



For Sale

- 33 Acres
- Zoning: Agriculture & R-6
- Future Land Use: Urban Low
- Unknown amount of Flood Zone
- Great Visibility



\$2,500,000

1315 SR-44

Leesburg, FL 34748



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

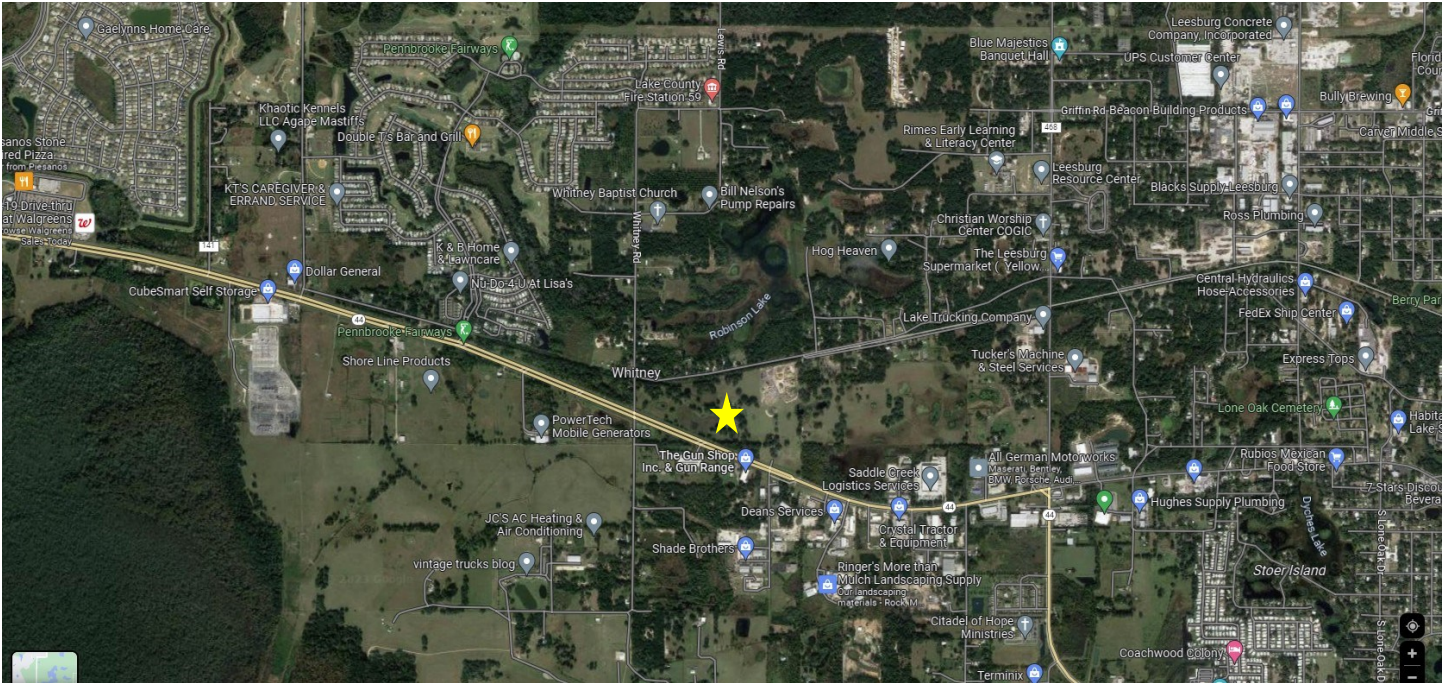
11804 CR 201

Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net

Map of Property



Nearby Highways

- SR-44
- CR 468
- US 27/14th Street

Flood Zone Map



Property Description

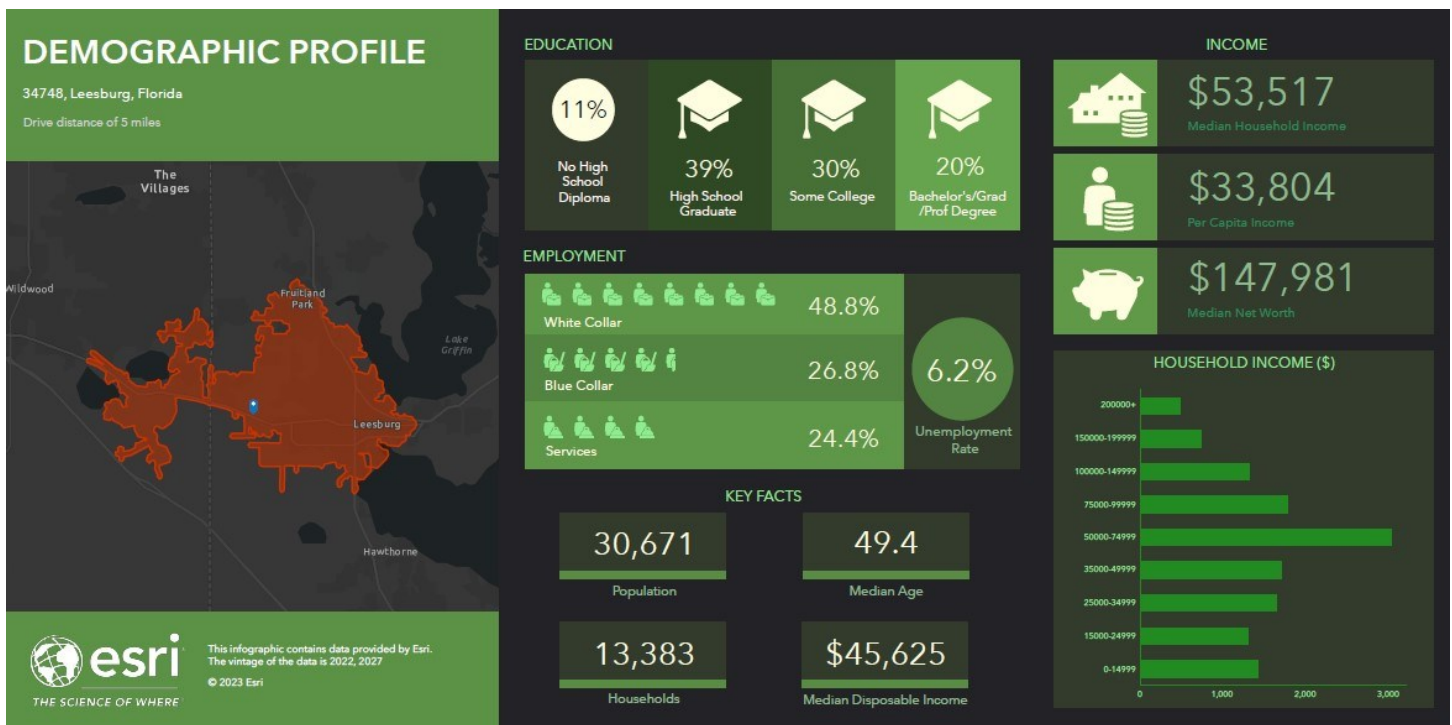
Here's a rare opportunity to secure approximately 33 acres of prime land along one of Central Florida's fast-growing corridors. Comprising six parcels with an impressive $\pm 1,426$ feet of frontage on State Road 44, this property enjoys exceptional visibility just minutes from The Villages. An additional ± 7 -acre parcel (MLS #: G5053829) is also available, offering even greater potential for development.

Currently zoned Agricultural, the property is ideal for future development. Annexation into the City of Leesburg, along with zoning and land use changes, would be required to fully realize its potential. Surrounding properties are zoned Industrial, and the Future Land Use designation of Urban Low Density provides flexibility for a variety of uses.

The location is a standout—just five minutes from The Villages and Lake Deaton Plaza, featuring Publix, Walgreens, and the newly opened Hooters. A new Walmart Supercenter is nearing completion, enhancing the area's commercial appeal. Downtown Leesburg is 10 minutes away, with easy access to US Hwy 27 and the Florida Turnpike to the west, placing Orlando just an hour away and Tampa within 90 minutes. Flood zone acreage is currently unverified; buyers are encouraged to conduct their own due diligence. Whether you're planning to develop, invest, or hold, this property offers strategic positioning in a thriving market with strong commercial and residential demand. Contact us today to explore the possibilities.

Lake County Parcels: 20-19-24-0003-000-04200, 29-19-24-0100-000-00700, 29-19-24-0100-000-00701, 20-19-24-0003-000-04201, 20-19-24-0003-000-04203, 20-19-24-0003-000-04202

Demographic Profile



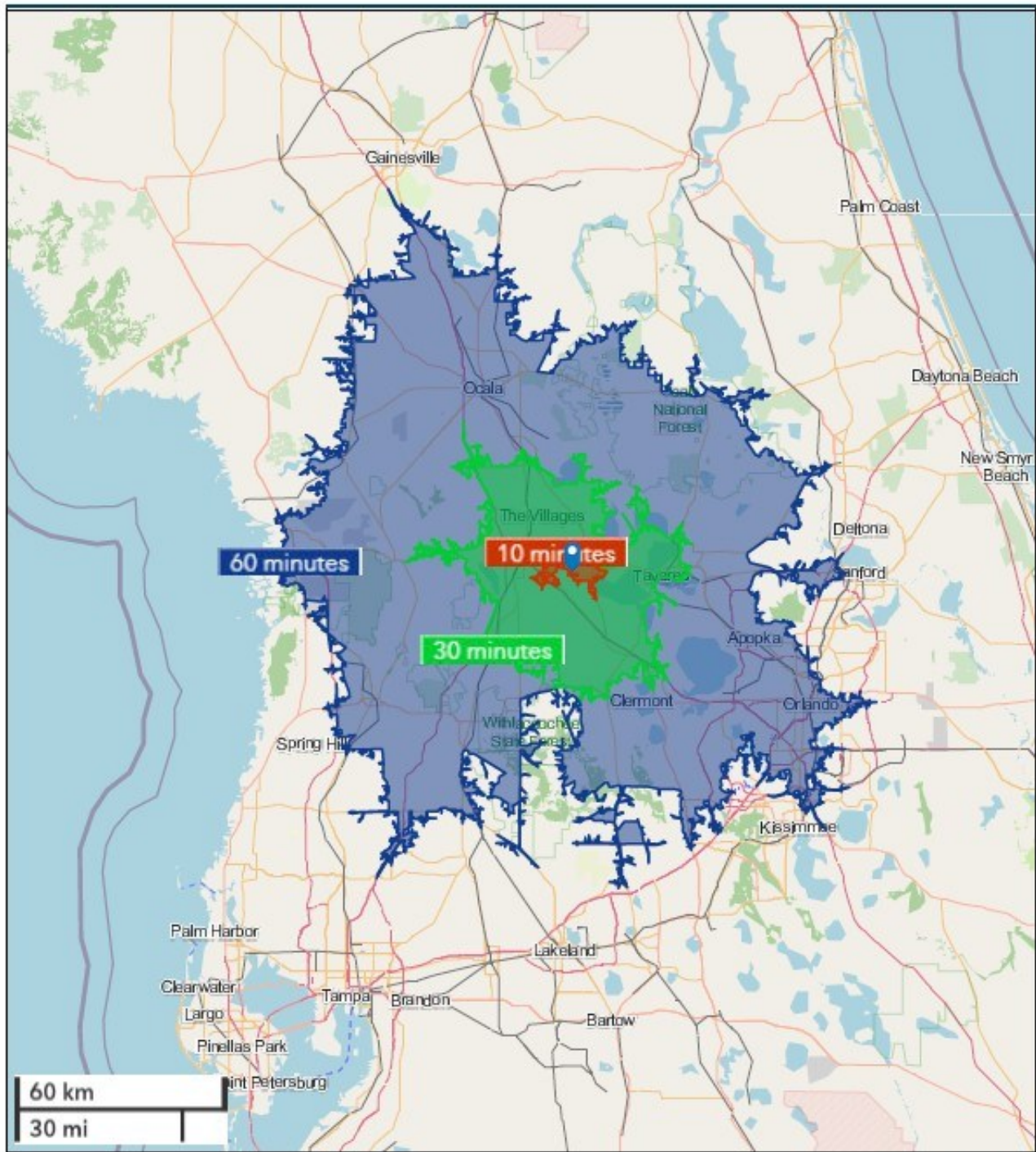
Drive Time Map



esri

Custom Drive Time Map

1315 SR-44, Leesburg, FL 34748



September 12, 2023

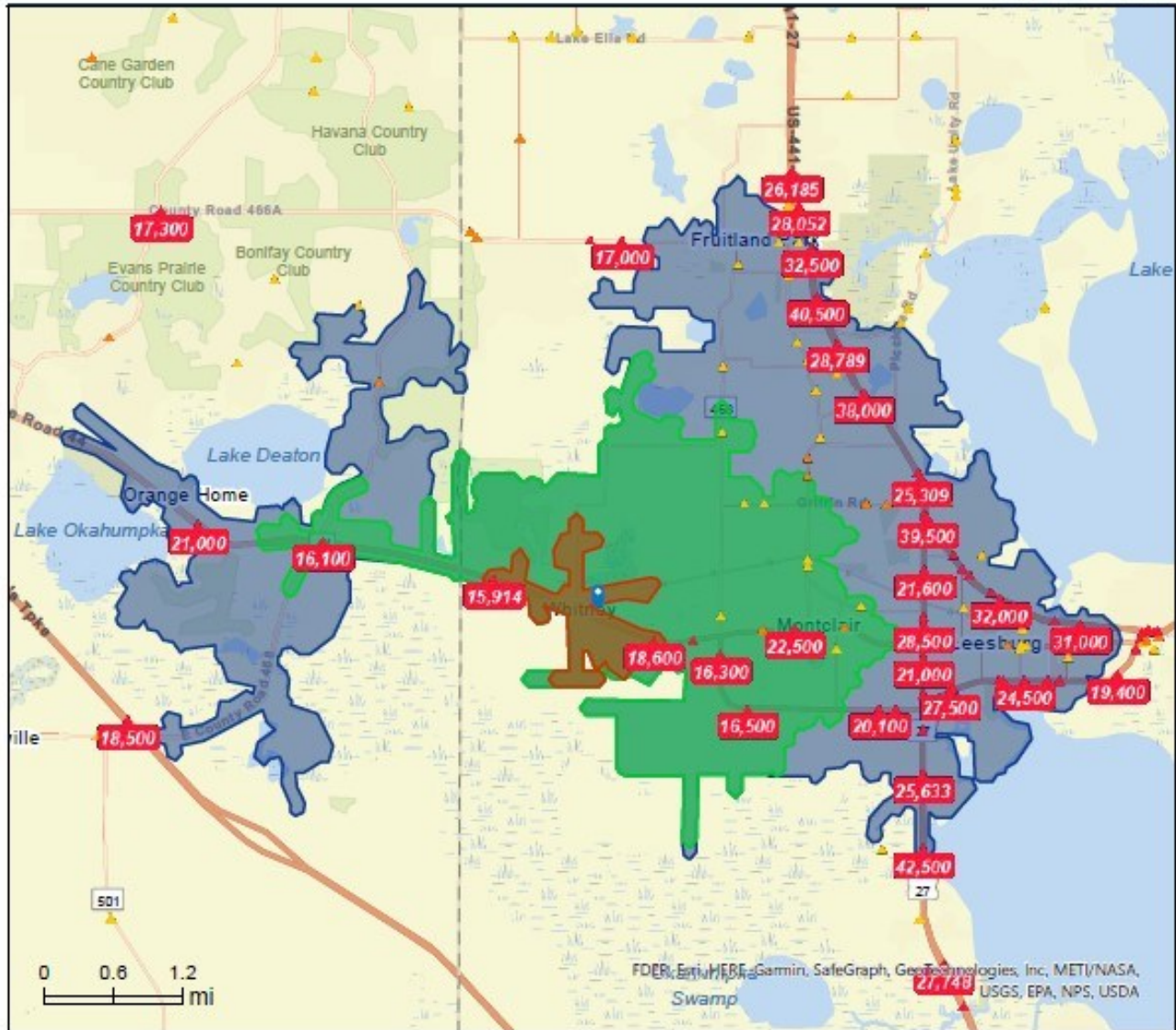
Traffic Count Map



Traffic Count Map

34748, Leesburg, Florida
Drive Distance: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.81581
Longitude: -81.93398



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 (Q3 2022).

May 18, 2023