



25,000 ±
Cars/Day

Leesburg Mixed Use Development Site

State Rd 44, Leesburg, Florida 34748

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PROPERTY OVERVIEW



Sale Price

\$6,825,000

Offering Summary

Acreage:	34.7 Acres
Price / Acre:	\$196,686
State:	Florida
City:	Leesburg
County:	Lake
Property Type:	Development Land

Property Overview

Discover an exceptional investment opportunity at this prime property located on State Rd 44 in Leesburg, FL, just a stone's throw away from The Villages. Boasting a versatile PUD zoning, this site presents an ideal canvas for a wide range of development options, from mixed-use projects to multifamily residential units and assisted living facilities. With ample space for retail opportunities, this property offers high visibility and exposure, making it an attractive prospect for future tenants. Positioned conveniently near key amenities and services, and with infrastructure and utilities readily available, this property is primed for success in line with favorable demographic and market trends. Don't miss the chance to bring your vision to life in this sought-after location.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	29 acres / 5 acres
Zoning / FLU:	Zoning: PUD FLU: General Commerical
Lake Frontage / Water Features:	N/A
Water Source & Utilities:	City of Leesburg Water and Sewer
Road Frontage:	1000 ± ft of frontage on State Rd 44
Nearest Point of Interest:	The Villages: 1 Mile Walgreens: 1 Mile Publix: 1.2 Miles Walmart (under construction): 1.8 Miles Aldi: 3.3 Miles Ace Hardware: 3.4 Miles Leesburg High School: 3.5 Miles
Current Use:	Currently approved for the following uses: 280 Multifamily Units 40,000 SQ. Ft of Commercial/Retail/Daycare 150 Room 3 Story ALF 110 Bed 3 Story Rehabilitation Center 120 Bed Skilled Nursing Facility
Land Cover:	Cleared Pasture
Structures & Year Built:	N/A

CONCEPTUAL SITE PLAN

0.49 Acre Wetland Impacts (Will Be Mitigated)

25-FT PUD Landscape Buffer

PARCEL BOUNDARY

CURRENT ZONING: A (AGRICULTURE)
CURRENT FLU: RURAL

SR 44 (4 LANES)

PHASE 2

PHASE 5

PHASE 4

PHASE 3

PHASE 1

150 ROOM ASSISTED LIVING/ MEMORY CARE FACILITY

0.3 Acre Wetland Impacts (Will Be Mitigated)

25-FT PUD Landscape Buffer

280 UNIT MULTIFAMILY APARTMENT COMPLEX (3-STORIES)

CURRENT ZONING: A (AGRICULTURE)
CURRENT FLU: RURAL

CURRENT ZONING: MP (PLANNED INDUSTRIAL)
CURRENT FLU: REGIONAL OFFICE

25-FT PUD Landscape Buffer

PARCEL BOUNDARY

CURRENT ZONING: A (AGRICULTURE)
CURRENT FLU: RURAL

SITE DEVELOPMENT SUMMARY			
JURISDICTION			LAKE COUNTY
ANNEXATION TO			CITY OF LEESBURG
TOTAL SITE AREA	34.7		acres
CURRENT ZONING AT COUNTY			AGRICULTURAL
FUTURE LAND USE AT COUNTY			RURAL
PROPOSED FUTURE LAND USE (CITY OF LEESBURG)			GENERAL COMMERCIAL
PROPOSED ZONING (CITY OF LEESBURG)			PUD
PROPOSED LAND USE*			
PHASE 1: MULTIFAMILY UNITS	280		UNITS
PHASE 2: COMMERCIAL/RETAIL/DAYCARE	40,000		SQ. FT
PHASE 3: ASSISTED LIVING/MEMORY CARE FACILITY	150		ROOMS
PHASE 4: REHABILITATION/RECOVERY CENTER	110		BEDS
PHASE 5: SKILLED NURSING FACILITY	120		BEDS
PROPOSED RESIDENTIAL DENSITY	8.1		Units/Acre
INTERNAL ROADWAY RIGHT OF WAY WIDTH	50		FEET
MAXIMUM PROPOSED IMPERVIOUS AREA	80		%
PROPOSED BUILDING HEIGHTS			
COMMERCIAL/RETAIL/OFFICE	35		FEET
ASSISTED LIVING FACILITY	35		FEET
SKILLED NURSING FACILITY	35		FEET
REHABILITATION/RECOVERY CENTER	35		FEET
MULTIFAMILY BUILDING (3 stories)	35		FEET
LANDSCAPE BUFFERS (PUD LIMIT)			
FRONT ALONG SR 44 (Average)	25		FEET
REAR PROPERTY LINE (Average)	25		FEET
EAST BUFFER (abuts Industrial)	25		FEET
WEST BUFFER (Average)	25		FEET
WETLANDS & DEVELOPABLE AREA			
TOTAL WETLAND ACRES	2.7		Acres
TOTAL WETLAND IMPACTS	0.8		Acres
NET DEVELOPABLE AREA	32.0		Acres
OPEN SPACE CALCULATIONS			
GREEN SPACE PROVIDED (NO PONDS)	39.1%		%
OPEN SPACE PROVIDED (INCLUDES PONDS)	46.7%		%
MINIMUM BUILDING SETBACKS			
FRONT STREET (SR 44)	50		FEET
REAR PROPERTY LINE	50		FEET
EAST PROPERTY BOUNDARY	50		FEET
WEST PROPERTY BOUNDARY	25		FEET

* THE SEQUENCING OF PHASES COULD VARY DEPENDING ON THE MARKET CONDITIONS

** INFRASTRUCTURE WILL BE OWNED/MAINTAINED BY PROPERTY OWNERS ASSOCIATION

Daycare	OP-1	OP-2	ALF	SNF	REHAB	MF
63	29	190	84	78	107	445

CONCEPT PLAN

40' 0 80' 160'

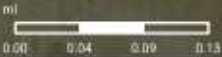
SCALE (IN FEET)

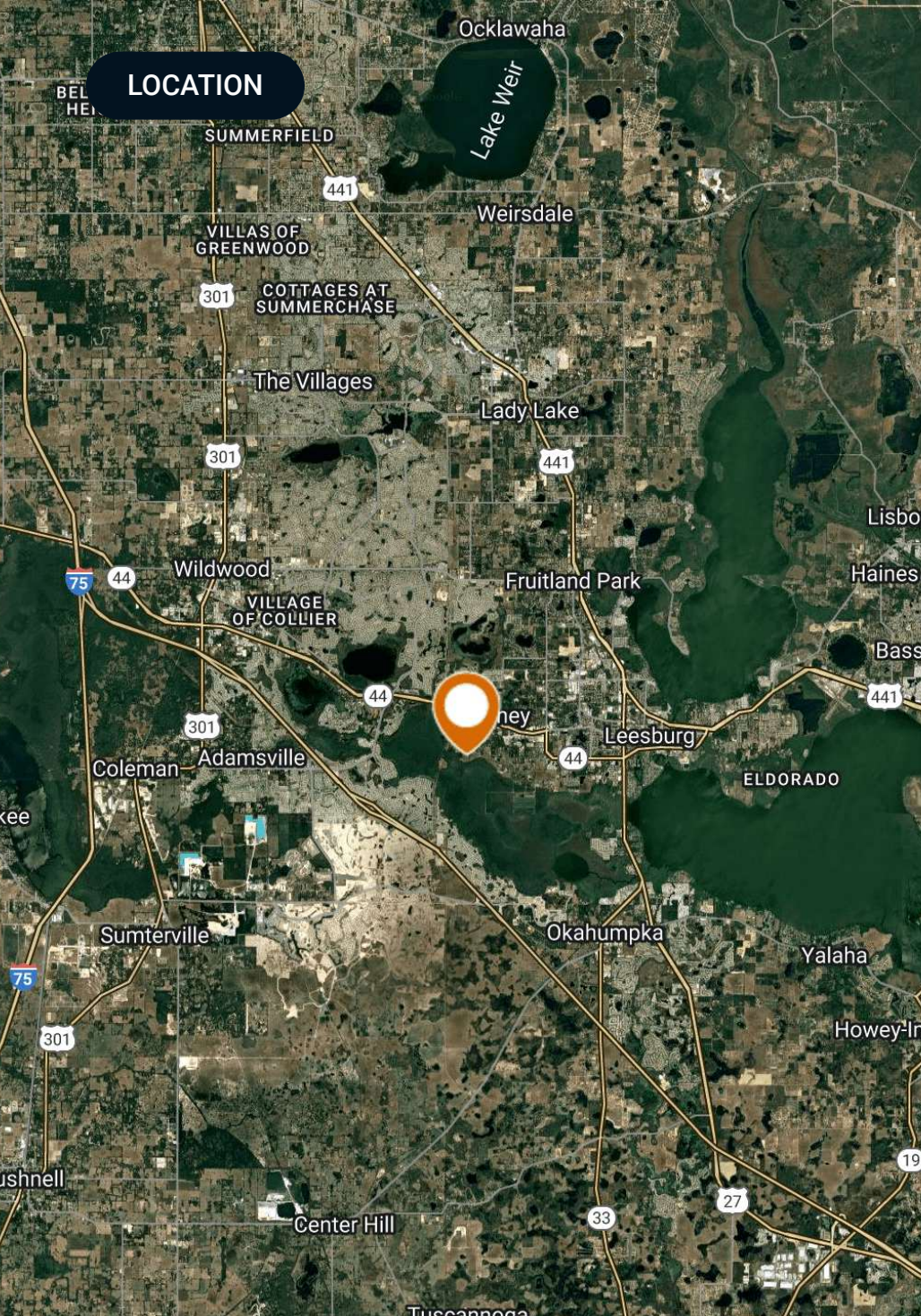


Wetlands NWI

- Polygon
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PSS1F	Freshwater Forested/Shrub Wetland	2.93
PEM1F	Freshwater Emergent Wetland	1.93
RSUBH	Riverine	0.17
TOTAL UPLAND		29.63
TOTAL WETLAND		5.02
TOTAL		34.65





LOCATION

Location & Driving Directions

Parcel: 19-19-24-0003-000-07800 19-19-24-0003-000-08100 19-19-24-0003-000-08000 19-19-24-0003-000-07900

GPS: 28.8181914161, -81.9468042375

- Driving Directions:**
- From the intersection of W Main Street (SR 44) and N 14th Street (Highway 27), head west on W Main Street
 - Head West for 3.6 miles and the property will be on the south side of the road

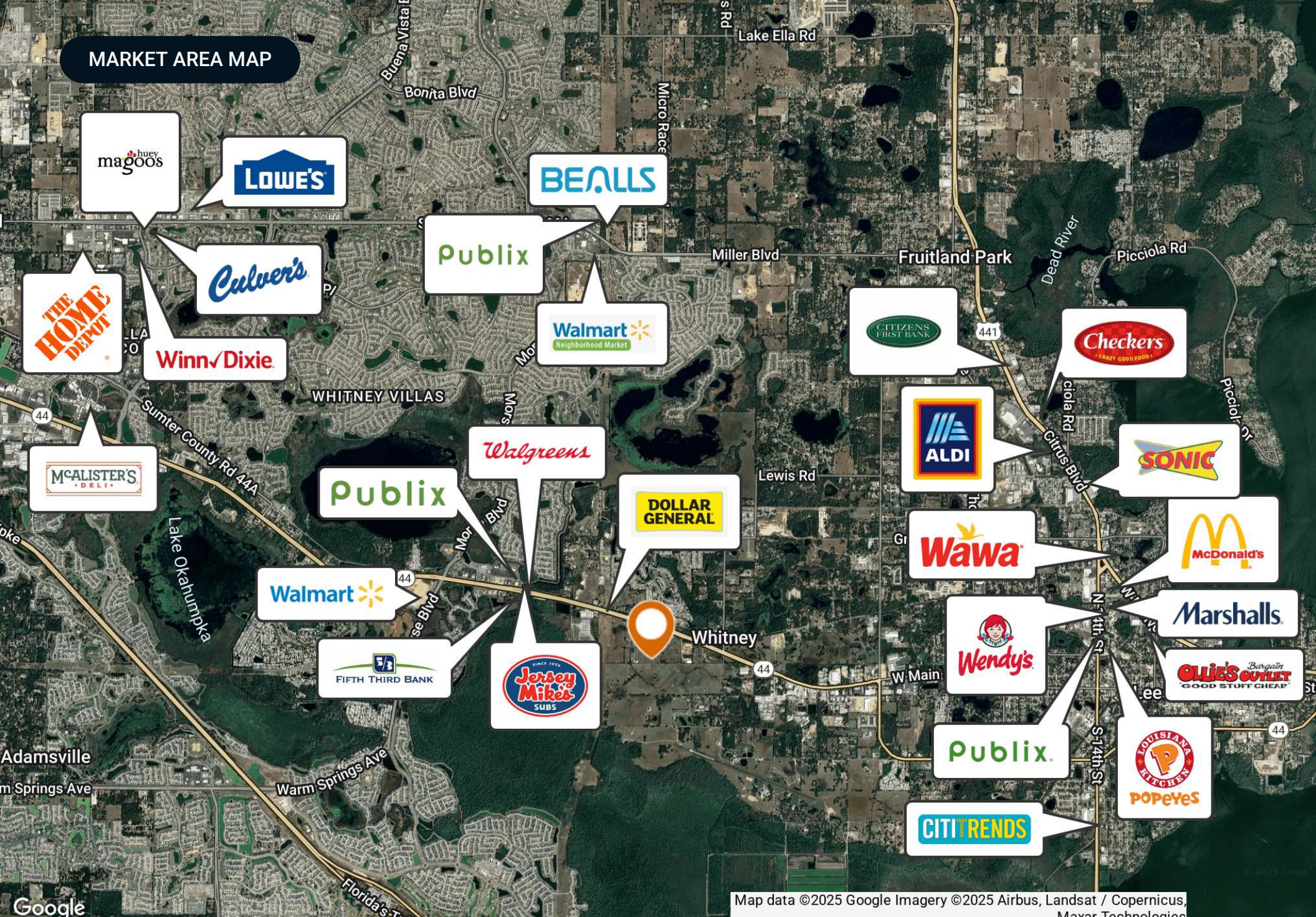
Showing Instructions: Contact Agent

PROXIMITY TO THE VILLAGES

The Villages®

SUBJECT

MARKET AREA MAP

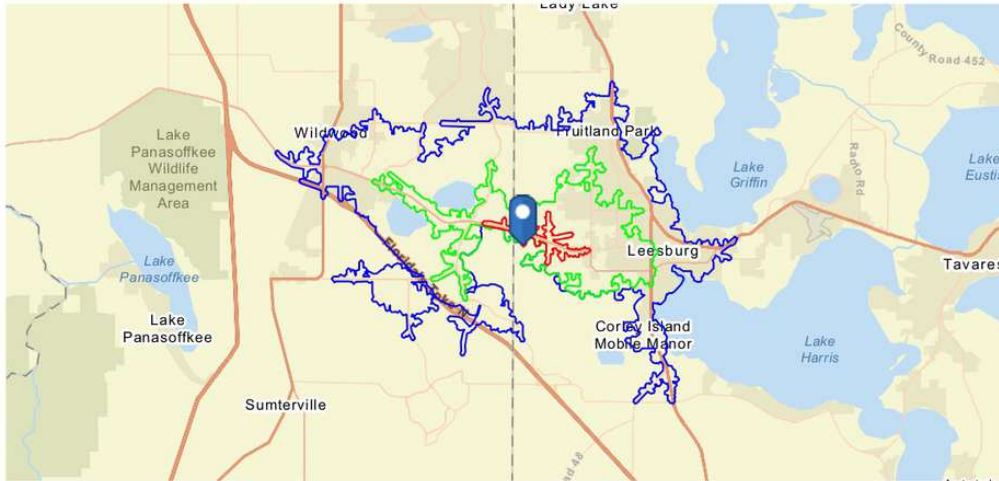


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Benchmark Demographics

State Road 44, Leesburg, Florida, 34748

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	Lake County	Florida	United States
Population Age 0-4	1.76%	4.09%	2.98%	4.07%	4.48%	4.69%	5.39%
Population Age 5 to 9	0.44%	4.18%	3.12%	4.24%	4.84%	5.03%	5.75%
Population Age 10 to 14	0.88%	4.27%	3.17%	4.39%	5.20%	5.34%	5.98%
Population Age 15 to 19	0.88%	3.65%	2.98%	4.14%	5.24%	5.84%	6.47%
Population Age 20 to 34	3.08%	11.62%	8.90%	12.04%	15.94%	18.43%	20.33%
Population Age 35 to 54	6.16%	14.37%	12.54%	16.01%	22.32%	24.41%	25.20%
Population Age 55 to 74	34.68%	36.61%	44.07%	30.76%	27.72%	25.55%	22.82%
Population Age 75+	51.15%	21.18%	22.25%	24.36%	14.23%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
<\$15,000	4.6%	11.3%	10.5%	9.7%	8.0%	8.3%
\$15,000-\$24,999	4.6%	8.7%	6.7%	5.9%	5.8%	5.9%
\$25,000-\$34,999	10.1%	9.5%	7.9%	7.5%	6.7%	6.3%
\$35,000-\$49,999	13.8%	12.2%	11.4%	9.6%	10.5%	9.8%
\$50,000-\$74,999	25.7%	18.8%	16.6%	17.2%	16.9%	15.6%
\$75,000-\$99,999	19.3%	12.3%	13.1%	14.4%	12.9%	12.5%
\$100,000-\$149,999	14.7%	16.3%	18.4%	19.4%	18.4%	17.8%
\$150,000-\$199,999	4.6%	5.8%	7.9%	9.1%	8.7%	9.8%
\$200,000+	3.7%	5.1%	7.5%	7.2%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
Population	225	13,726	64,998	428,905	23,027,836	339,887,819
Daytime Population	485	13,731	73,821	385,396	22,846,618	338,218,372
Employees	51	4,574	18,920	188,466	10,832,721	167,630,539
Households	109	6,157	31,592	178,895	9,263,074	132,422,916
Average HH Size	2.06	2.21	2.03	2.37	2.43	2.50
Median Age	75.4	61.9	66.1	47.8	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
Median Home Value	278,846	298,141	409,139	368,757	416,969	370,578
Owner Occupied %	95.4%	73.9%	81.4%	76.9%	67.2%	64.2%
Renter Occupied %	4.6%	26.1%	18.6%	23.1%	32.8%	35.8%
Total Housing Units	159	6,959	37,524	200,922	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Lake County	Florida	United States
Median HH Income	\$67,821	\$62,332	\$69,873	\$75,113	\$78,205	\$81,624
Per Capita Income	\$44,584	\$38,907	\$46,921	\$39,299	\$44,891	\$45,360
Median Net Worth	\$541,482	\$270,960	\$423,424	\$280,511	\$253,219	\$228,144

ADDITIONAL PHOTOS





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