

22.85 ACRES VACANT LAND

W SR 44, Leesburg, FL 34491

\$795,000



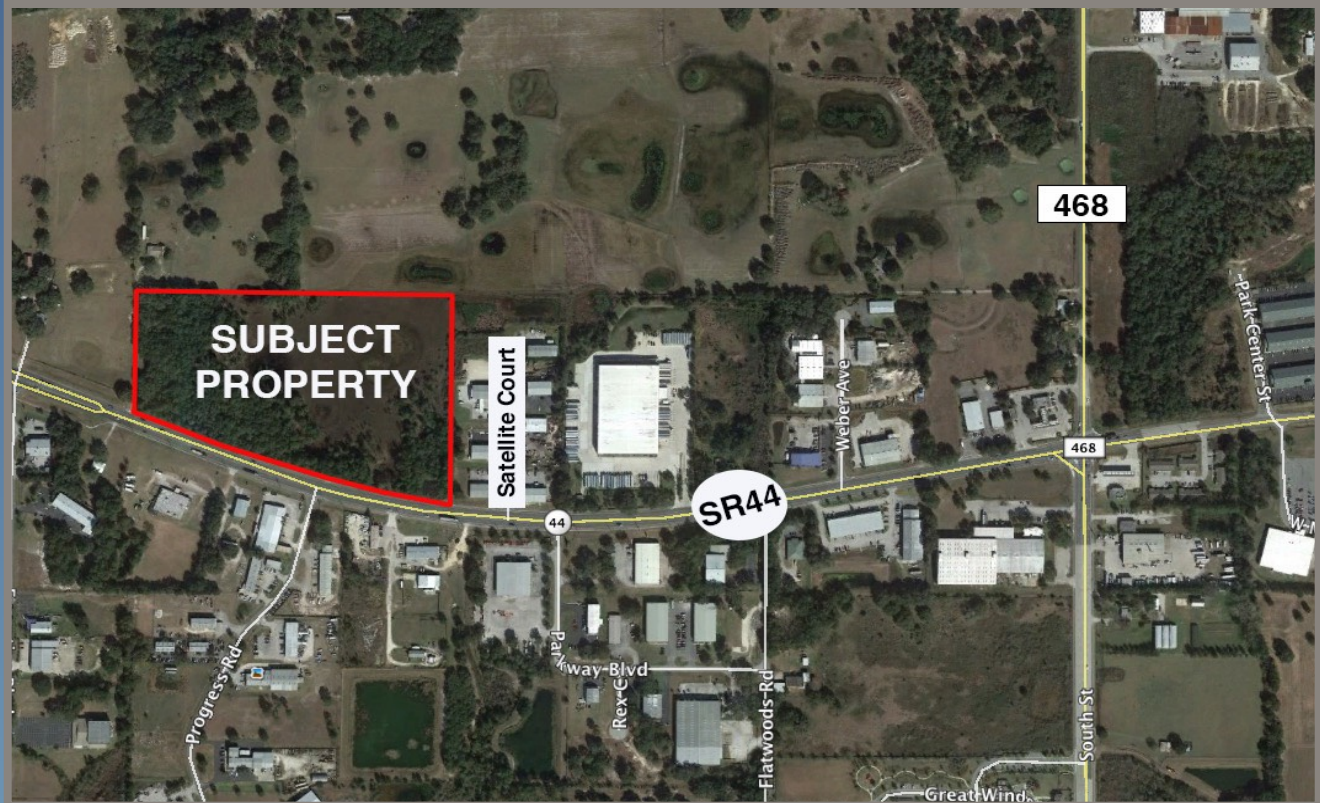
FRAN DANN-AKIN, SIOR

16570 Highway 441
Summerfield, FL 34491
Fran@FranAkin.com
Direct: (352) 266-7795

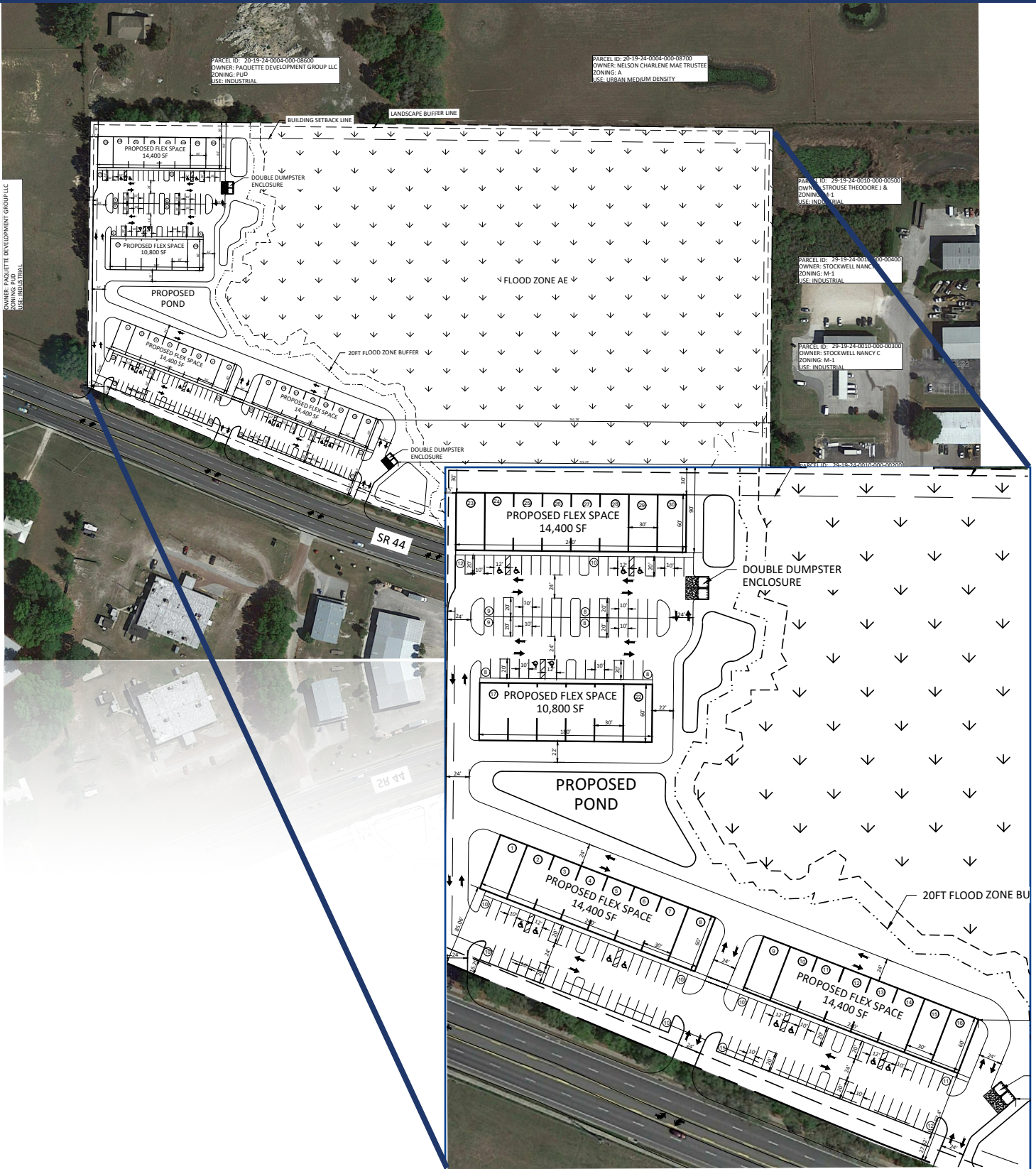


Property Information

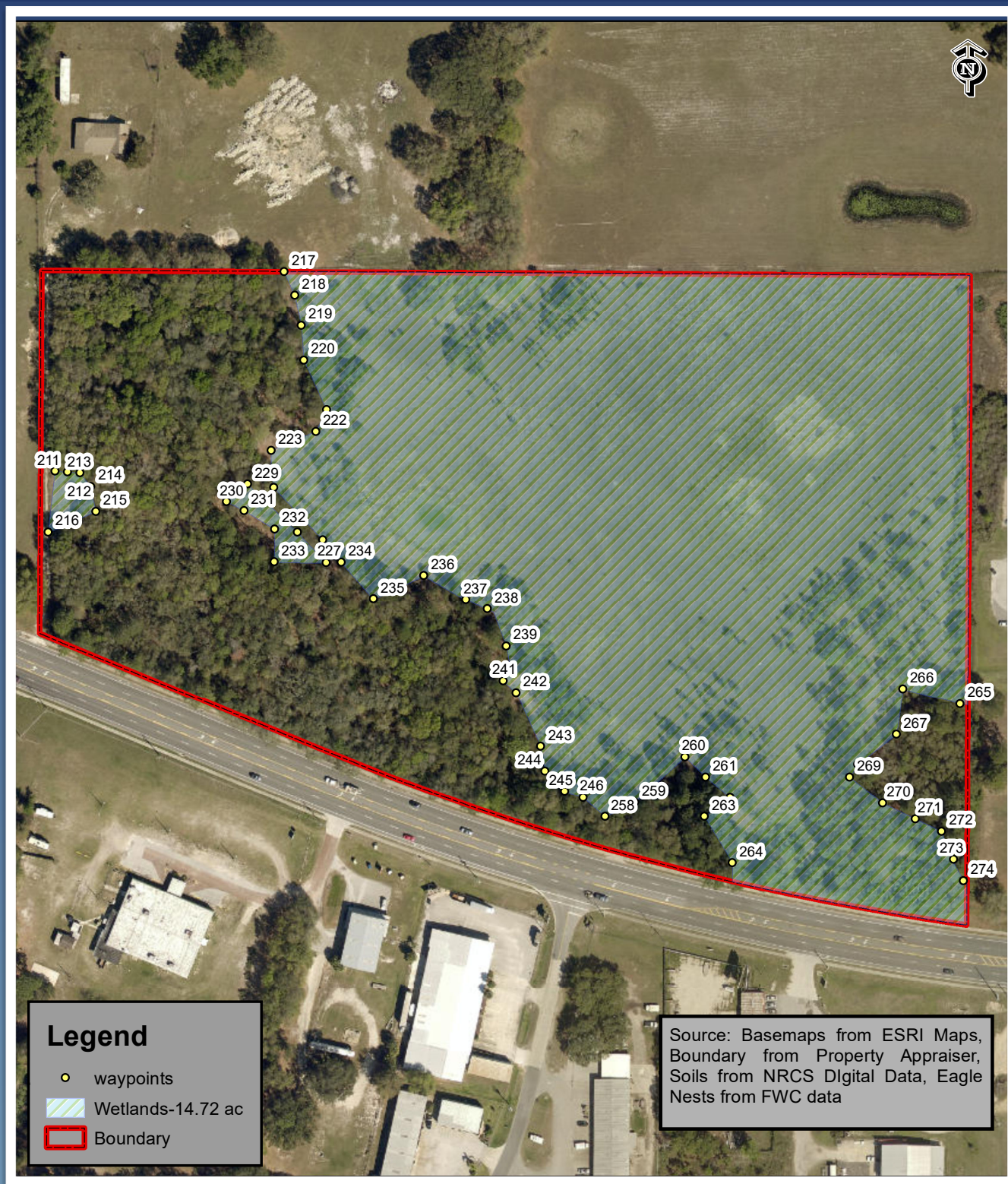
- 22.85 acres, ~7.5 acres buildable, balance of property conservation
- ~1,400' frontage on SR 44
- 1/2 mile west of CR 468 and The Villages
- Zoned M-1
- Great site for industrial mini-warehouse, auto dealership, many others
- City water & sewer to east boundary of site
- AADT 22,500 cars per day (FDOT 2022)



Conceptual Plan



Wetlands Delineation





Demographic and Income Profile

3944 SR-44, Leesburg, Florida, 34748
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 28.81172
 Longitude: -81.92606

Summary	Census 2010	Census 2020	2022	2027
Population	136,731	187,294	198,537	211,771
Households	63,363	91,381	97,417	104,975
Families	42,432	-	62,199	66,810
Average Household Size	2.04	1.96	1.96	1.94
Owner Occupied Housing Units	53,137	-	81,791	88,673
Renter Occupied Housing Units	10,229	-	15,626	16,302
Median Age	61.8	-	63.3	65.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.30%	0.61%	0.25%
Households	1.51%	0.62%	0.31%
Families	1.44%	0.59%	0.28%
Owner HHs	1.63%	0.83%	0.53%
Median Household Income	3.33%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	6,329	6.5%	4,879	4.6%
\$15,000 - \$24,999	6,888	7.1%	5,261	5.0%
\$25,000 - \$34,999	10,512	10.8%	7,962	7.6%
\$35,000 - \$49,999	12,729	13.1%	11,053	10.5%
\$50,000 - \$74,999	21,090	21.6%	24,710	23.5%
\$75,000 - \$99,999	14,533	14.9%	17,647	16.8%
\$100,000 - \$149,999	13,134	13.5%	16,484	15.7%
\$150,000 - \$199,999	6,999	7.2%	10,114	9.6%
\$200,000+	5,201	5.3%	6,862	6.5%

Median Household Income	\$61,945	\$72,975
Average Household Income	\$88,387	\$103,874
Per Capita Income	\$43,654	\$51,753

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,462	3.3%	6,653	3.4%	6,869	3.2%
5 - 9	4,166	3.0%	6,694	3.4%	6,829	3.2%
10 - 14	4,105	3.0%	6,578	3.3%	7,003	3.3%
15 - 19	4,273	3.1%	6,210	3.1%	6,628	3.1%
20 - 24	3,945	2.9%	6,923	3.5%	6,753	3.2%
25 - 34	9,654	7.1%	15,897	8.0%	15,623	7.4%
35 - 44	10,529	7.7%	14,674	7.4%	15,596	7.4%
45 - 54	12,429	9.1%	14,930	7.5%	15,020	7.1%
55 - 64	24,567	18.0%	26,085	13.1%	23,433	11.1%
65 - 74	34,728	25.4%	50,914	25.6%	50,691	23.9%
75 - 84	18,732	13.7%	32,569	16.4%	44,780	21.1%
85+	5,140	3.8%	10,409	5.2%	12,546	5.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	116,414	85.1%	154,035	82.2%	163,862	82.5%	175,282	82.8%
Black Alone	14,615	10.7%	16,764	9.0%	17,183	8.7%	17,518	8.3%
American Indian Alone	416	0.3%	508	0.3%	541	0.3%	583	0.3%
Asian Alone	1,485	1.1%	2,385	1.3%	2,449	1.2%	2,520	1.2%
Pacific Islander Alone	99	0.1%	167	0.1%	188	0.1%	207	0.1%
Some Other Race Alone	1,916	1.4%	3,845	2.1%	4,202	2.1%	4,818	2.3%
Two or More Races	1,785	1.3%	9,590	5.1%	10,113	5.1%	10,843	5.1%
Hispanic Origin (Any Race)	7,448	5.4%	13,713	7.3%	14,439	7.3%	15,093	7.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 09, 2022

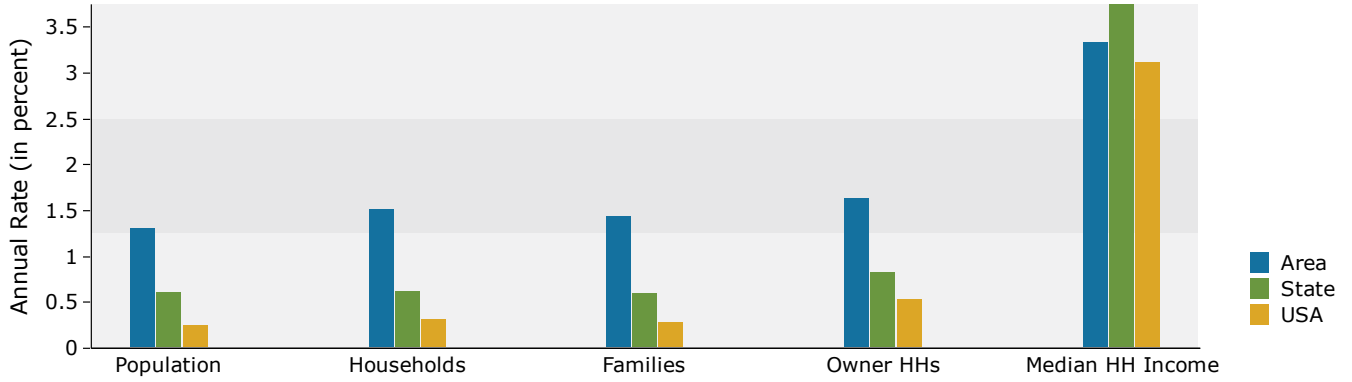


Demographic and Income Profile

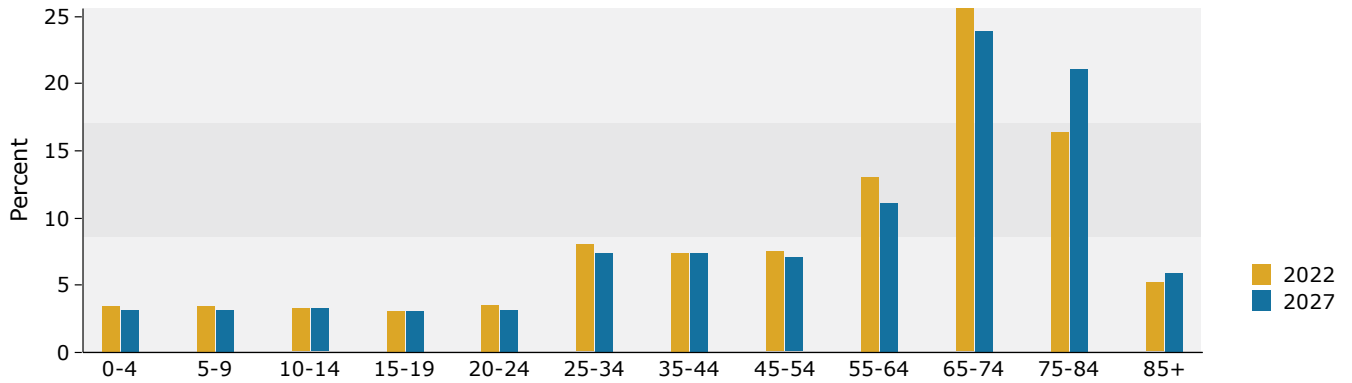
3944 SR-44, Leesburg, Florida, 34748
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 28.81172
 Longitude: -81.92606

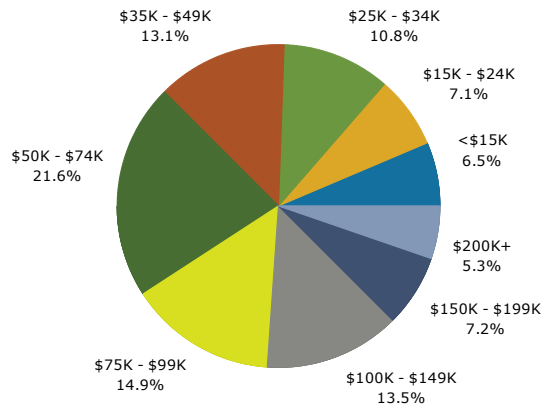
Trends 2022-2027



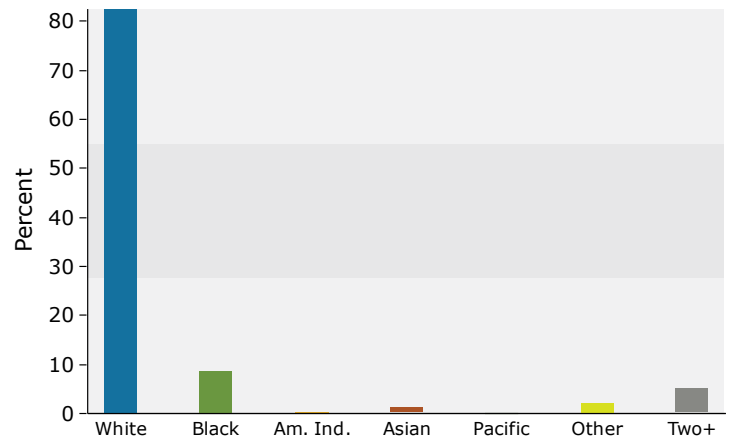
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 7.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Financial Expenditures

3944 SR-44, Leesburg, Florida, 34748
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 28.81172
 Longitude: -81.92606

Demographic Summary		2022	2027
Population		198,537	211,771
Households		97,417	104,975
Families		62,199	66,810
Median Age		63.3	65.5
Median Household Income		\$61,945	\$72,975
	Spending Potential Index	Average Amount Spent	Total
Assets			
Value of Checking/Savings/Money Market Accounts & CDs	99	\$21,004.32	\$2,046,177,974
Value of Checking/Savings/Money Market Accounts & CDs (1 year ago)	102	\$18,996.55	\$1,850,586,593
Value of Stocks/Bonds/Mutual Funds	97	\$30,240.25	\$2,945,914,094
Value of Stocks/Bonds/Mutual Funds (1 year ago)	101	\$29,023.40	\$2,827,372,850
Value of Other Financial Assets	126	\$12,303.15	\$1,198,536,294
Value of Other Financial Assets (1 year ago)	124	\$11,438.61	\$1,114,315,280
Value of Retirement Plans	89	\$101,714.12	\$9,908,684,089
Value of Retirement Plans (1 year ago)	91	\$92,570.92	\$9,017,981,009
Surrender Value of Whole Life Policies	78	\$18,401.82	\$1,792,649,909
Surrender Value of Whole Life Policies (1 year ago)	71	\$14,374.38	\$1,400,308,984
Earnings			
Interest/Dividends	111	\$1,446.74	\$140,937,264
Royalty/Estate/Trust Income	88	\$484.65	\$47,213,606
Liabilities			
Original Mortgage Amount (Owned Home)	79	\$13,861.34	\$1,350,330,612
Vehicle Loan Amount (1)	84	\$2,722.92	\$265,258,317
Value of Credit Card Debt	84	\$2,638.60	\$257,044,863
Value of Credit Card Debt (1 year ago)	85	\$2,553.12	\$248,717,163
Value Owed on Student Loans	72	\$5,734.85	\$558,671,991
Value Owed on Student Loans (1 year ago)	73	\$5,453.64	\$531,277,272
Value Owed on Non-student Loans	86	\$1,072.24	\$104,454,498
Value Owed on Non-student Loans (1 year ago)	93	\$803.46	\$78,270,630
Owned Dwellings - Special Lump Sum Mortgage Payments	68	\$597.99	\$58,254,337
Owned Dwellings - Special Assessments	86	\$10.87	\$1,058,509
Owned Dwellings - Property Purchase Closing Costs	80	\$278.56	\$27,136,863
Amount Paid: Interest			
Home Mortgage	83	\$3,103.58	\$302,341,153
Home Equity Loan	90	\$35.24	\$3,432,781
Home Equity Line of Credit	88	\$127.44	\$12,414,918
New Car/Truck/Van Loan	86	\$130.38	\$12,701,601
Used Car/Truck/Van Loan	79	\$123.47	\$12,028,277
Finance/Late/Interest Charges for Credit Cards	90	\$390.33	\$38,024,537
Finance/Late/Interest Charges for Student Loans	78	\$168.19	\$16,384,181
Finance/Late/Interest Charges for Non-student Loans	78	\$34.55	\$3,366,227
Amount Paid: Principal			
Home Mortgage	83	\$2,256.23	\$219,795,332
Home Equity Loan	80	\$63.22	\$6,158,529
Home Equity Line of Credit	96	\$302.77	\$29,494,791
New Car/Truck/Van Loan	85	\$1,068.18	\$104,058,524
Used Car/Truck/Van Loan	80	\$862.43	\$84,015,328
Checking Account and Banking Service Charges	71	\$25.88	\$2,521,396

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.
 (1) **Vehicle Loan Amount** is the amount of a loan for a car, truck, van, SUV, motor home, boat, camper, motorcycle, motor scooter, moped, plane, snowmobile, dune buggy, ATV, or Segway, excluding interest.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

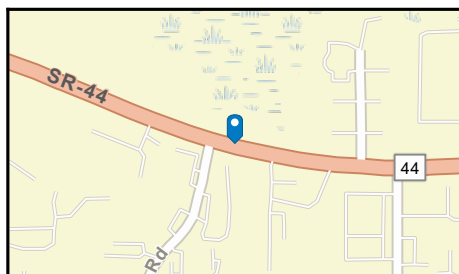
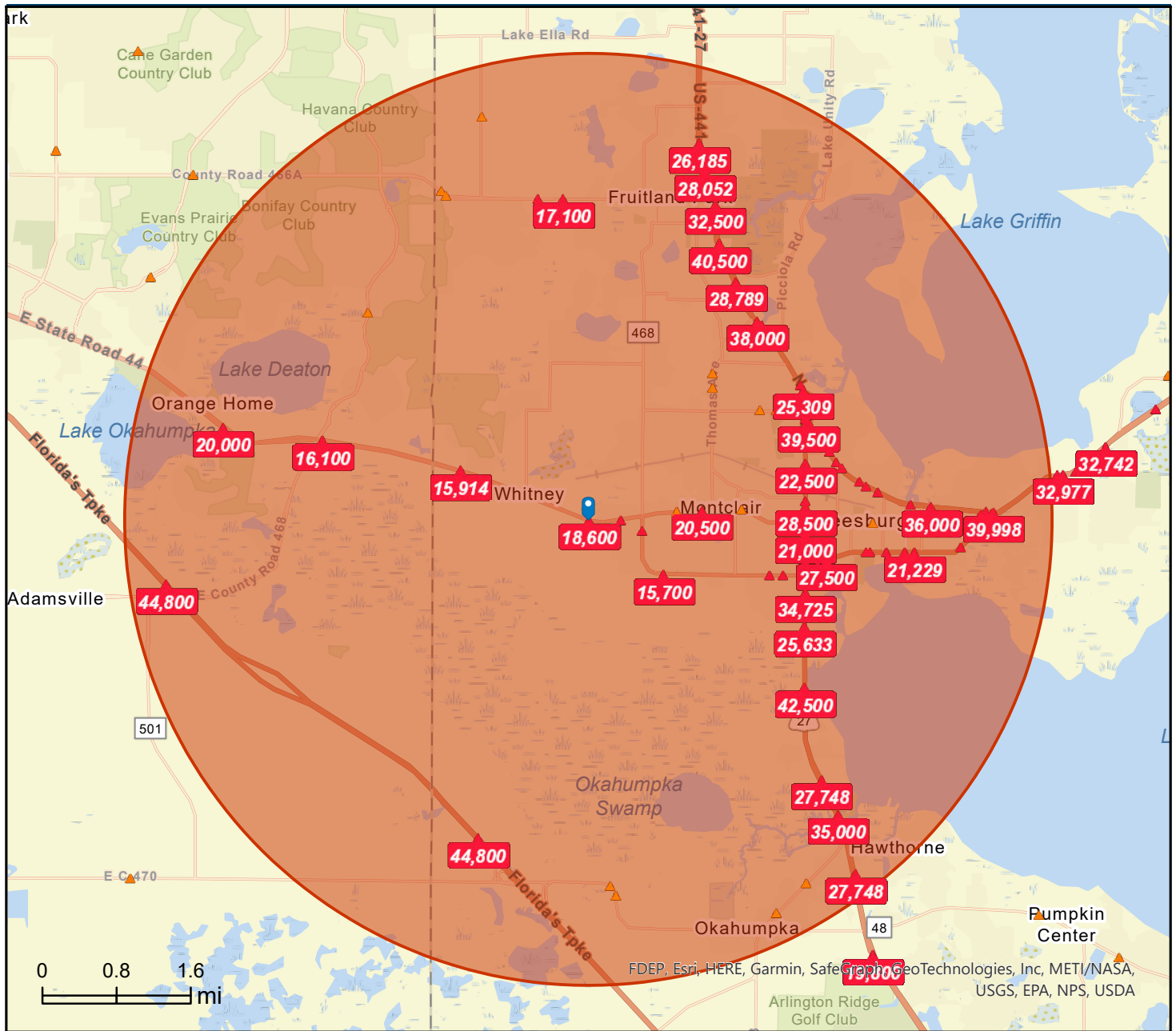
August 09, 2022



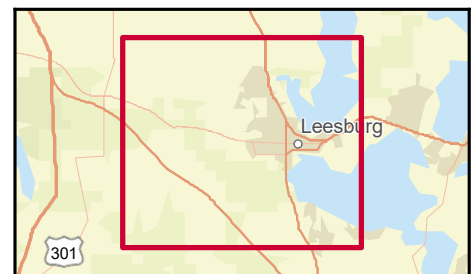
Traffic Count Map

3944 SR-44, Leesburg, Florida, 34748 3
3944 SR-44, Leesburg, Florida, 34748
Ring Bands: 0-5 mile radii

Prepared by Esri
Latitude: 28.81172
Longitude: -81.92606



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

August 09, 2022

Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FRAN AKIN, SIOR

16570 Highway 441
Summerfield, FL 34491

Fran@FranDann.com

(352) 266-7795

