

Leesburg 25 Acre Residential Development Site

0 South Street, Leesburg, Florida 34748

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PROPERTY OVERVIEW



Sale Price

\$1,790,000

Offering Summary

Acreage:	25.52 Acres
Price / Acre:	\$70,141
State:	Florida
City:	Leesburg
County:	Lake
Property Type:	Development Land

Property Overview

Located in the heart of Leesburg, this 25.52 ± acre land offering presents a strong foundation for future development. Zoned R-6 (6 DU/AC) with a Future Land Use designation of Urban Medium/Regional Commercial, the property supports a range of residential development possibilities. The site features roughly 240 ± feet of frontage on State Road 44 (South Street) and 240 ± feet on E Richey Road, with water available along South Street and sewer located approximately 770 feet to the west (to be confirmed).

Positioned near key area amenities including schools, shopping, and Leesburg Hospital, the property sits within a growing corridor with convenient access to major roadways. Additional due diligence materials are available upon request. Don't miss out on the chance to be part of this thriving community and secure your investment in this promising location.

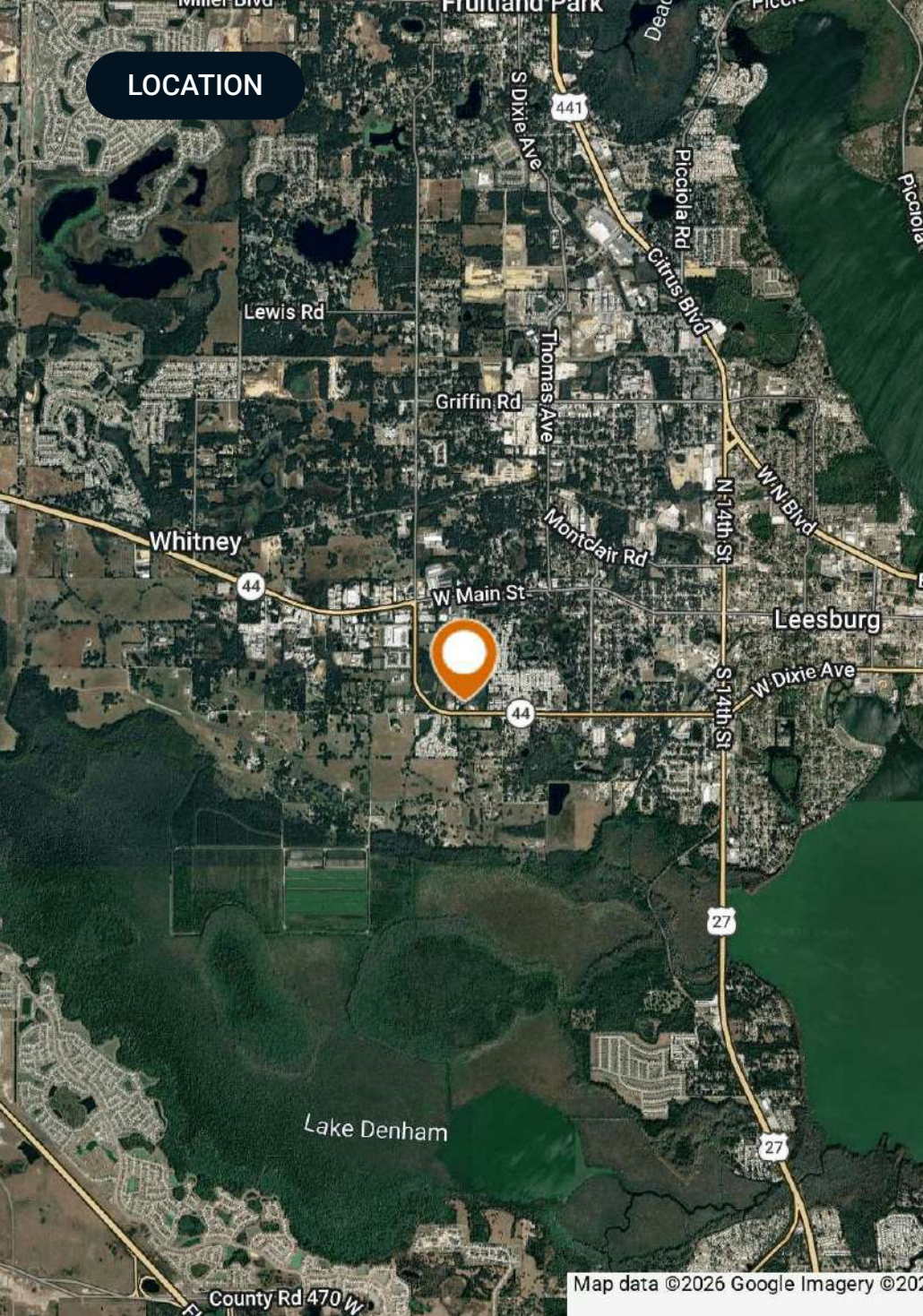
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	25.12/0.36
Zoning / FLU:	Zoning: R-6 (6 DU/AC)/MP FLU: Urban Medium/Regional Commercial
Lake Frontage / Water Features:	N/A
Water Source & Utilities:	Water is to the site on South Street (SR-44). Sewer is approximately 770 FT to the west on South Street (SR-44). Both will need to be confirmed.
Road Frontage:	240 ± FT of frontage on State Road 44 (South Street) and 240 ± FT of frontage on E Richey Road
Nearest Point of Interest:	Leesburg Elementary School: 3/4 Mile Leesburg High School: 1 Mile Carver Middle School: 1.5 Miles Publix: 1.7 Miles Leesburg Hospital: 2.5 Miles Walmart: 2.6 Miles
Current Use:	Vacant Land
Survey or Site Testing Reports:	Some additional DD is available upon request.

LOCATION



Location & Driving Directions

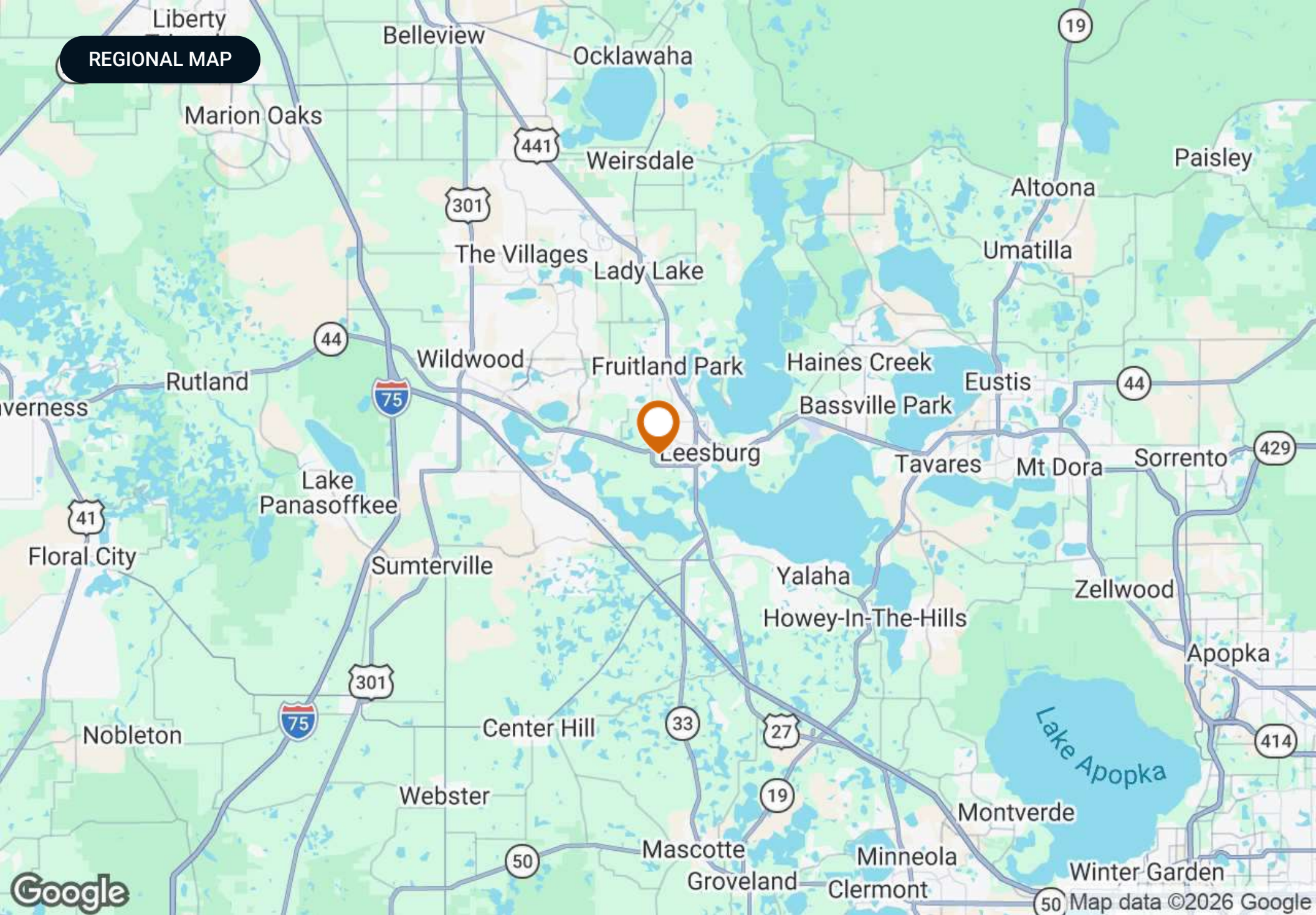
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GPS: 28.8074441938, -81.9118731611

Driving Directions: Contact Agent

Showing Instructions: Contact Agent

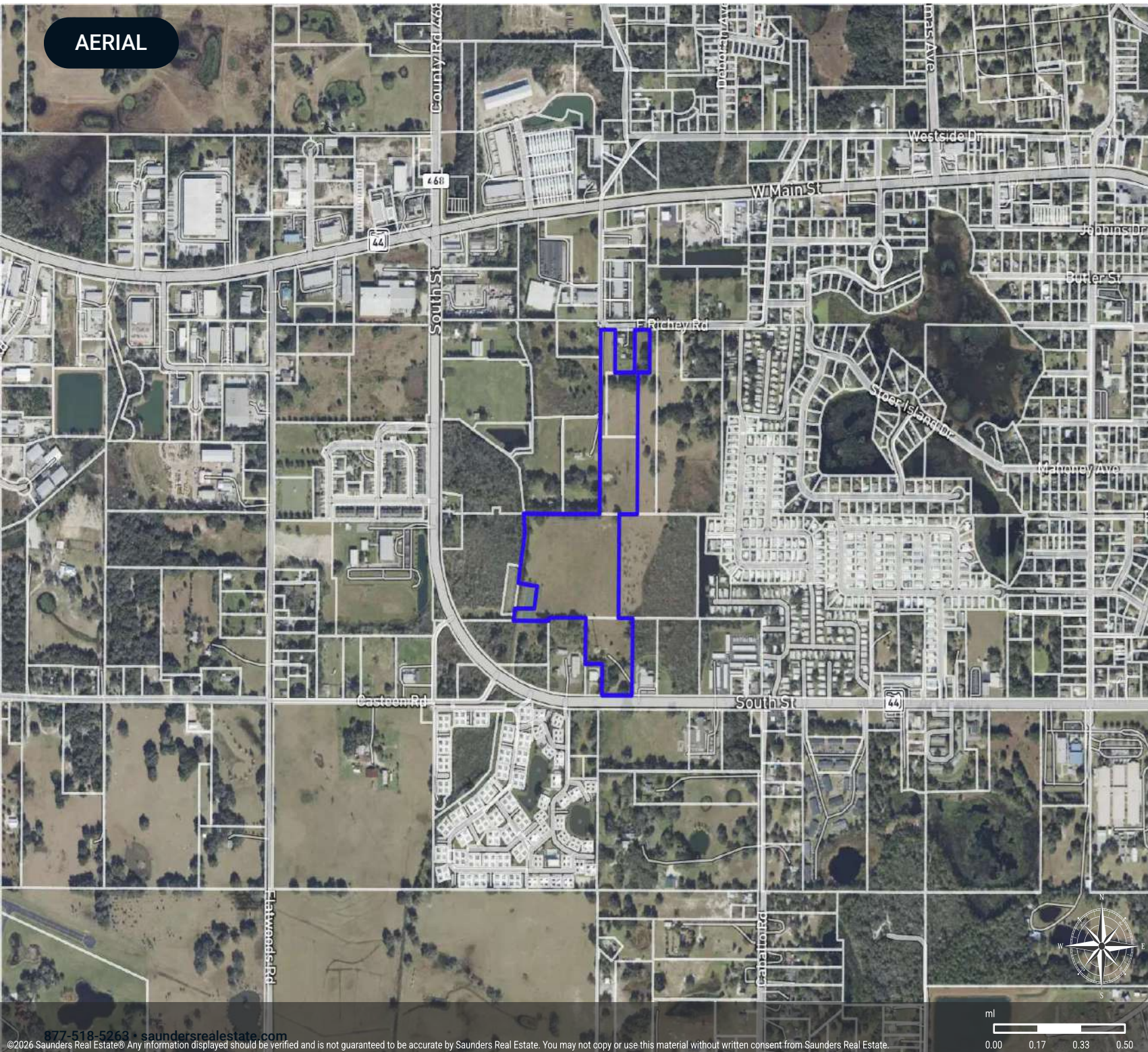
REGIONAL MAP



AERIAL

Leesburg 25

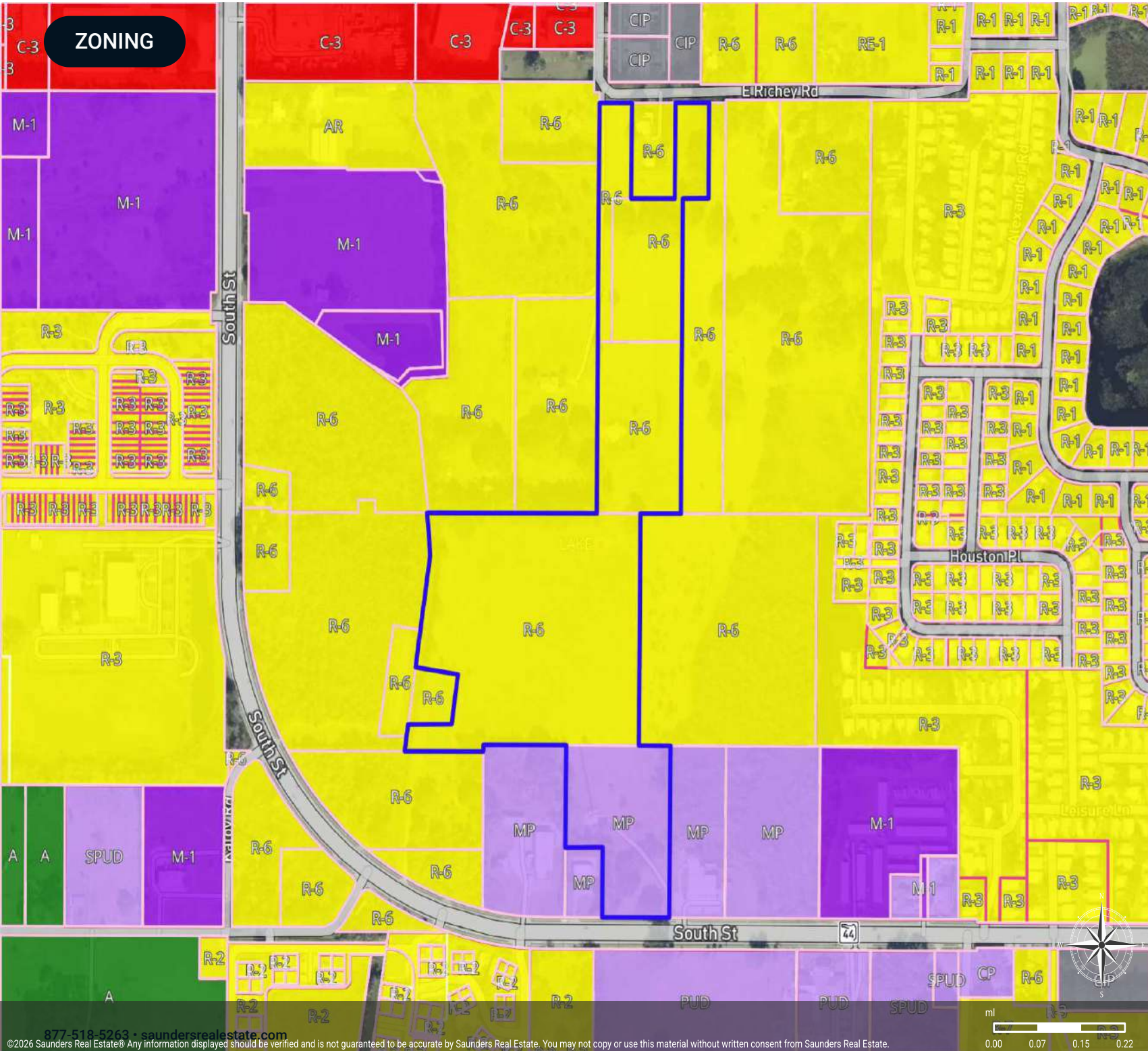
- Polygon
- Parcel



ZONING

Leesburg 25

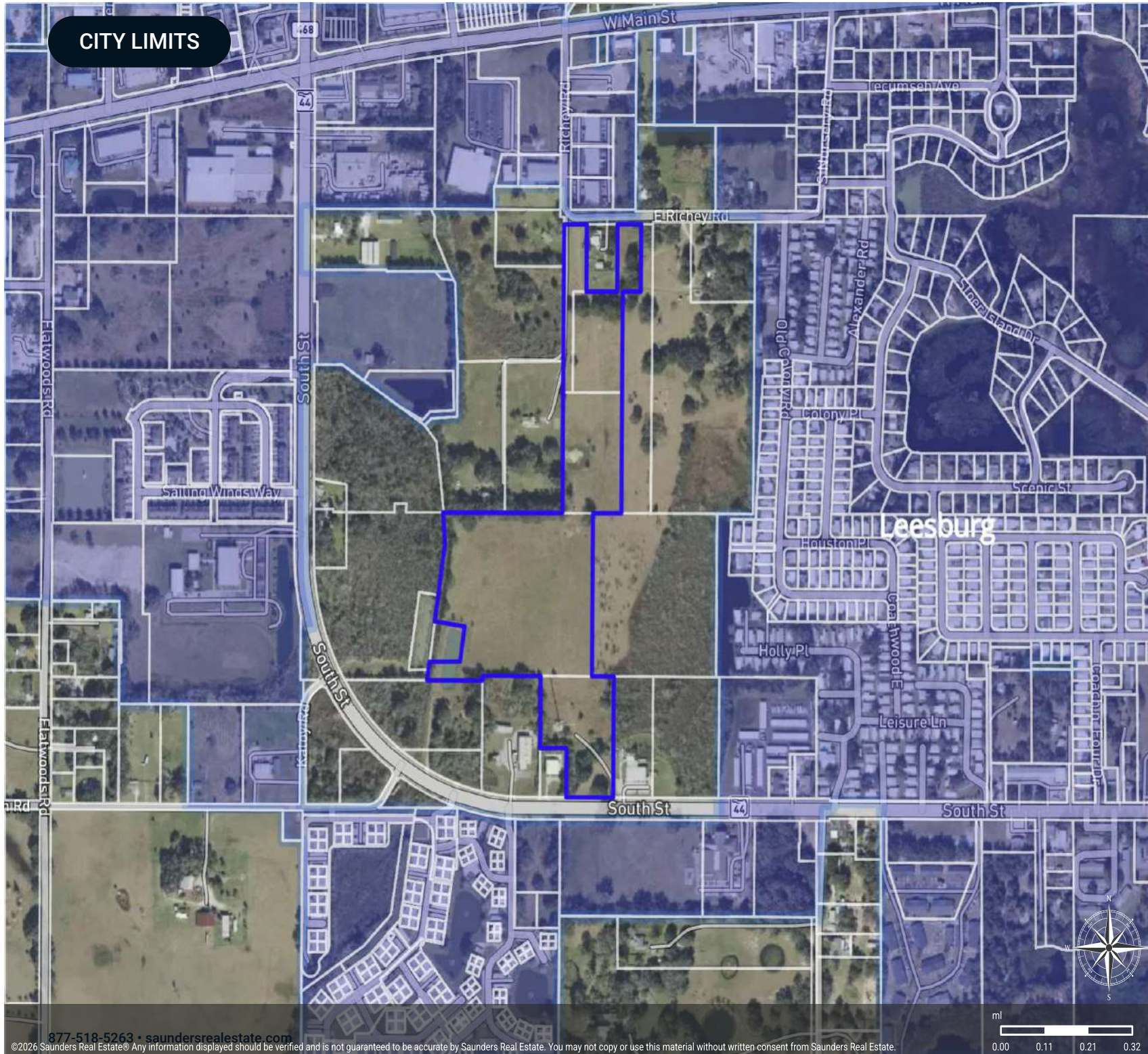
- City
- County
- Polygon
- Parcel
- Zoning: Unknown
- Zoning: Industrial
- Zoning: Agricultural
- Zoning: Commercial
- Zoning: Residential
- Zoning: Planned Development



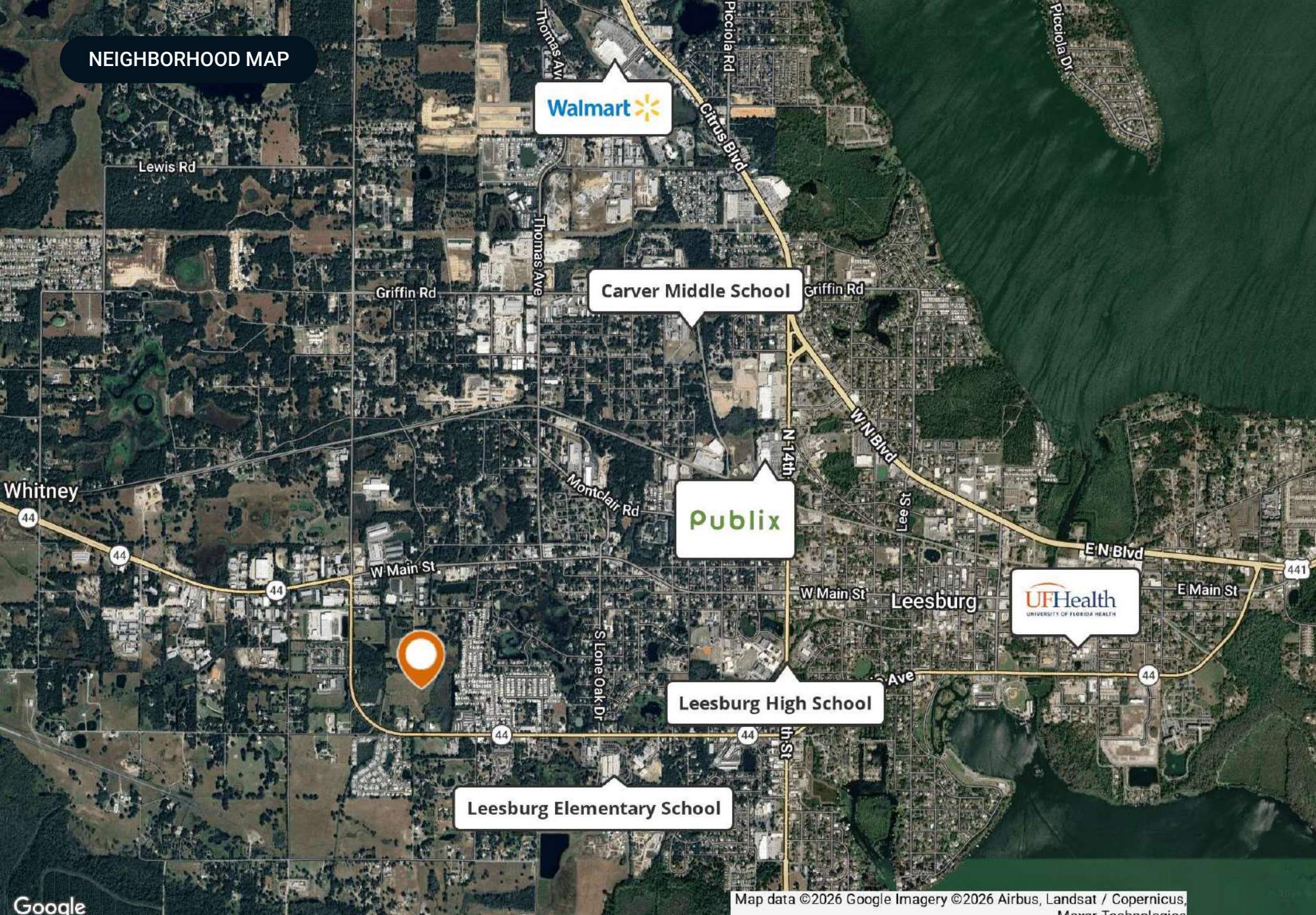
CITY LIMITS

Leesburg 25

- City
- Polygon
- Parcel



NEIGHBORHOOD MAP



Walmart

Carver Middle School

Publix

Leesburg High School

Leesburg Elementary School

UFHealth
UNIVERSITY OF FLORIDA HEALTH

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

ADDITIONAL PHOTOS





Lake County FLORIDA



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

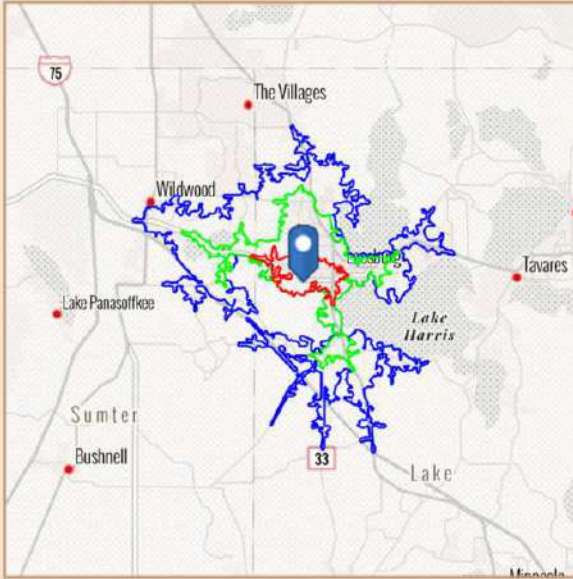
Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus 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.

BENCHMARK DEMOGRAPHICS

South St, Leesburg, Florida, 34748

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

AGE SEGMENTS

	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
0 - 4	6.17%	4.90%	3.20%	4.48%	5.07%	4.69%	5.39%
5 - 9	6.39%	5.01%	3.34%	4.84%	5.43%	5.03%	5.75%
10 - 14	6.58%	5.18%	3.47%	5.20%	5.87%	5.34%	5.98%
15 - 19	5.52%	4.70%	3.30%	5.24%	6.71%	5.84%	6.47%
20 - 34	18.03%	14.24%	9.66%	15.94%	21.69%	18.43%	20.33%
35 - 54	22.14%	18.35%	13.68%	22.32%	26.35%	24.41%	25.20%
55 - 74	24.44%	30.49%	40.31%	27.72%	21.48%	25.55%	22.82%
75+	10.72%	17.18%	23.03%	14.23%	7.40%	10.74%	8.05%

HOUSEHOLD INCOME

	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	19.3%	17.0%	11.3%	9.7%	6.9%	8.0%	8.3%
\$15,000-\$24,999	10.0%	9.3%	6.9%	5.9%	5.4%	5.8%	5.9%
\$25,000-\$34,999	9.5%	11.2%	8.5%	7.5%	6.2%	6.7%	6.3%
\$35,000-\$49,999	11.8%	12.3%	11.4%	9.6%	9.7%	10.5%	9.8%
\$50,000-\$74,999	19.9%	17.7%	17.5%	17.2%	17.0%	16.9%	15.6%
\$75,000-\$99,999	9.0%	10.2%	13.6%	14.4%	13.4%	12.9%	12.5%
\$100,000-\$149,999	13.2%	12.5%	17.2%	19.4%	19.9%	18.4%	17.8%
\$150,000-\$199,999	4.6%	5.5%	7.2%	9.1%	9.6%	8.7%	9.8%
\$200,000+	2.8%	4.2%	6.3%	7.2%	11.7%	12.1%	14.0%

KEY FACTS

	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Population	8,714	32,871	81,392	428,905	2,932,740	23,027,836	339,887,819
Daytime Population	9,071	40,933	87,509	385,396	2,983,283	22,846,618	338,218,372
Employees	3,809	12,153	24,901	188,466	1,520,600	10,832,721	167,630,539
Households	3,435	14,299	39,557	178,895	1,088,691	9,263,074	132,422,916
Average HH Size	2.49	2.26	2.04	2.37	2.65	2.43	2.50
Median Age	41.5	52.3	65.1	47.8	38.8	43.6	39.6

HOUSING FACTS

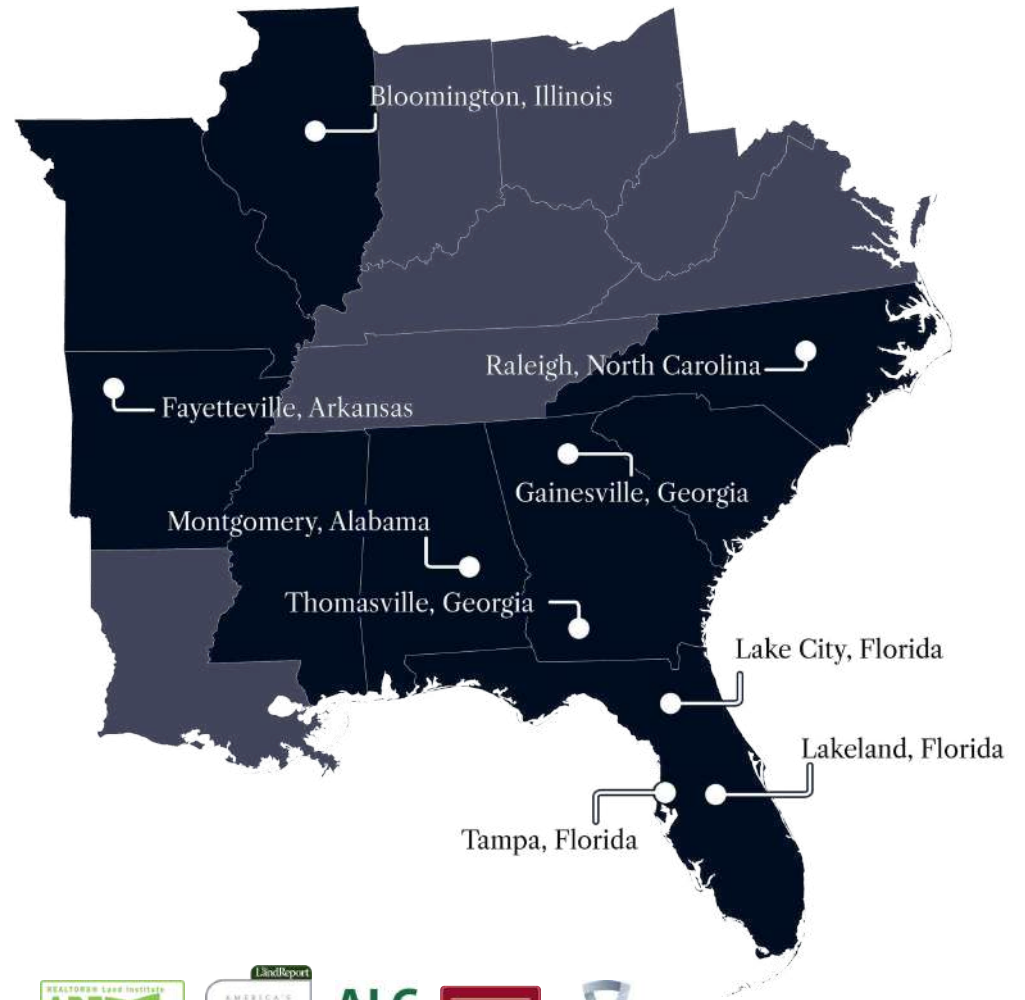
	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	149,927	261,957	365,625	368,757	426,496	416,969	370,578
Owner Occupied %	57.1%	65.2%	81.1%	76.9%	61.7%	67.2%	64.2%
Renter Occupied %	42.9%	34.8%	18.9%	23.1%	38.3%	32.8%	35.8%
Total Housing Units	3,846	16,474	46,252	200,922	1,194,509	10,635,372	146,800,552

INCOME FACTS

	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$49,253	\$50,402	\$66,385	\$75,113	\$82,265	\$78,205	\$81,624
Per Capita Income	\$27,394	\$32,644	\$43,393	\$39,299	\$41,326	\$44,891	\$45,360
Median Net Worth	\$67,313	\$129,070	\$354,022	\$280,511	\$208,581	\$253,219	\$228,144



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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