



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.

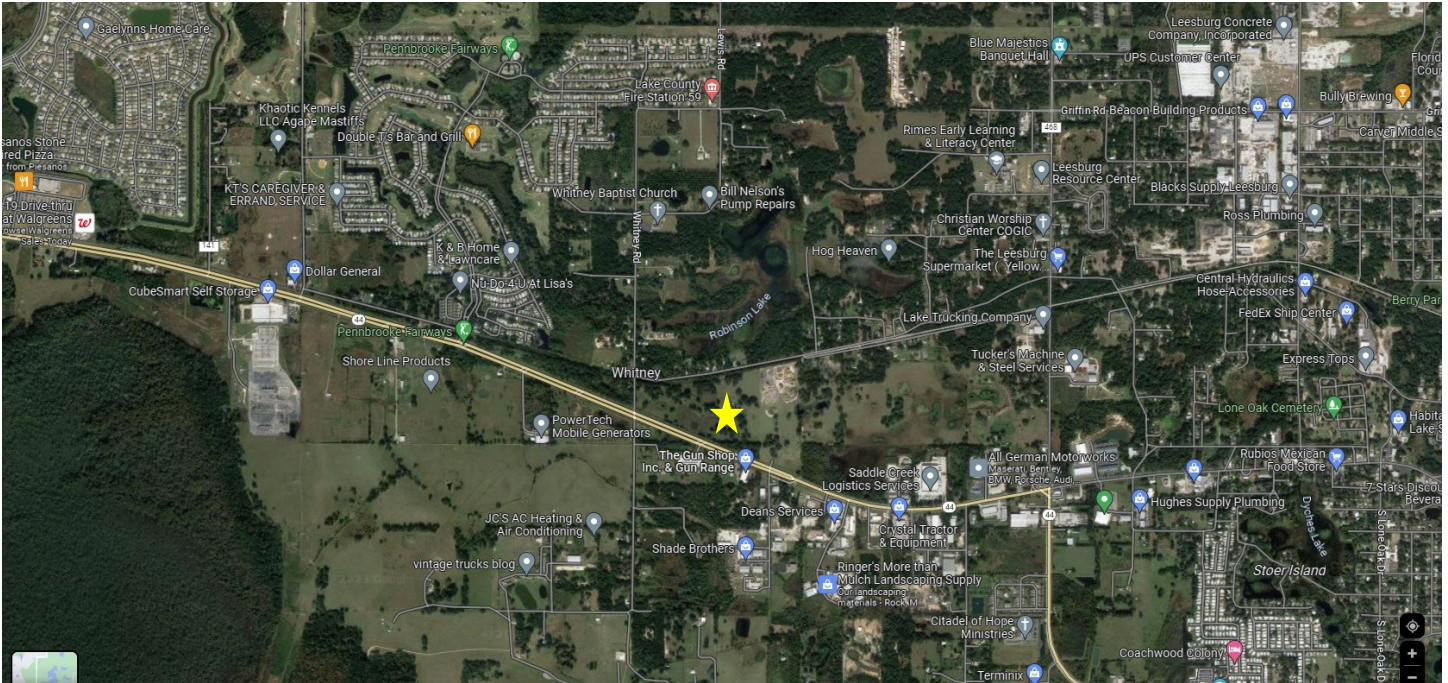
10879 N US HWY 301, Suite 4

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

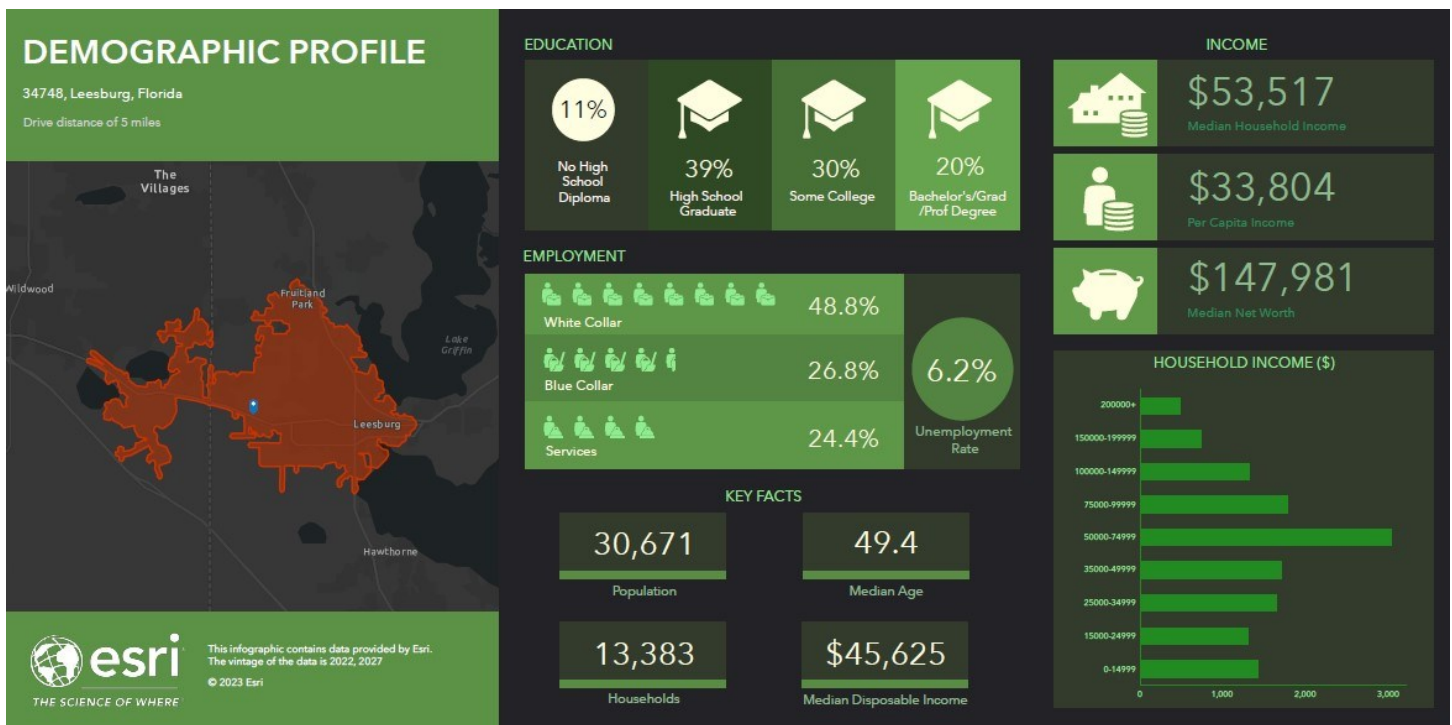


Property Description

This is your chance to own a piece of the action. About 33 +/- Acres with great visibility on SR 44. Property is made up of six parcels. An additional 7 +/- acre parcel is available for purchase as well, see MLS #: G5053829 for more information. Acreage in flood zone is unknown. It is up to buyer to verify how much is in the flood zone. These parcels are on the up and coming State Road 44. Approximately 1,426ft of frontage on SR 44 and close to everything. Currently zoned Agricultural. If wanting to develop it, property would need to be annexed into the City of Leesburg along with a zoning and land use change for whatever the purpose may be. Adjacent properties are zoned Industrial. Future land use is urban low density. Buyer to verify everything. Parcels are minutes away from Leesburg and just east of The Villages. Do not miss this opportunity!

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



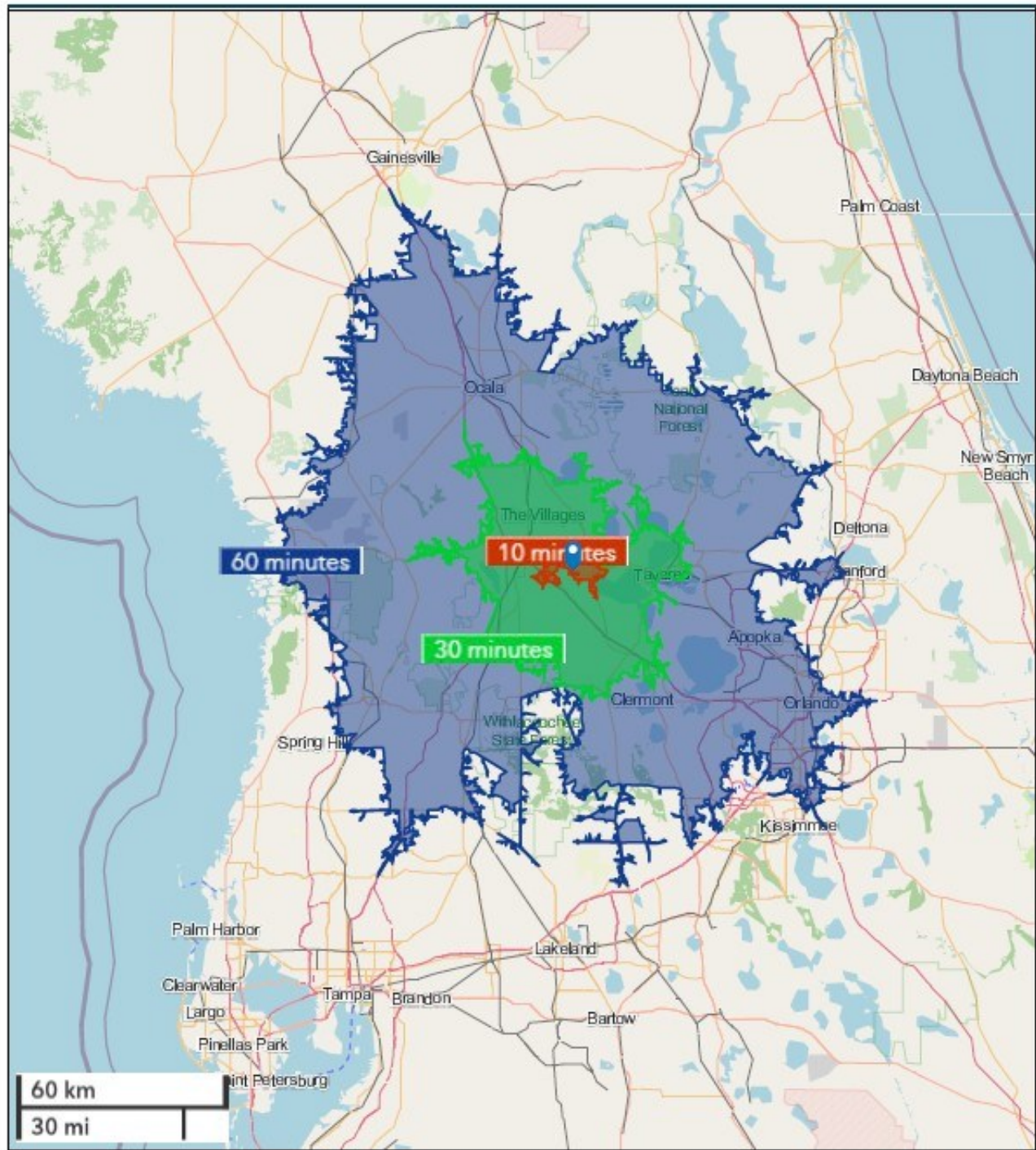
Drive Time Map



esri

Custom Drive Time Map

1315 SR-44, Leesburg, FL 34748



September 12, 2023

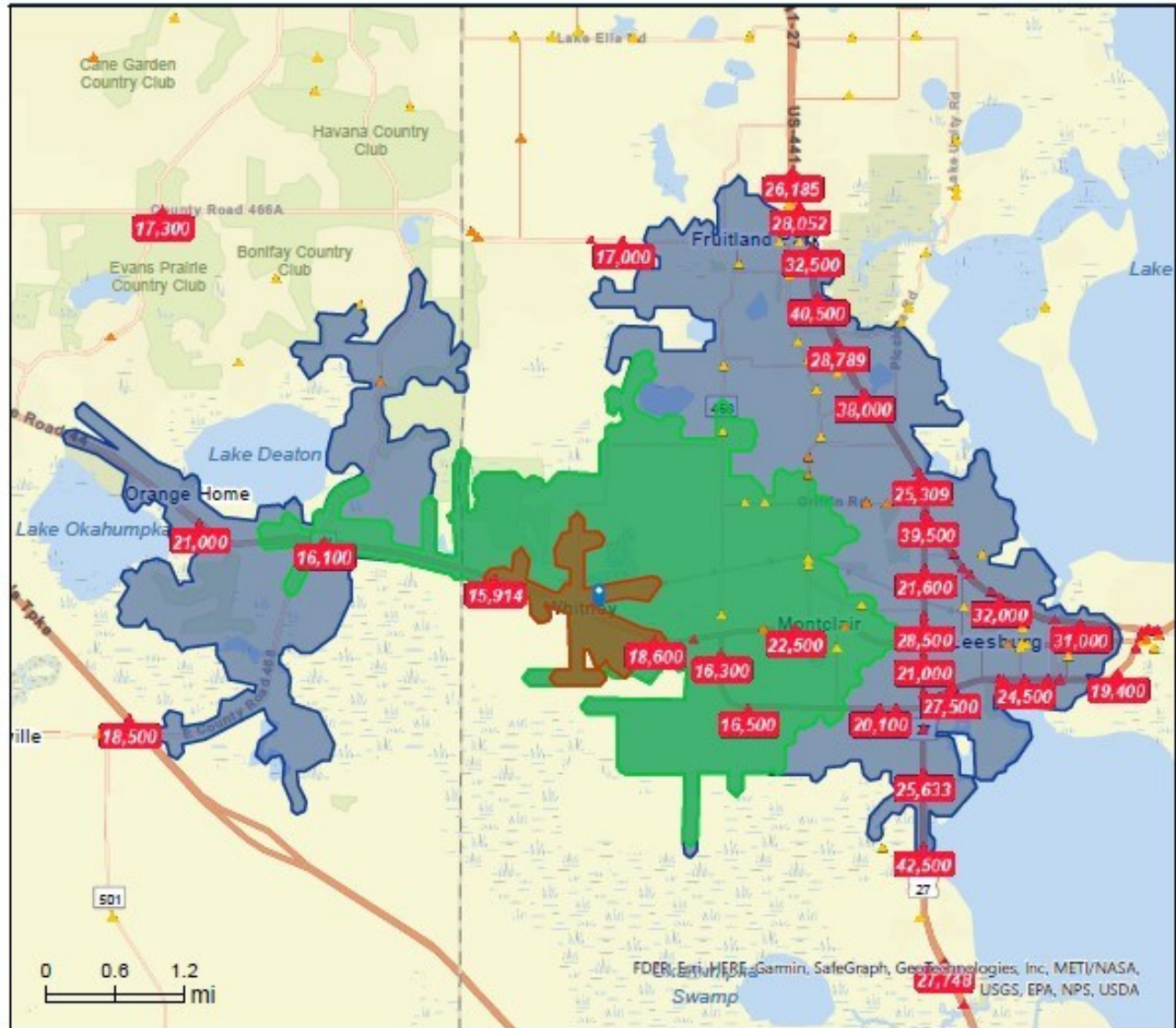
Traffic Count Map



Traffic Count Map

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

Prepared by Esri
Latitude: 28.81581
Longitude: -81.93398



Source: ©2022 Kalibrate Technologies (Q3 2022).

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



May 18, 2023