



# PROPERTY FOR SALE

**3822 SR 48 - LEESBURG 33.6 AC**

877.518.5263 | [SVNsaunders.com](http://SVNsaunders.com) | 114 N. Tennessee Ave. Lakeland, FL 33801



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## EXECUTIVE SUMMARY

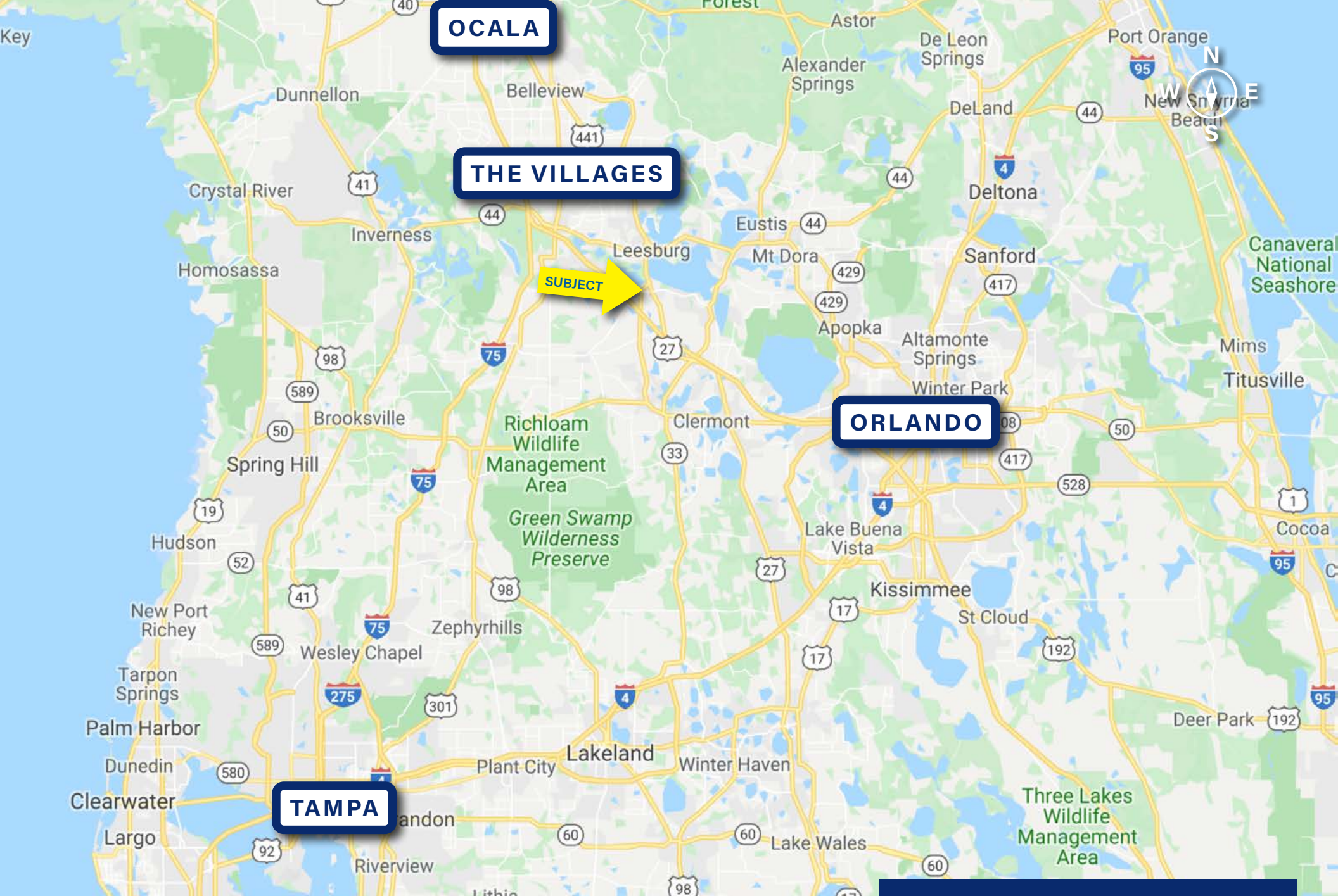
# 3822 SR 48 OKAHUMPKA, FL 34762

Located on SR 48, this 33.6+/- acre property is located between manufactured homes and industrial uses. The property is located near the intersection of US Highway 27 and Florida's Turnpike, just west of Lake Apopka.

The highest and best use of the property would be office or residential. It is currently zoned within the Agriculture District with a Future Land Use of Regional Office by Lake County.

<b>Site Address:</b>	3822 SR 48, Okahumpka, FL 34762
<b>County:</b>	Lake
<b>PIN (Property Identification Number):</b>	142024010000001300, 152024000400011200, 152024000400008400
<b>Land Size:</b>	33.6 +/- Acres [All high and dry land]
<b>Property Use:</b>	Single Family Residential Grazing land soil capability class IV [Lake County]
<b>Utilities:</b>	City utilities
<b>Zoning:</b>	Agriculture District [A] [Lake County]
<b>Future Land Use:</b>	Regional Office [Lake County]
<b>Highest and Best Use</b>	Office and Residential
<b>Taxes:</b>	\$1,309.36 [2019]
<b>Traffic Count:</b>	9,500 cars/day via SR 48
<b>Asking Price:</b>	\$1,200,000

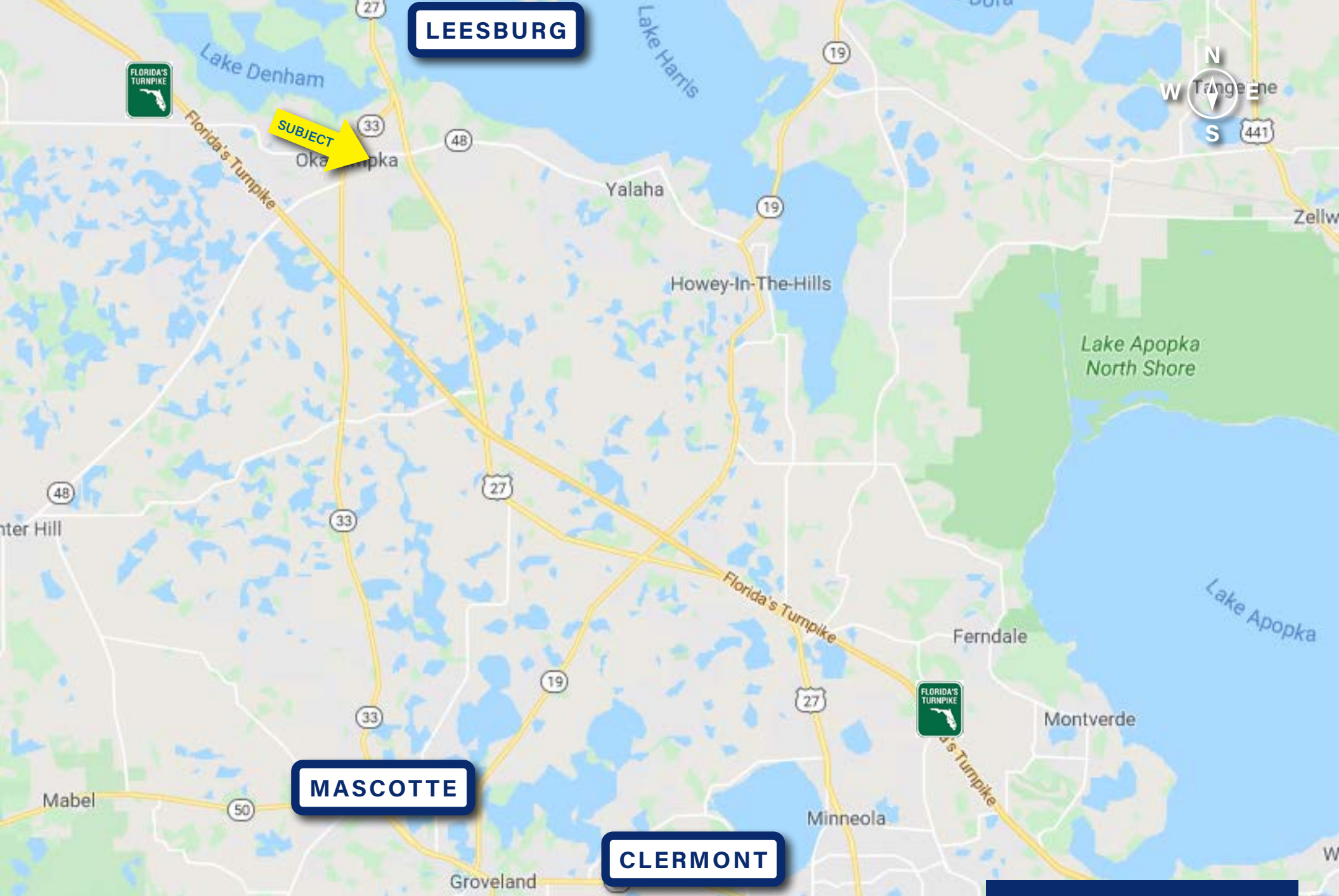




Located between The Villages and Orlando

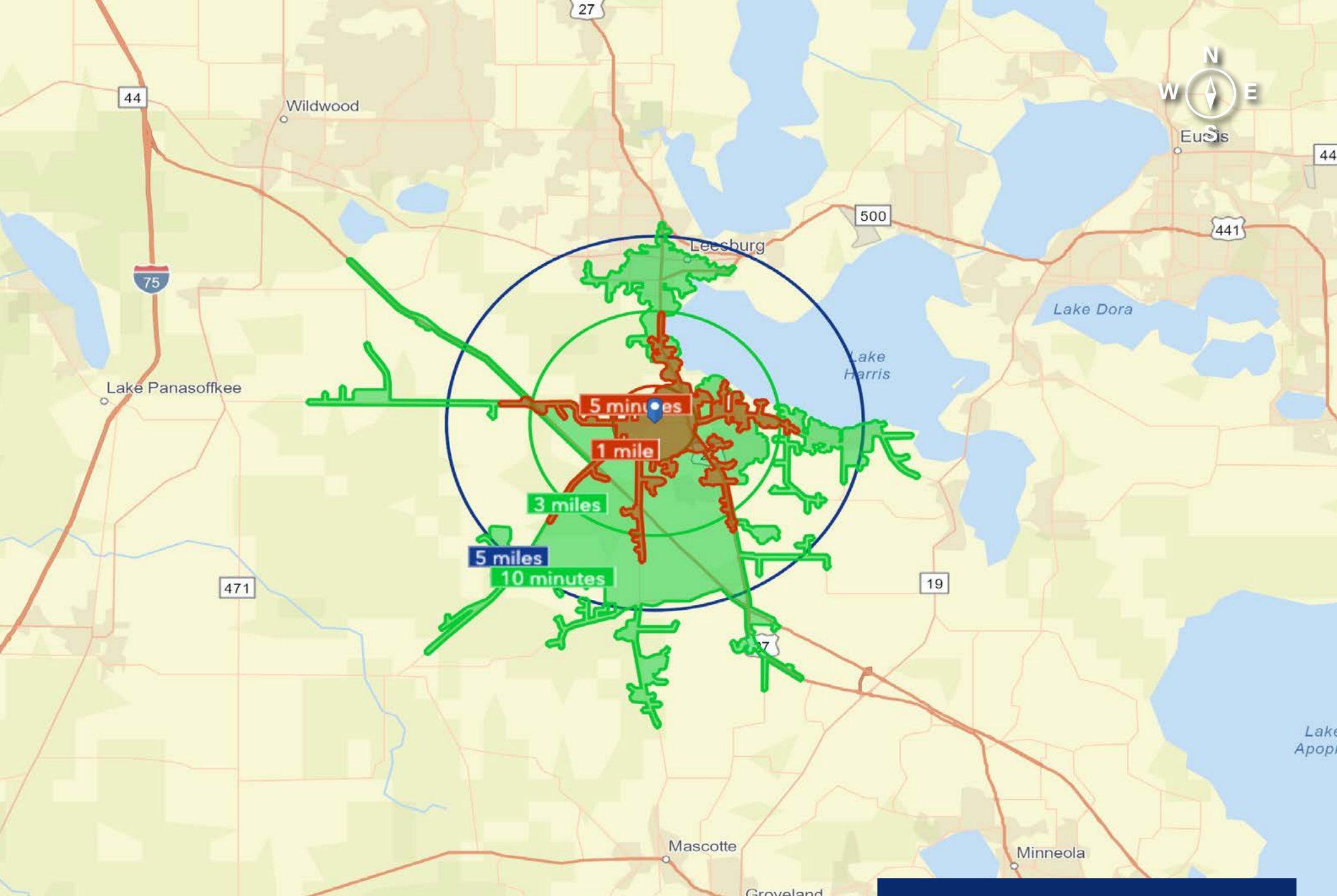
## REGIONAL LOCATION





Subject property is located on SR 48 in proximity to the Florida Turnpike, US Highway 27 and CR 33.

## LOCATION MAP



1, 3, 5 mile radius  
5, 10 minute drive time

## DEMOGRAPHICS MAP



# BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	Lake	Orlando	FL	US
Population	1,821	13,386	27,817	4,639	22,609	356,100	2,567,010	21,239,528	332,417,793
Households	849	7,206	13,388	2,449	11,067	143,672	947,895	8,299,404	125,168,557
Families	558	4,863	8,495	1,561	7,260	98,463	632,093	5,366,533	82,295,074
Average Household Size	2.14	1.86	2.05	1.89	2.03	2.45	2.66	2.51	2.59
Owner Occupied Housing Units	748	6,494	10,191	2,134	8,961	108,832	577,679	5,375,035	79,459,278
Renter Occupied Housing Units	101	712	3,196	315	2,106	34,840	370,216	2,924,369	45,709,279
Median Age	60.1	68.7	63.5	66.8	65.0	48.0	37.5	42.5	38.5
<b>Income</b>									
Median Household Income	47,094	49,102	45,084	44,231	45,925	52,376	55,875	54,238	60,548
Average Household Income	59,928	62,349	59,448	57,569	59,612	69,078	79,437	78,335	87,398
Per Capita Income	28,550	32,123	28,369	29,306	28,875	27,921	29,413	30,703	33,028
<b>Trends: 2019 - 2024 Annual Growth Rate</b>									
Population	1.32%	1.35%	1.32%	1.53%	1.33%	1.93%	2.00%	1.37%	0.77%
Households	1.38%	1.33%	1.30%	1.54%	1.31%	1.82%	1.92%	1.31%	0.75%
Families	1.26%	1.20%	1.20%	1.40%	1.20%	1.76%	1.87%	1.26%	0.68%
Owner HHs	1.61%	1.44%	1.53%	1.71%	1.50%	2.12%	2.23%	1.60%	0.92%
Median Household Income	1.63%	1.58%	2.21%	2.17%	2.01%	1.95%	2.35%	2.37%	2.70%

The per capita income within a 3 mile radius is 15% greater when compared to Lake County.

# BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins Lake Orlando FL US

## Households by Income

<\$15,000	11.30%	9.40%	11.20%	11.60%	10.40%	10.10%	10.40%	11.10%	10.70%
\$15,000 - \$24,999	10.70%	10.00%	11.70%	12.50%	10.90%	11.30%	9.80%	10.10%	9.00%
\$25,000 - \$34,999	11.20%	12.50%	12.80%	12.70%	12.80%	9.70%	9.40%	10.10%	8.90%
\$35,000 - \$49,999	19.60%	18.90%	19.20%	19.00%	20.10%	16.10%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	26.00%	22.70%	21.00%	21.20%	21.70%	20.10%	18.90%	18.50%	17.50%
\$75,000 - \$99,999	9.80%	11.90%	10.90%	11.70%	10.90%	13.00%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	6.10%	9.30%	8.20%	6.20%	8.60%	12.60%	13.50%	12.80%	15.10%
\$150,000 - \$199,999	2.70%	3.70%	3.40%	3.80%	3.30%	4.20%	5.40%	5.00%	6.50%
\$200,000+	2.50%	1.50%	1.60%	1.30%	1.40%	2.90%	5.80%	5.70%	7.30%

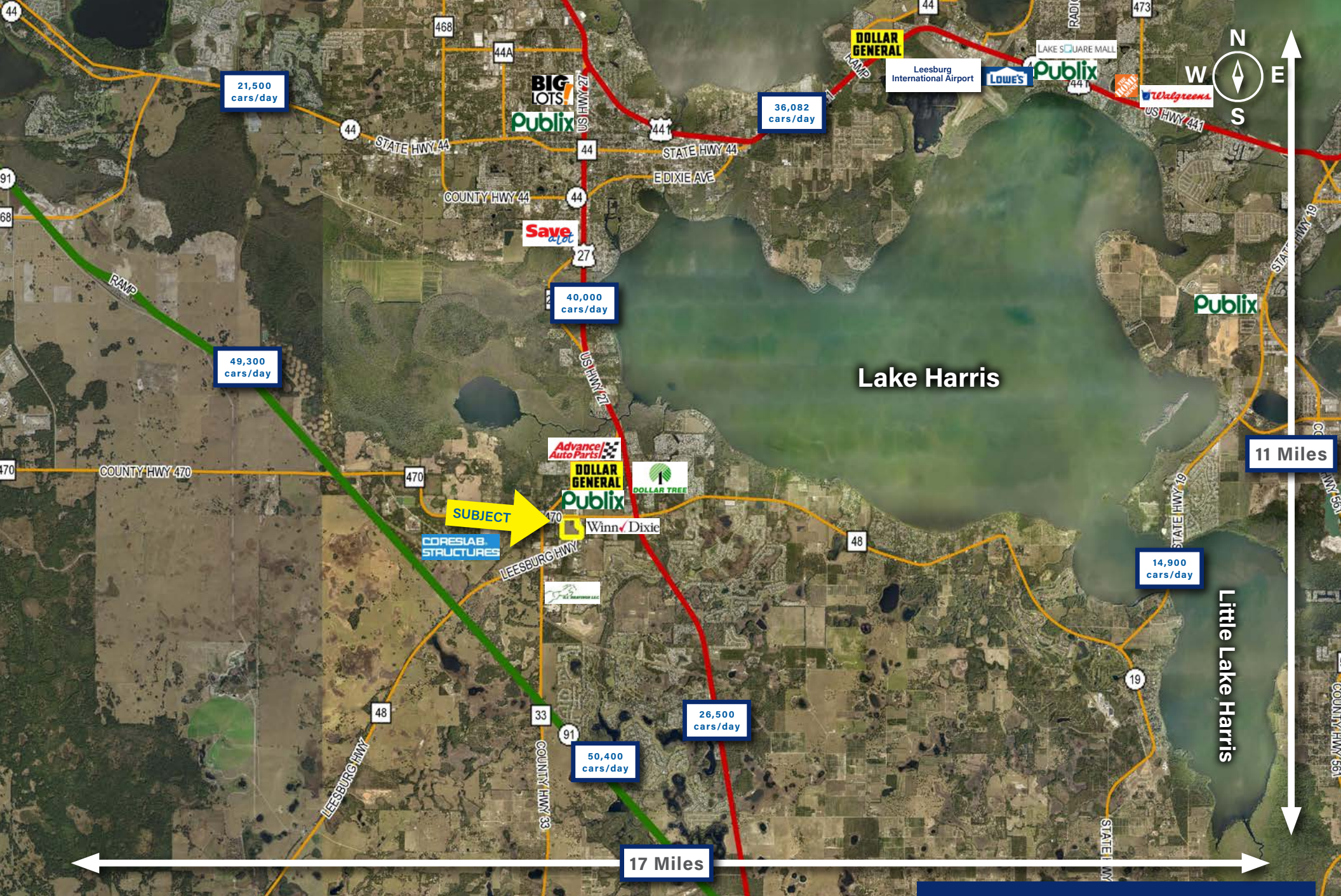
## Population by Age

0 - 4	3.40%	1.80%	3.50%	2.60%	3.30%	5.00%	5.80%	5.20%	6.00%
5 - 9	3.50%	1.80%	3.40%	2.70%	3.10%	5.20%	5.90%	5.40%	6.10%
10 - 14	3.80%	1.90%	3.40%	2.90%	3.00%	5.40%	6.00%	5.60%	6.30%
15 - 19	3.40%	1.80%	3.00%	2.60%	2.70%	5.00%	6.20%	5.60%	6.30%
20 - 24	3.20%	1.70%	3.20%	2.30%	3.00%	4.60%	7.30%	6.10%	6.70%
25 - 34	6.70%	3.40%	7.20%	5.10%	6.50%	10.90%	15.60%	13.30%	14.00%
35 - 44	8.80%	4.30%	6.70%	6.40%	6.20%	10.40%	12.80%	11.70%	12.60%
45 - 54	9.10%	5.70%	7.80%	7.30%	7.30%	11.70%	12.70%	12.50%	12.50%
55 - 64	16.20%	15.90%	14.40%	14.00%	14.90%	14.10%	12.40%	13.70%	13.10%
65 - 74	22.00%	33.30%	24.70%	24.60%	27.30%	15.30%	9.20%	11.70%	9.70%
75 - 84	14.70%	21.70%	16.00%	20.80%	16.80%	8.90%	4.50%	6.50%	4.70%
85+	5.20%	6.90%	6.80%	8.70%	5.80%	3.30%	1.70%	2.80%	2.00%

## Race and Ethnicity

White Alone	82.60%	89.80%	80.50%	86.40%	83.10%	78.60%	66.10%	72.70%	69.60%
Black Alone	7.90%	5.30%	12.80%	6.60%	10.40%	11.00%	17.30%	16.50%	12.90%
American Indian Alone	0.20%	0.20%	0.20%	0.20%	0.20%	0.50%	0.40%	0.40%	1.00%
Asian Alone	0.70%	1.20%	1.20%	1.20%	1.10%	2.10%	4.50%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.10%	1.90%	3.10%	3.30%	3.10%	4.90%	7.70%	4.50%	7.00%
Two or More Races	3.50%	1.60%	2.20%	2.40%	2.10%	2.90%	3.90%	3.10%	3.50%
Hispanic Origin (Any Race)	10.70%	6.30%	8.70%	8.00%	8.70%	16.60%	32.00%	26.60%	18.60%





**MARKET AREA MAP**

The Market Area includes businesses such as Publix, Walgreens, Dollar General, Lowe's and Home Depot among other major retailers





9,500 cars/day on SR 48

Nearby businesses include Vac-Tron Equipment, Cemex and Florida Secure Storage.

## SITE AERIAL





Aerial Facing SE



Aerial Facing NW

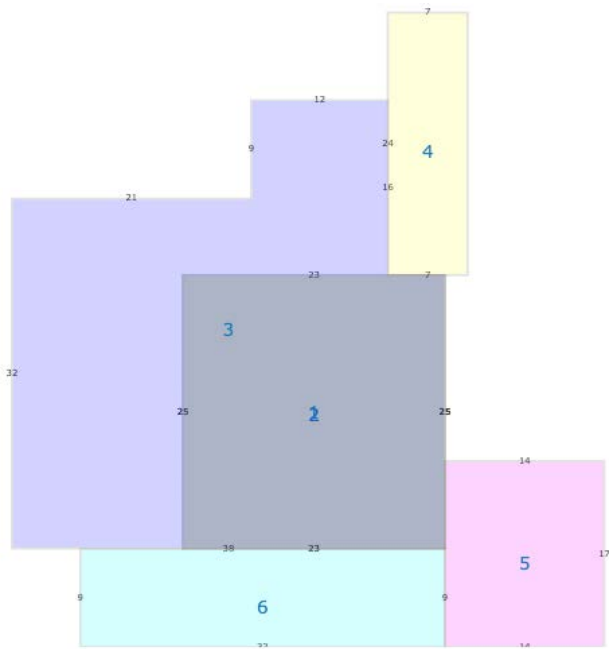
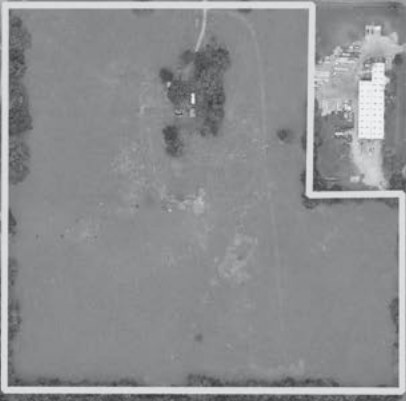


Aerial Facing SW



Aerial facing East

# BUILDING INFORMATION

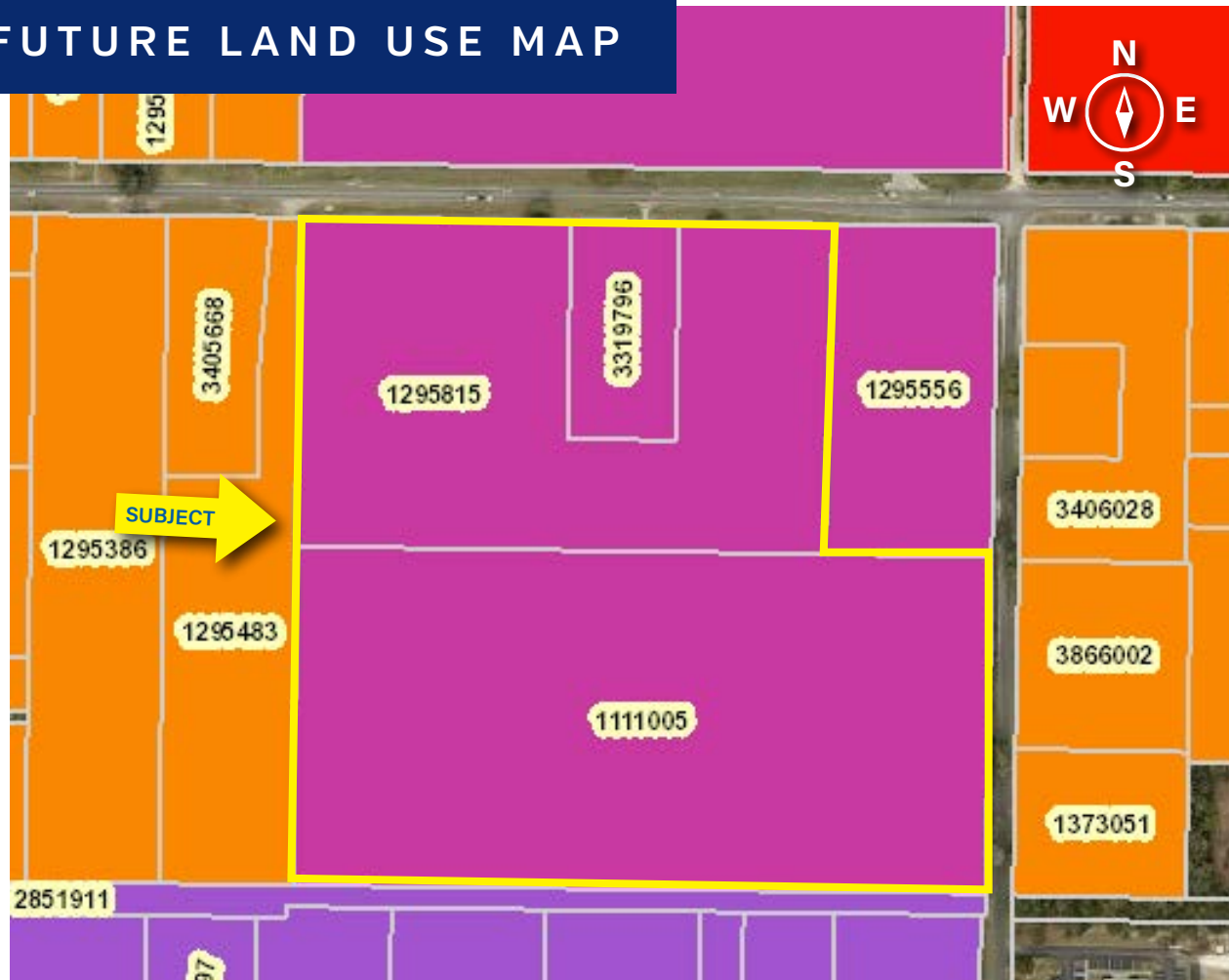


<i>Description</i>	<i>Total:</i>
Year Built	1910
Total Living Area	2,439 SF
Bedrooms	4
Full Bathrooms	1

Building 001 [Residential - Single Family]





# FUTURE LAND USE MAP



## Regional Office

This category shall consist of a variety of office and limited commercial and industrial uses. It allows limited multi-family uses in conjunction with the office uses. Light manufacturing is also allowed. This land use is generally located along collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities.

This land use can serve as an effective transitional use between higher intensity, mixed use, and urban residential uses.

- |   |  |
|---|--|
|  HEAVY INDUSTRIAL    |  RURAL                |
|  OFFICE              |  URBAN HIGH DENSITY   |
|  RECREATION          |  URBAN LOW DENSITY    |
|  REGIONAL COMMERCIAL |  URBAN MEDIUM DENSITY |



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