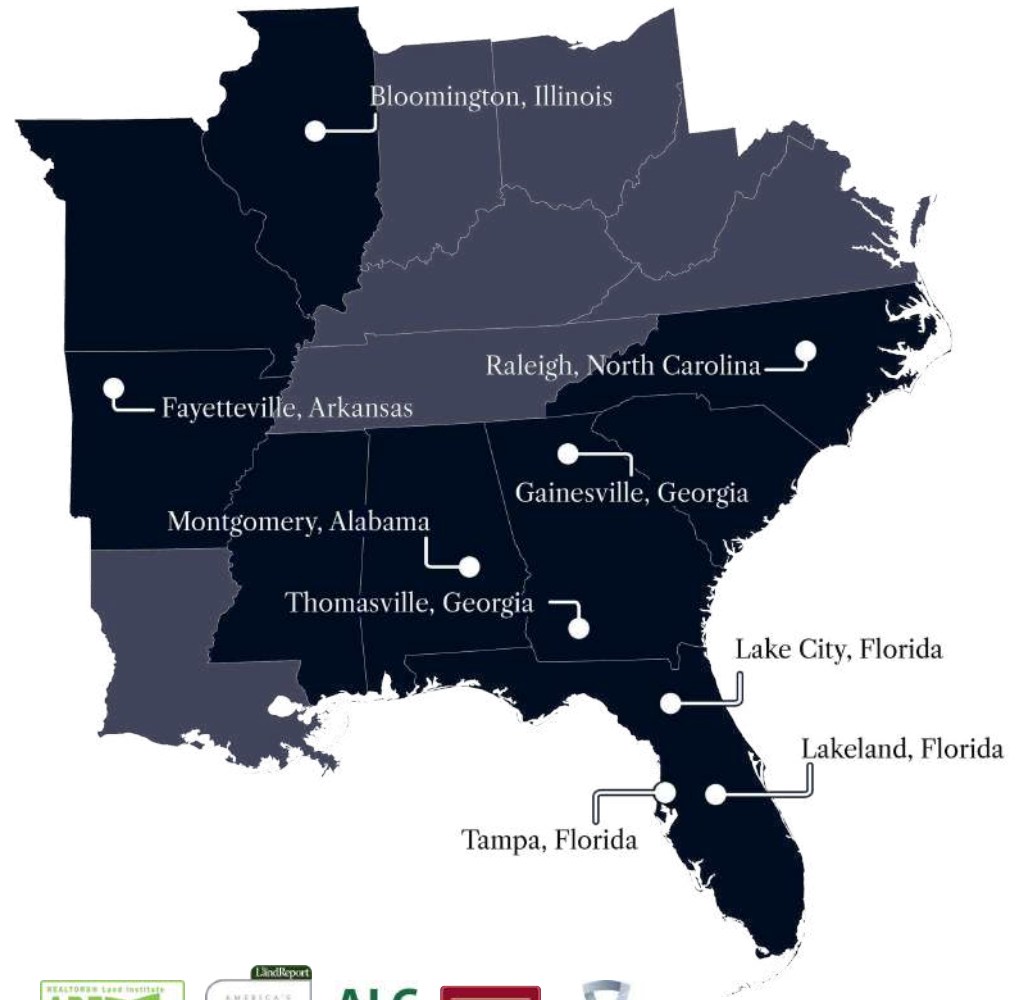
Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

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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