

SUBJECT

Florida Turnpike
(3 ± Miles)

U.S. Hwy 27
(1 ± Mile)

32 Acre Industrial/Commercial Approved PUD CR-48 Leesburg

3822 County Road 48, Leesburg, Florida 34748

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48

TRUIST

11,500 ±
Cars/Day

Winn-Dixie

BURGER
KING

Publix

Mobil

South Leesburg
Dental Care

Speedway

27,500
Cars/Day

27

McDonald's

Walgreens

FAIRWINDS

PROPERTY OVERVIEW

32.68 ± Acres
Approved Industrial/Commercial PUD

Sale Price

\$5,228,800

Offering Summary

Acreage:	32.68 Acres
Price / Acre:	\$160,000
State:	Florida
City:	Leesburg
County:	Lake
Property Type:	Development Land

Property Overview

32.68 ± acre approved/entitled industrial/commercial PUD development site in Leesburg with 985 feet fronting CR 48. The property includes a 6.5±-acre commercial/office/light-industrial tract (Area A) and a 25 ± acre industrial tract (Area B), with a permitted-use list covering flex/warehouse, professional office, medical and veterinary uses, mini-warehouse, vehicle sales and service, and all C-1 through C-3 and M-1 uses. Area A allows up to 142,000 square feet of building area at two stories/35 feet.

The site fronts County Road 48 roughly 1,200 feet east of County Road 33, with a second access point on Haywood Worm Farm Road along its eastern boundary. The approved PUD conditions call for a boulevard-style CR 48 entrance with a divided median. The City of Leesburg has committed to serve the property with water, wastewater, and natural gas, with on-site utility construction to be completed by the developer.

CR 48 carries roughly 11,500 vehicles per day, and the property sits approximately two miles from Florida's Turnpike at Exit 296 via CR 470, an interchange the Turnpike Enterprise is currently in design to widen. Lake County has been one of the faster-growing counties in Florida over the past decade, with population up roughly 40 percent since 2015, and 40,000 homes are in process within a 10-mile radius. The Villages, a large part of this growth, is 1+ miles to the west, as this immediate area is in significant growth mode.

The City of Leesburg approved a site plan (including full engineering) for development of the entire 32-acres site as evidenced by letter dated 12/11/25. The stormwater design reflected in the approved site plan, as well as in the SJRWMD ERP, is based on a concept plan and is essentially a factor of the total parking/building combined. This plan has a total of 18.64 acres of impervious, or 57% impervious consisting of building and pavement. This plan accommodates/contains +/- 290K SF of building. The SJRWMD ERP was issued on 2/10/26. Site development bids were obtained from multiple contractors in June 2026, with the best bid being \$2,650,000.

APPROVED INDUSTRIAL / COMMERCIAL PUD

FLORIDA TURNPIKE

±3 MILES
N 57,401 AADT · S 61,700 AADT

US HIGHWAY 27

±1 MILE
±27,500 AADT

CR 48 · 11,500 AADT

CR 48 · 11,500 AADT

BOULEVARD ENTRY
RIGHT-IN / RIGHT-OUT

AREA A
COMMERCIAL

AREA A
COMMERCIAL

AREA A — ±6.5 ACRES COMBINED

AREA B
INDUSTRIAL
±25 ACRES

STORMWATER MANAGEMENT AREA

HAYWOOD WORMFARM ROAD

0 200 FT
APPROXIMATE



PROPERTY DESCRIPTION

SUBJECT



Location Description

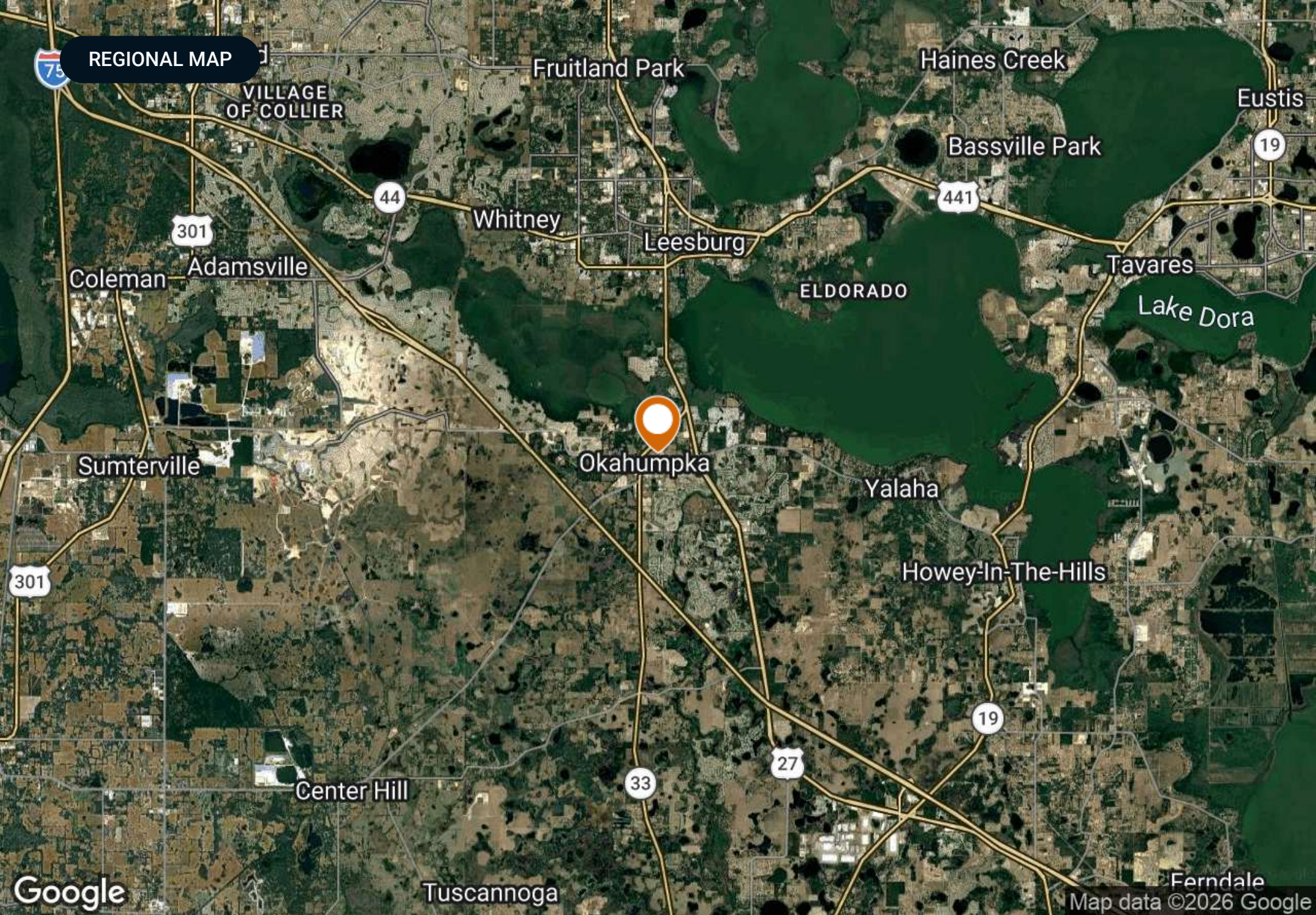
Located in Leesburg (Lake County, FL) on CR 48 1 mile west of US 27 with numerous existing retail big box, inline and restaurants, and 1 mile east of CR 33/CR 470 which connects the The Villages and Florida's Turnpike at Exit 296, both less than two miles from the site. The Villages, just over a mile to the West, is expanding rapidly to the East with 44000 homes in process into northern Sumter and Lake counties has been a primary driver of development activity throughout this part of Central Florida. Lake County itself has been one of the faster-growing counties in the state over the past decade, with population up roughly 40 percent since 2015, driven mainly by in-state migration rather than a single volatile source. For commercial, flex, and light-industrial users, that combination of rooftop growth, Turnpike access, and committed municipal utilities supports demand for the mix of uses this PUD already allows.

Site Description

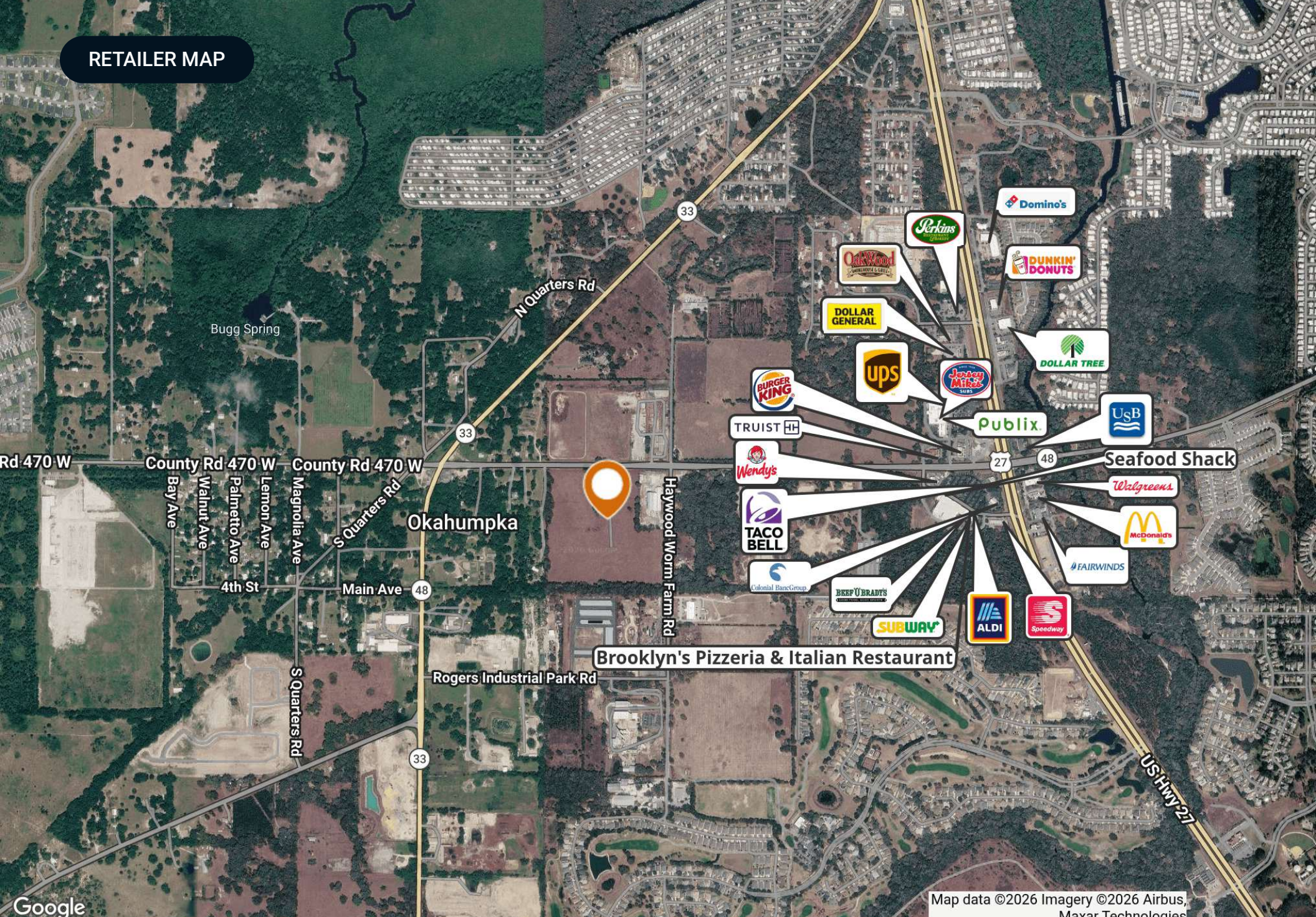
Site topo is flat with no wetlands. City (Leesburg) water and sewer available. Under the approved PUD conditions, the site is organized into two development areas: a 6.5± acre commercial/office/light-industrial tract (Area A) along the CR 48 frontage, built to C-3 (Highway Commercial) standards with a 142,000 SF building cap, and a 25± acre industrial tract (Area B) to the south, built to M-1 (Industrial) standards. A stormwater retention area is sited along the western edge of the property per the approved conceptual plan. Maximum building height across the site is two stories/35 feet, with a minimum 20-foot separation between structures and a 35% open space minimum property-wide. Perimeter landscape buffers range from 10 to 25 feet depending on adjacency, with additional screening required along the western and eastern boundaries.

PHOTOS





RETAILER MAP



DEVELOPMENTS MAP

Development Pipeline

Lake County, FL | ±32.68 AC Subject Site | 3822 CR 48, Leesburg | ±3 Miles to Turnpike Exit 296

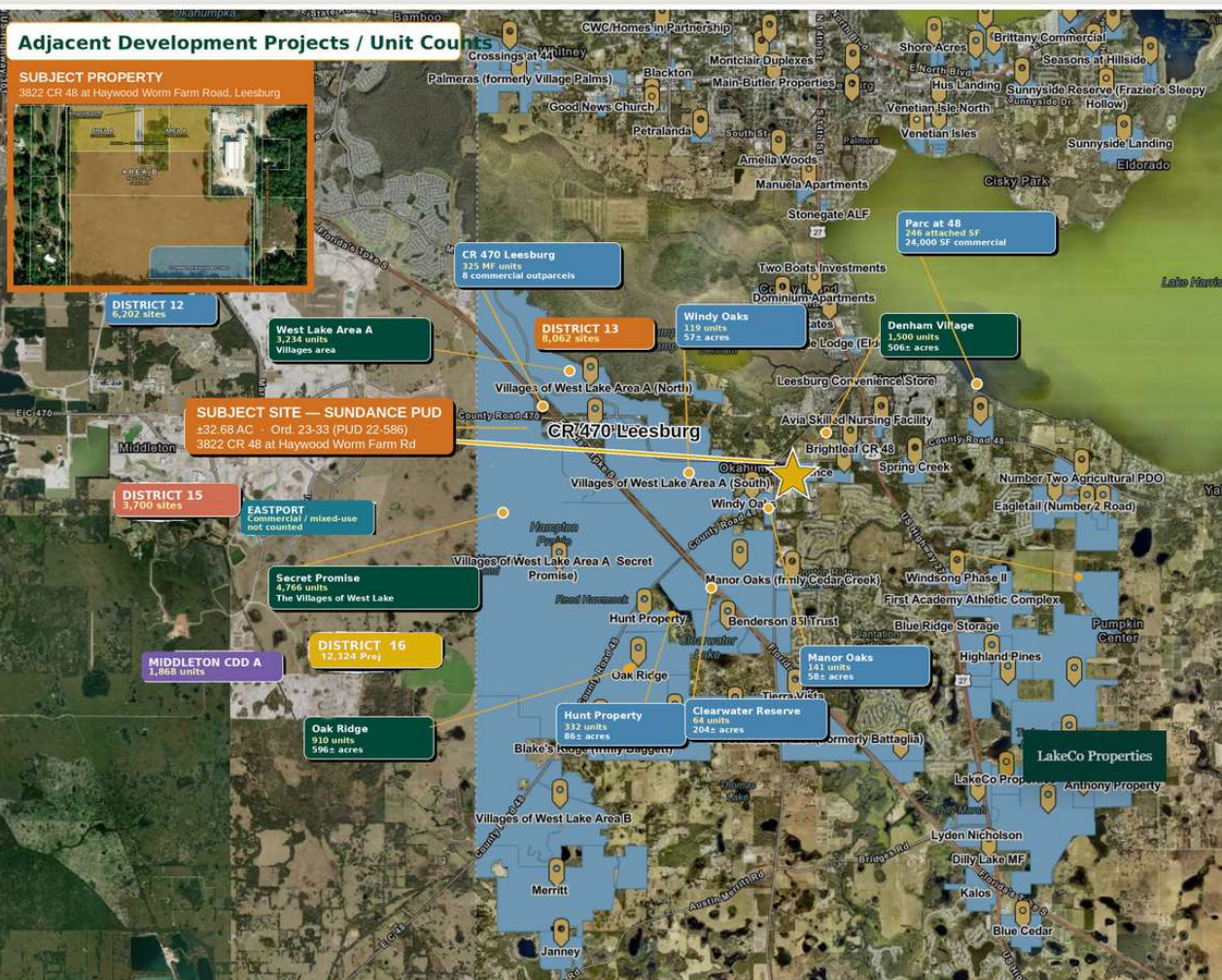
53,641

Total Residential Units Shown

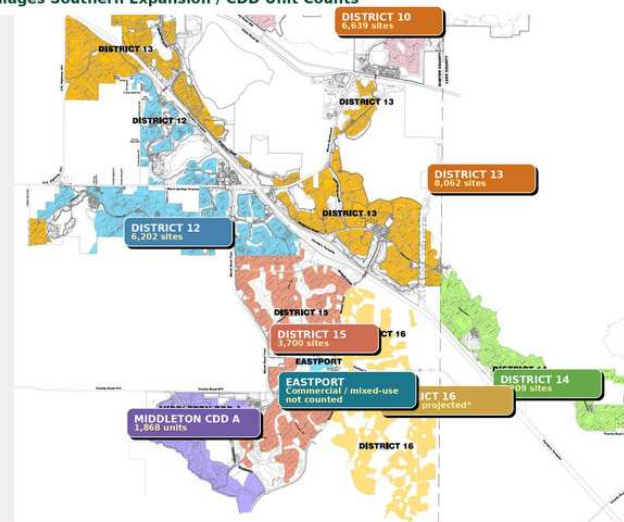
includes projected / supplied counts

Adjacent Development Projects / Unit Counts

SUBJECT PROPERTY
3822 CR 48 at Haywood Worm Farm Road, Leesburg



The Villages Southern Expansion / CDD Unit Counts



*District 16 is shown as projected; official VCDD page currently lists home sites as N/A.

Unit Summary

53,641
Total units shown

The Villages / Middleton		Adjacent / City-Tracked Projects	
District 10	6,639	VCCD	4,766
District 12	6,202	VCCD	3,294
District 13	8,062	VCCD	1,500
District 14	3,209	VCCD	910
District 15	3,700	VCCD	332
District 16	12,324	Projected*	325
Midland CDD A	1,868	Supplied	246
Subtotal	42,004		
		Subtotal 11,637	

Unit counts compiled from City of Leesburg development-map screenshots and VCDD web pages. D15 uses VCDD current total home sites (3,700). D16 is projected only. Subject marker is approximate. Data current as of August 2026. Buyer to independently verify all unit counts, entitlements and development status.

DEMOGRAPHICS MAP & REPORT

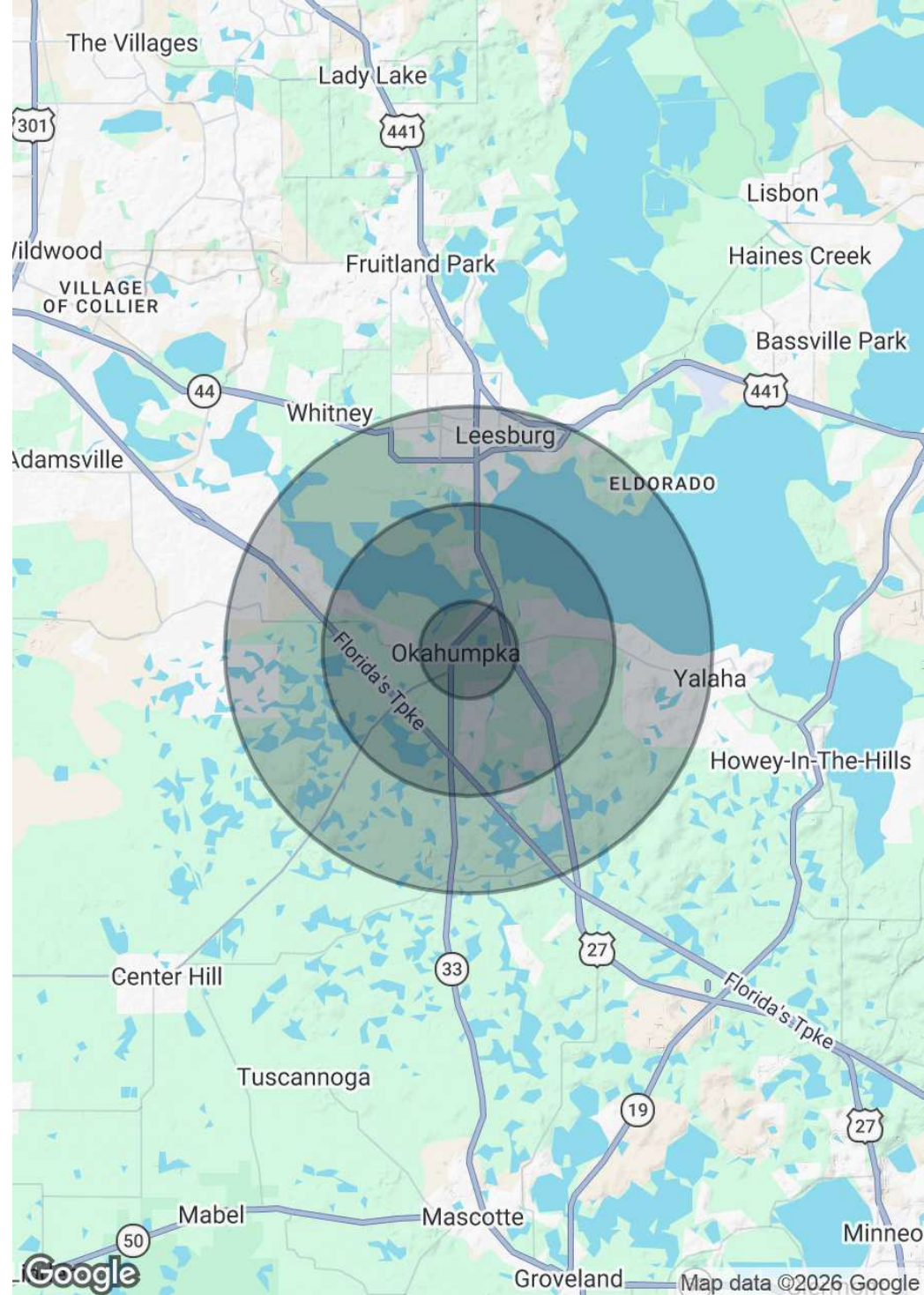
Population

	1 Mile	3 Miles	5 Miles
Total Population	564	11,584	31,125
Average Age	66.5	67.2	59.2
Average Age (Male)	67.6	67.6	59.6
Average Age (Female)	66	67.2	60

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	271	6,034	14,836
# of Persons per HH	2.1	1.9	2.1
Average HH Income	\$71,012	\$76,357	\$77,249
Average House Value	\$225,736	\$244,931	\$257,838

2023 American Community Survey (ACS)

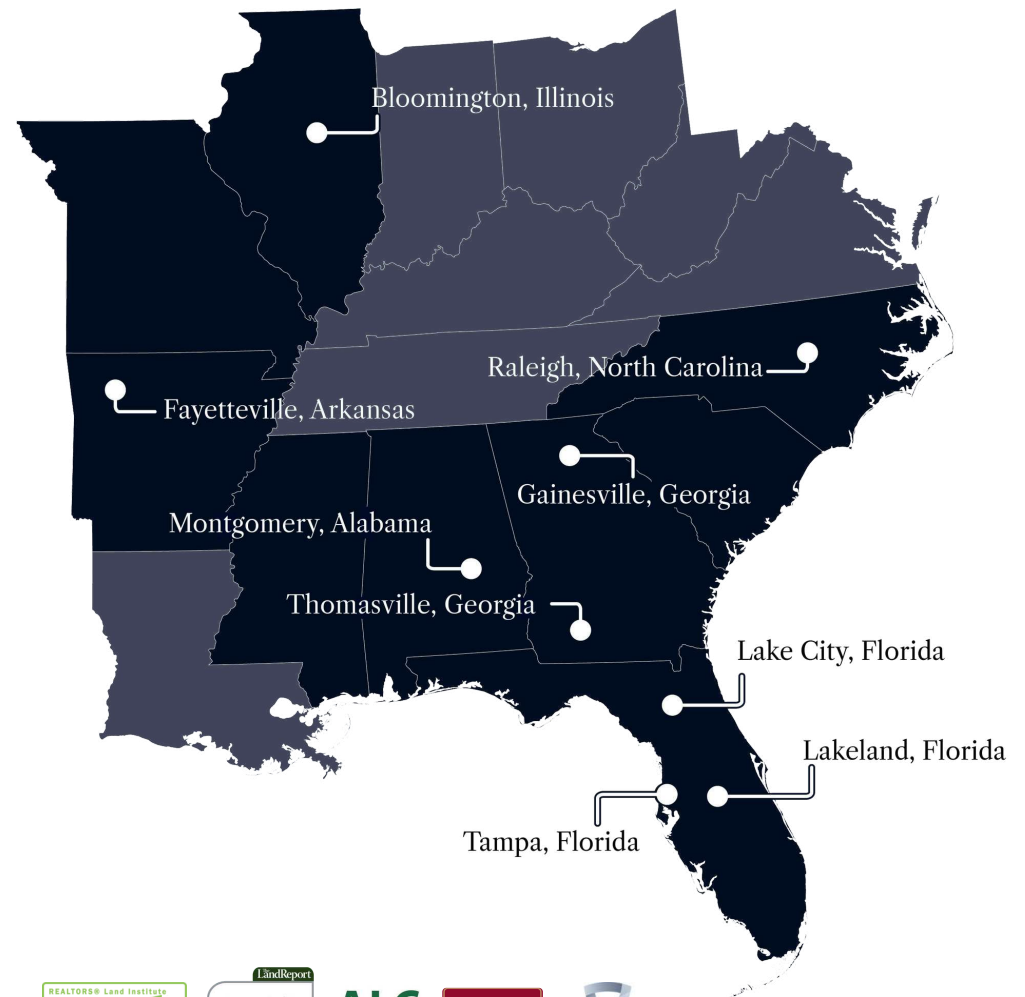




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