



DEEMS LANDING LEESBURG

LEESBURG, FL | LAKE COUNTY

48 SINGLE FAMILY LOTS

15.7 ± ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 15.7 ± AC

Sale Price: \$624,000

Price per Acre: \$39,745

Price per Lot: \$13,000

Site Address: Old Tavares Rd., Leesburg, FL 34748

County: Lake

Permitted Lots: 48 single family lots — All plans approved (some permits will have to be updated)

Average Lot Size: Most lots are 65 to 75 feet wide by 118 to 140 feet deep, except on curves where the dimensions vary. The site plan is available.

Zoning/FLU: RE-1 (3 units per acre) with City of Leesburg

Deems Landing is a 15.7 ± acre residential development tract in the rapidly growing area of Leesburg. The permits and approvals were once in place to develop this property into 48 sizable single family home lots. Permits and approvals will need to be renewed. Home building is very active in the immediate area.

Uplands/Wetlands: 100% uplands

Taxes: \$2,665.39

Planning/Permits: Permitted for 48 single family lots. Permit and Approval documents available. Construction plans are also available.

Utilities: Water, sewer and gas are at the site

Nearest Intersection: Old Tavares Rd. and Sleepy Hollow Rd.

Road Frontage: 870 ± FT on Old Tavares Rd. and 770 ± FT on Sleepy Hollow Rd.

LOCATION & DRIVING DIRECTIONS

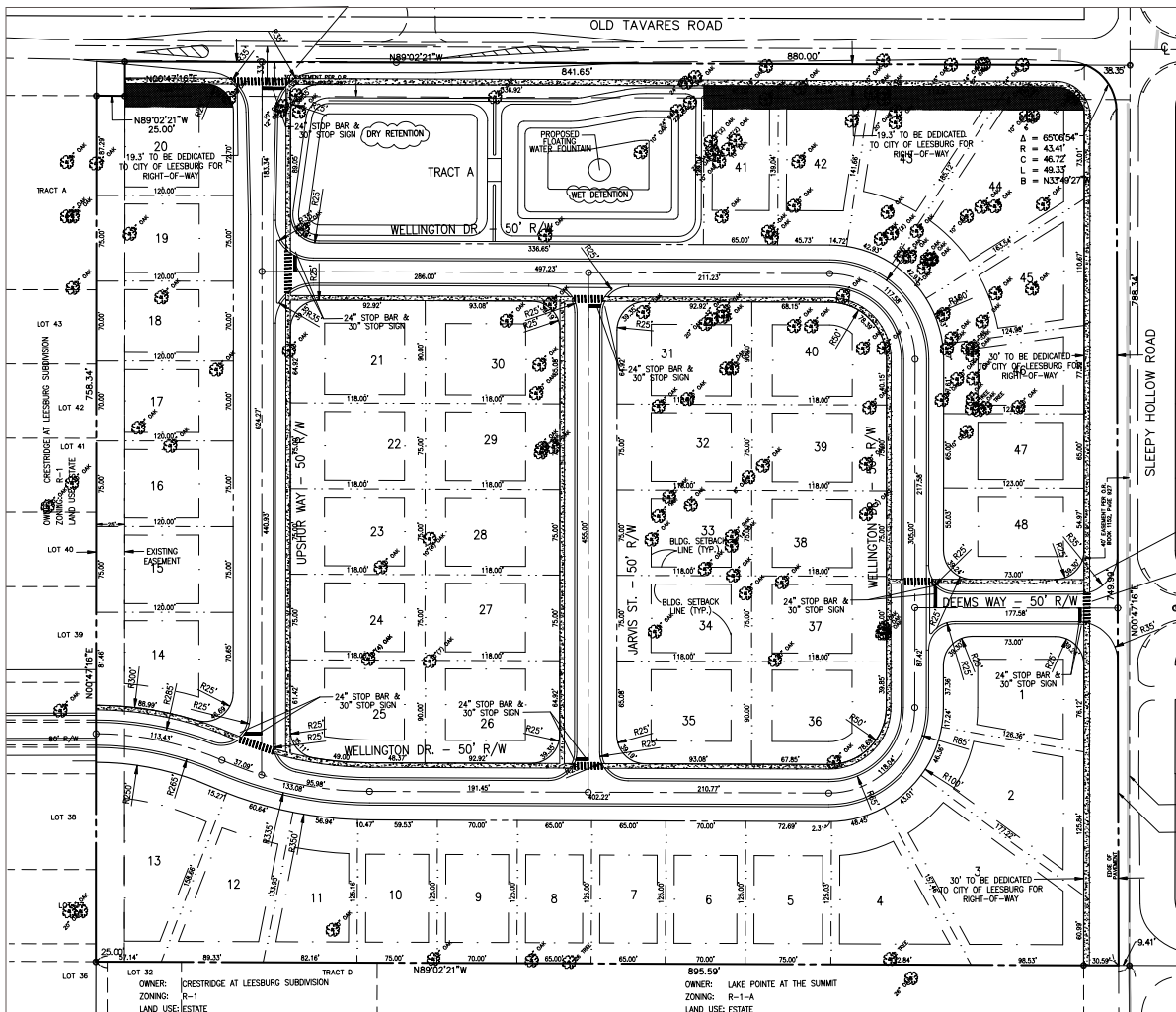
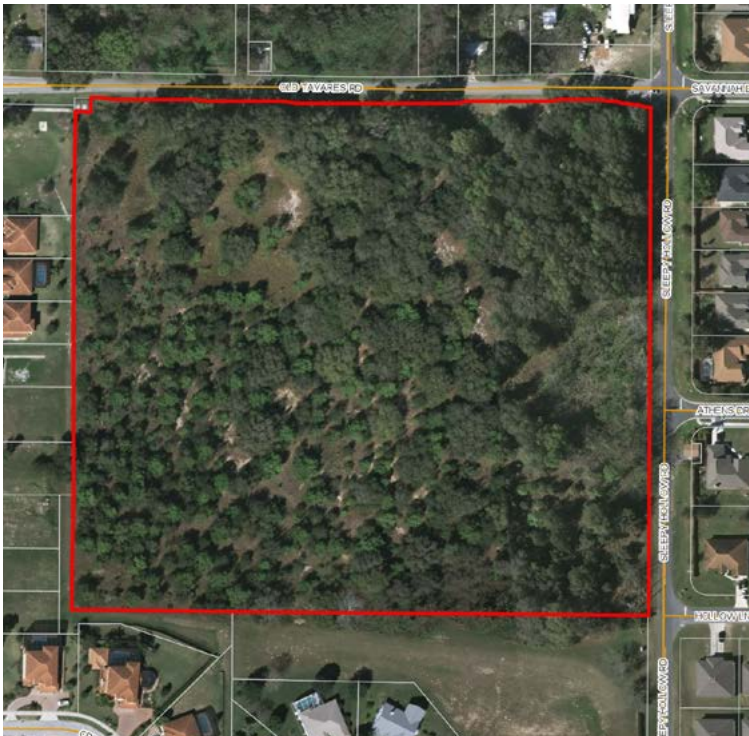
Parcel IDs: 20-19-25-000300-002800

Driving Direction:

- From Leesburg, go east on Main St. for 1.7 miles then turn right onto Sunnyside Dr., go 1.5 miles and turn left onto Sleepy Hollow Rd., the property is about a half a mile on the left.

Showing Instructions: Call listing agents for showing instructions.

Development plans,
construction plans &
permits in place!
Subject to renewal



Deems
Landing
Subdivision
SITE PLAN
48 SINGLE
FAMILY LOTS



Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

15.7 ± Acres • Residential Development Opportunity!
In rapidly-growing Leesburg

SREland.com/Deems

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NEIGHBORING PROPERTIES



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

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