



LAKE COUNTY 91 ACRES WATERFRONT DEVELOPMENT LAND

CR 48
GROVELAND, FL 34736

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Additional Acreage Available



Property Overview



Sale Price **\$3,000,000**

OFFERING SUMMARY

Acreage: 91 ± Acres
Price / Acre: \$32,967
City: Groveland
County: Lake
Property Type: Land: Land Investment,
Residential Development
Clearwater Lake Frontage 2,577 ± FT

PROPERTY OVERVIEW

This is ideally an annexation parcel into the city of Leesburg which would provide utilities (water/sewer) and an expected SFR density of 3+du/acre. Lake County 91 ± Acres Waterfront Development Land is directly on Clearwater Lake and is adjacent to 418 ± acres also listed for sale. If combined with the larger development property to the west, the entire site will contain more than 500 ± acres increasing the value of the potential to develop.

Located south of CR 33 and west of the Florida Turnpike in Lake County, Florida, and contiguous to the City of Leesburg on CR 48, 2 miles from the rapidly expanding "The Villages" [the largest single-family development in the United States]. Lake County 91 Acres Waterfront Development Land is 5.5 miles from the Florida Turnpike entrance at CR 470, with less than 1 hour to downtown Orlando and the Orlando International Airport. Under 10 minutes from Publix, Winn-Dixie, and Restaurants.

The Villages are moving East, and have purchased and are developing properties to the South, West, and North, with two of the parcels just over a half-mile away from the subject property.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Residential Development

Uplands / Wetlands:

24 Uplands - Directly on 333 Acre Clearwater Lake

Zoning / FLU:

Agriculture/Rural

Lake Frontage / Water Features:

333 Acre Clearwater Lake

Nearest Point of Interest:

Contiguous to the City of Leesburg on CR 48
2 miles from the rapidly expanding "The Villages" (the largest single-family development in the United States)
5.5 miles from the Florida Turnpike entrance at CR 470.

Utilities & Water Source:

City of Leesburg

Location



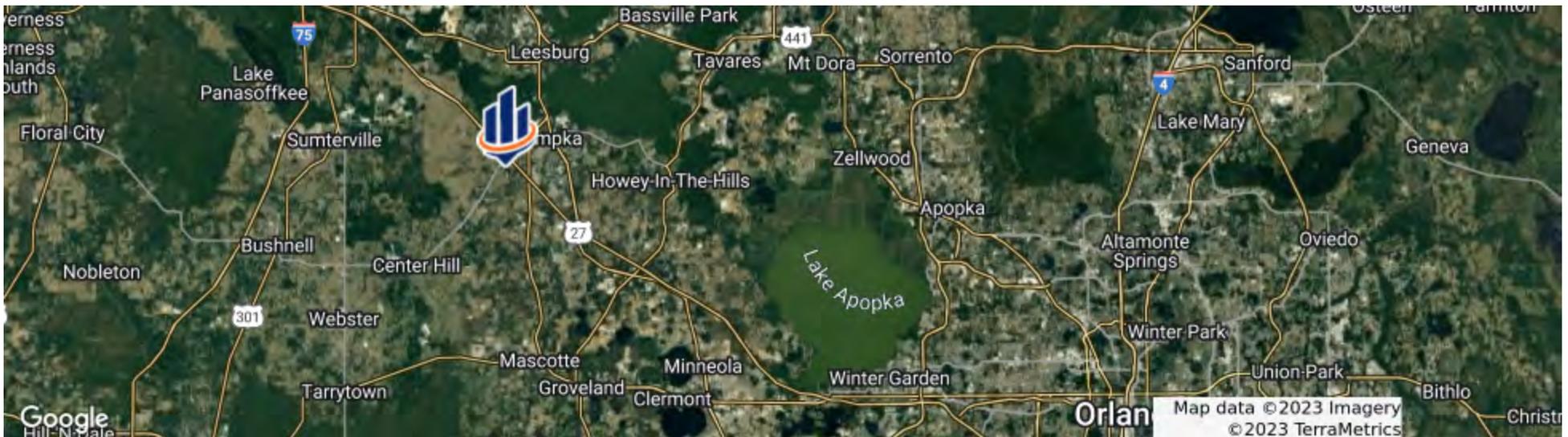
LOCATION & DRIVING DIRECTIONS

Parcel: 3878647

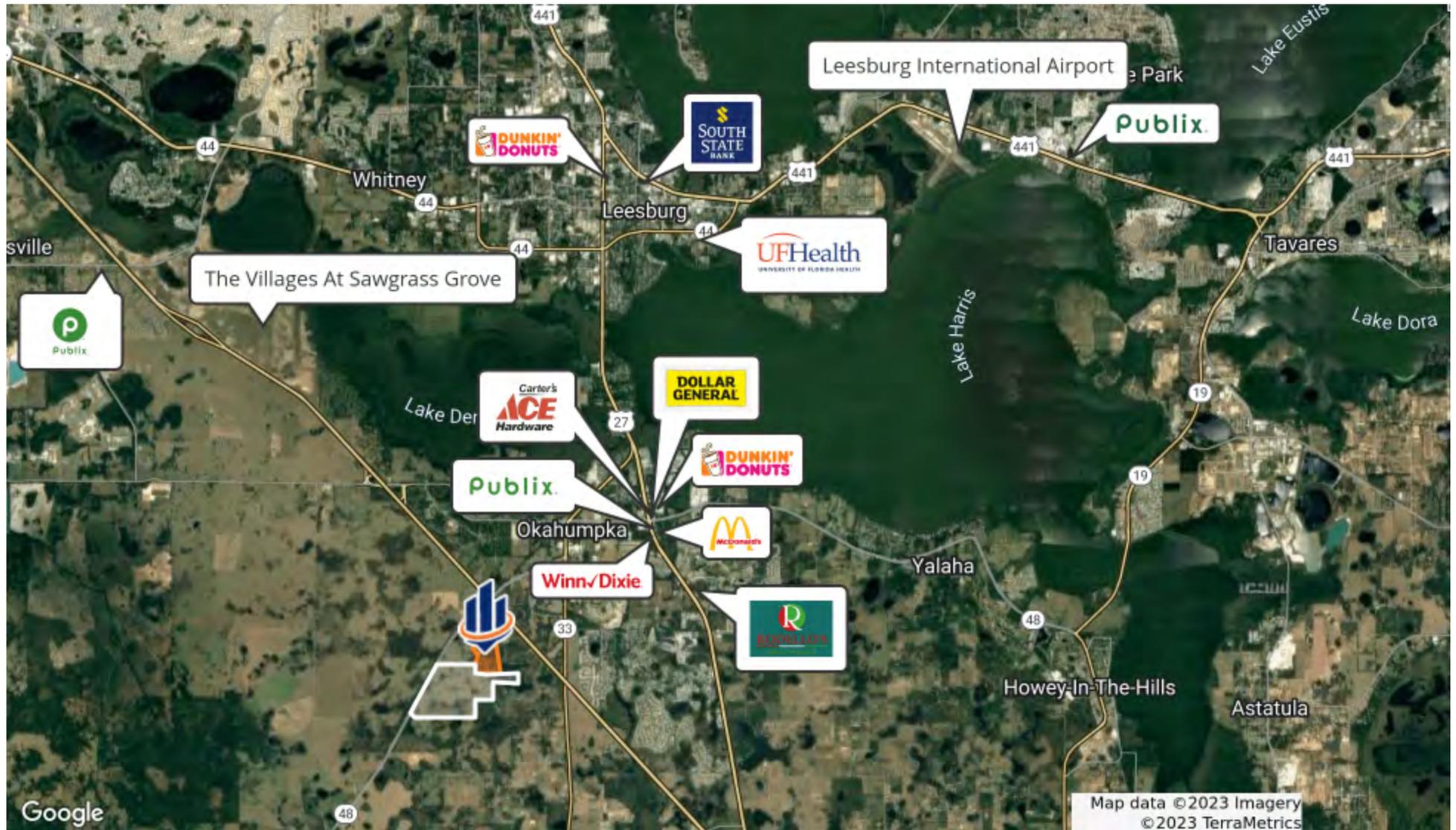
GPS: 28.7194634, -81.9142881

Driving Directions: From Groveland take Hwy 33 North to CR 48 southwest 1.8 miles, land on the south side of the road - no sign.

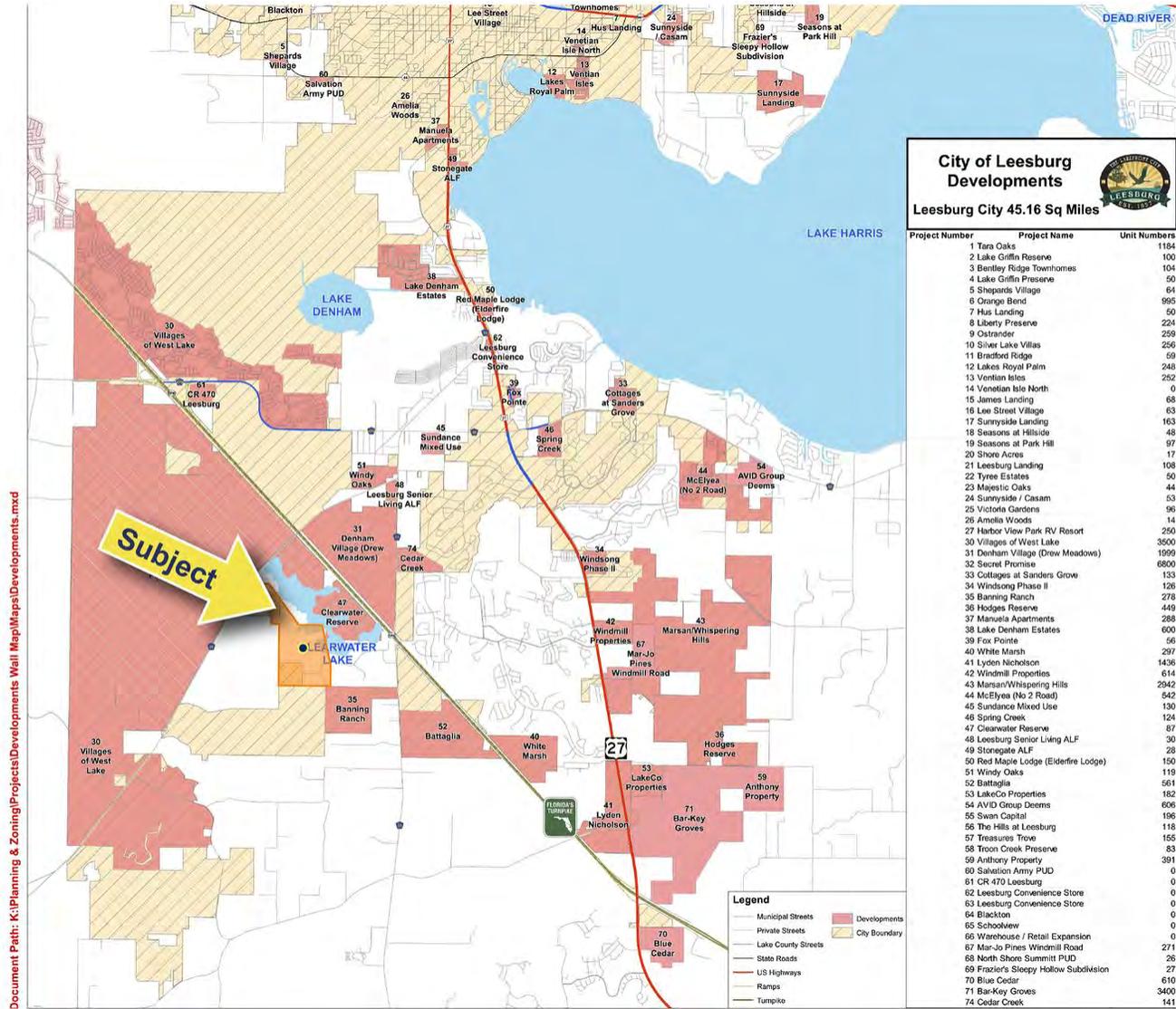
Showing Instructions: Contact the agent to schedule a showing



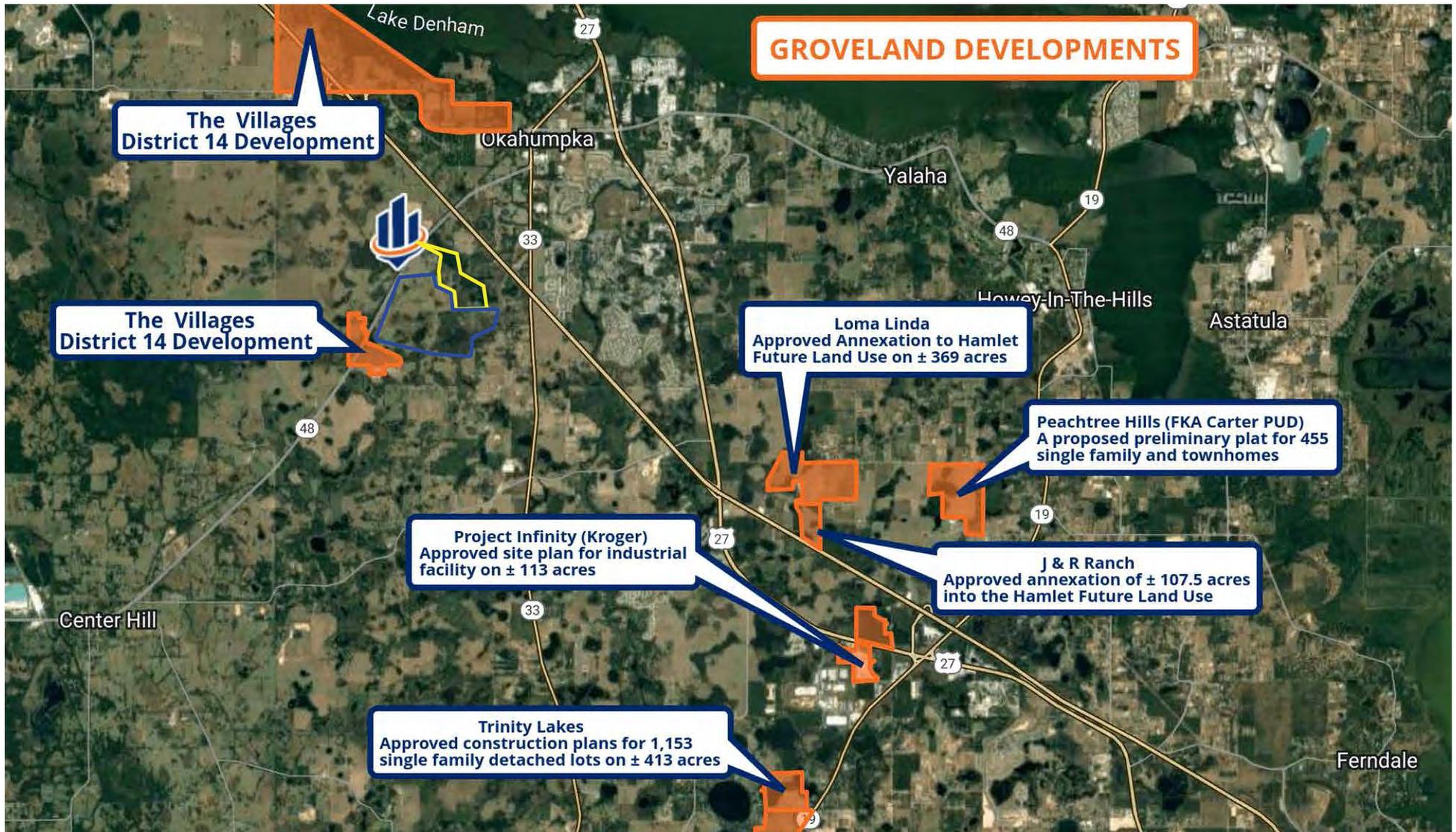
Retailer Map



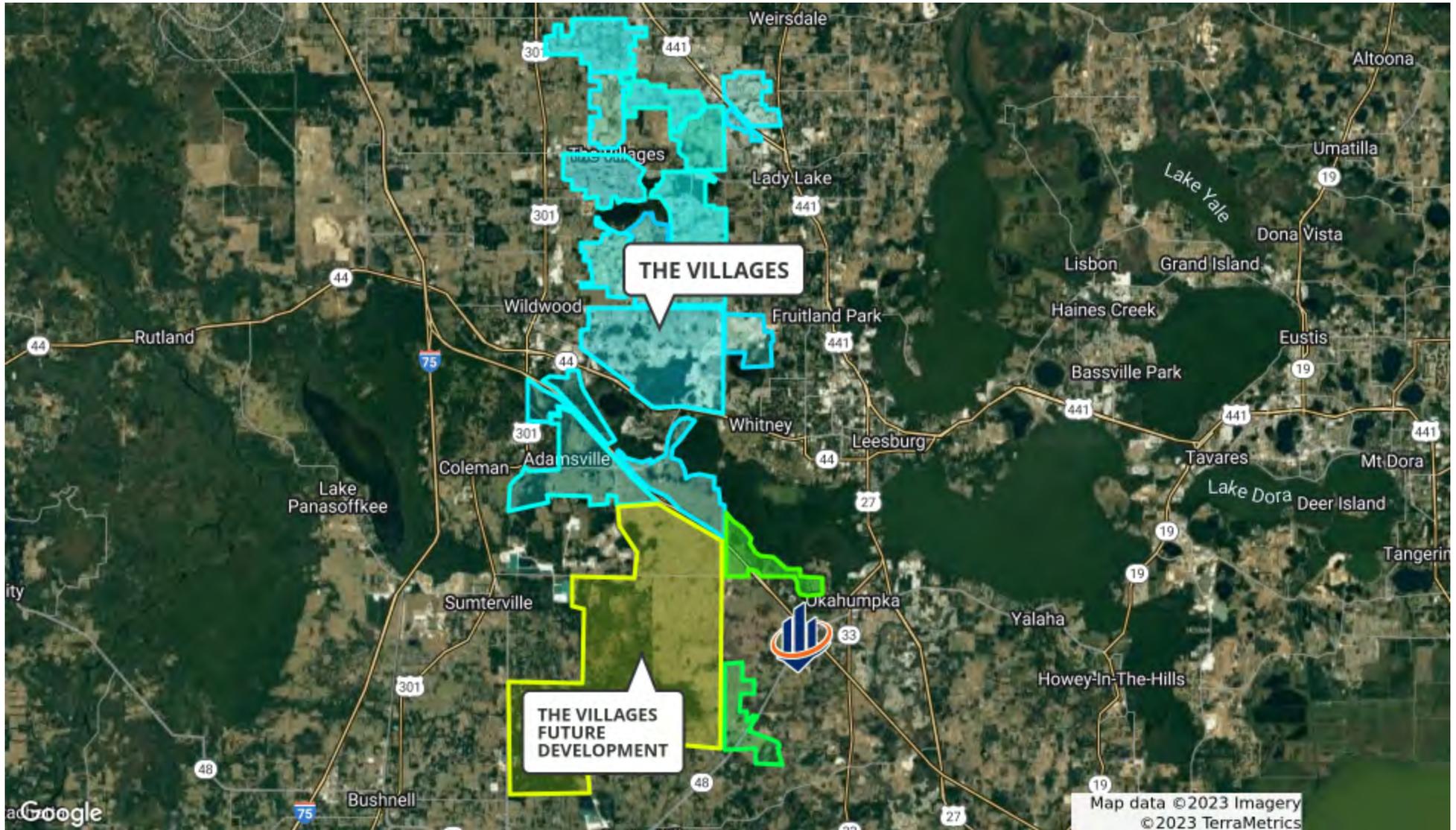
City Of Leesburg Developments



Groveland Developments



The Villages Location Map





LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	367,118 [2019]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area [7 miles south of Clermont], is also an area of significant economic growth



Additional Photos





TRISH LEISNER, CCIM

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher
- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis



MARVIN PURYEAR

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PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Marvin is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included being a broker for 60 agents in two international franchised brokerages in the Central Florida area: a top 50 ERA residential brokerage and a Coldwell Banker Commercial brokerage.

During this time, Marvin was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA. Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), the International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Property Disposition/Sales
- Leasing
- International Marketing
- Negotiation



For more information visit SVNsaunders.com

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