



# PROPERTY FOR SALE

SR 33 OKAHUMPKA - LEESBURG, FL

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## EXECUTIVE SUMMARY

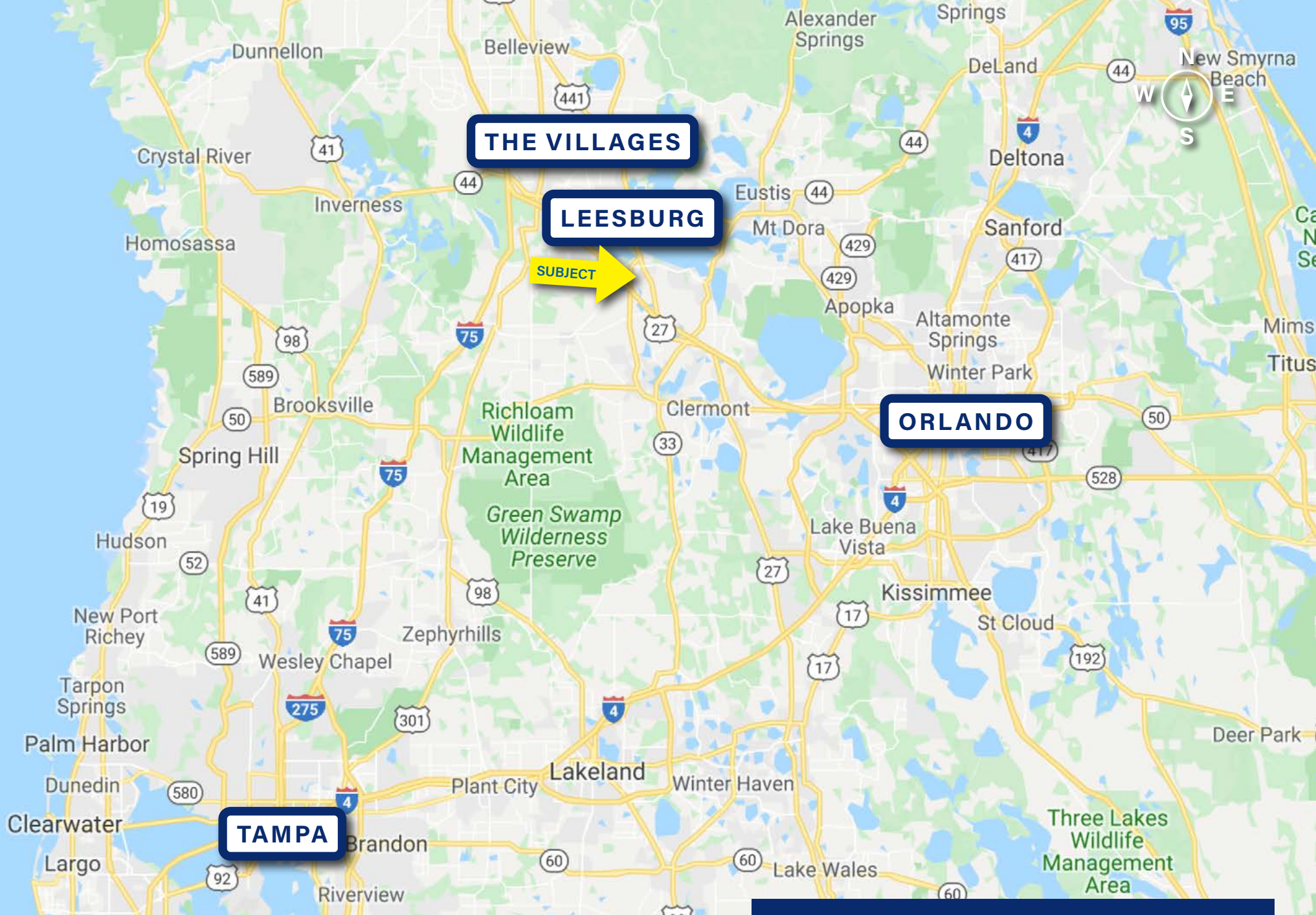
# SR 33 OKAHUMPKA LEESBURG, FL 34748

The subject property is located on SR 33 with 54.5 +/- acres of dry land. The land is within an industrial area. The City of Leesburg has an M1 Industrial zoning for the property as well as a Future Land Use of Industrial.

The Market Area consists of major retailers such as Winn Dixie, Publix, and Organica World among others.

<b>Site Address:</b>	Manor Oaks Court/Shenandoah River Trail Leesburg, FL 34748
<b>County:</b>	Lake
<b>PIN (Property Identification Number):</b>	222024000400003500, 232024000300001500
<b>Land Size:</b>	59.4+/- Acres [5+/- acres of wetlands]
<b>Property Use:</b>	Timberland - site index 90 and above Vacant Residential
<b>Utilities:</b>	City utilities
<b>Zoning:</b>	M-1: Industrial [City of Leesburg]
<b>Future Land Use:</b>	Industrial [City of Leesburg]
<b>Taxes</b>	\$422.76 [2019]
<b>Traffic Count</b>	6,100 cars/day on SR 33
<b>Asking Price:</b>	\$1,500,000

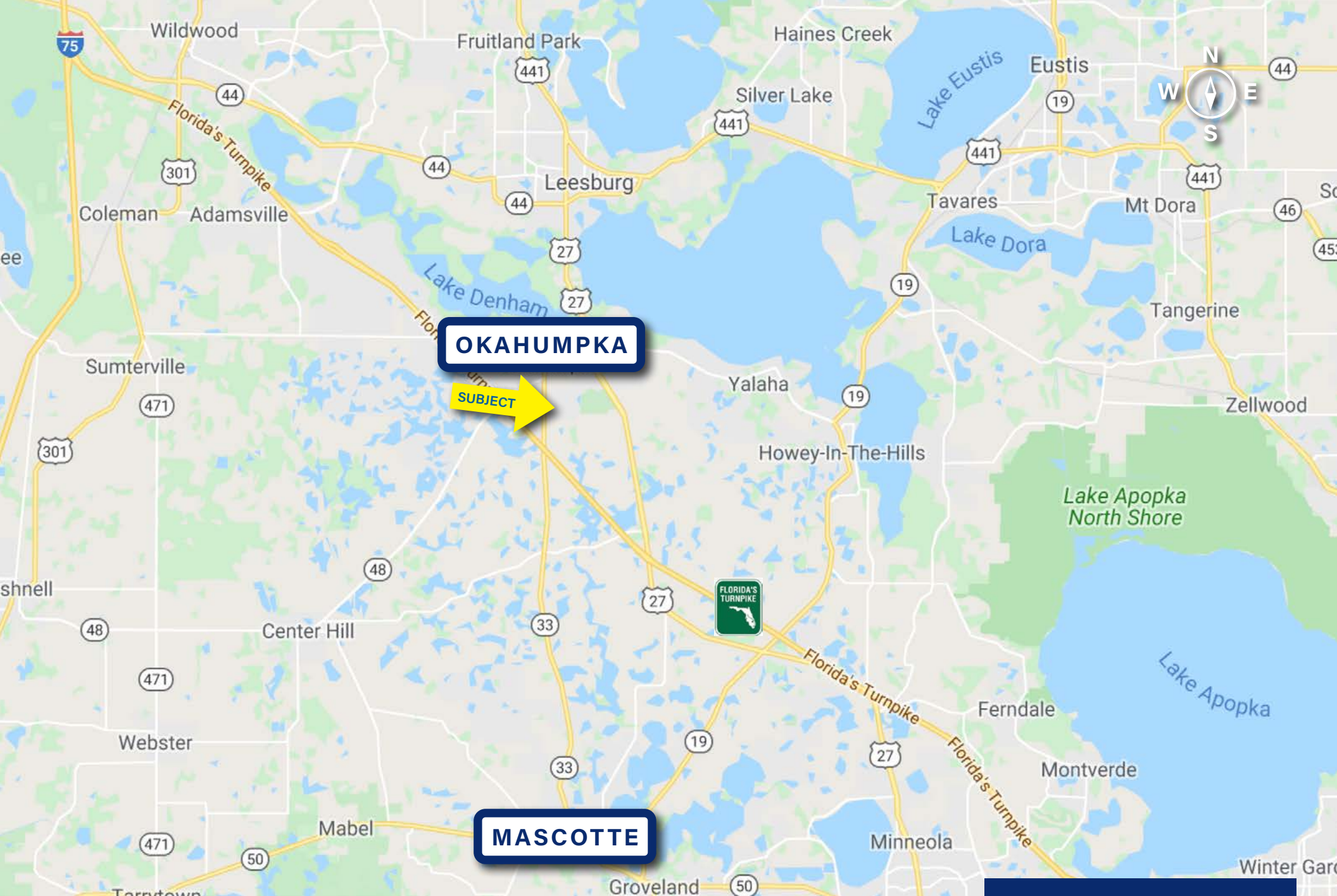




The subject property is located on SR 33 between The Villages and Orlando.

## REGIONAL LOCATION MAP

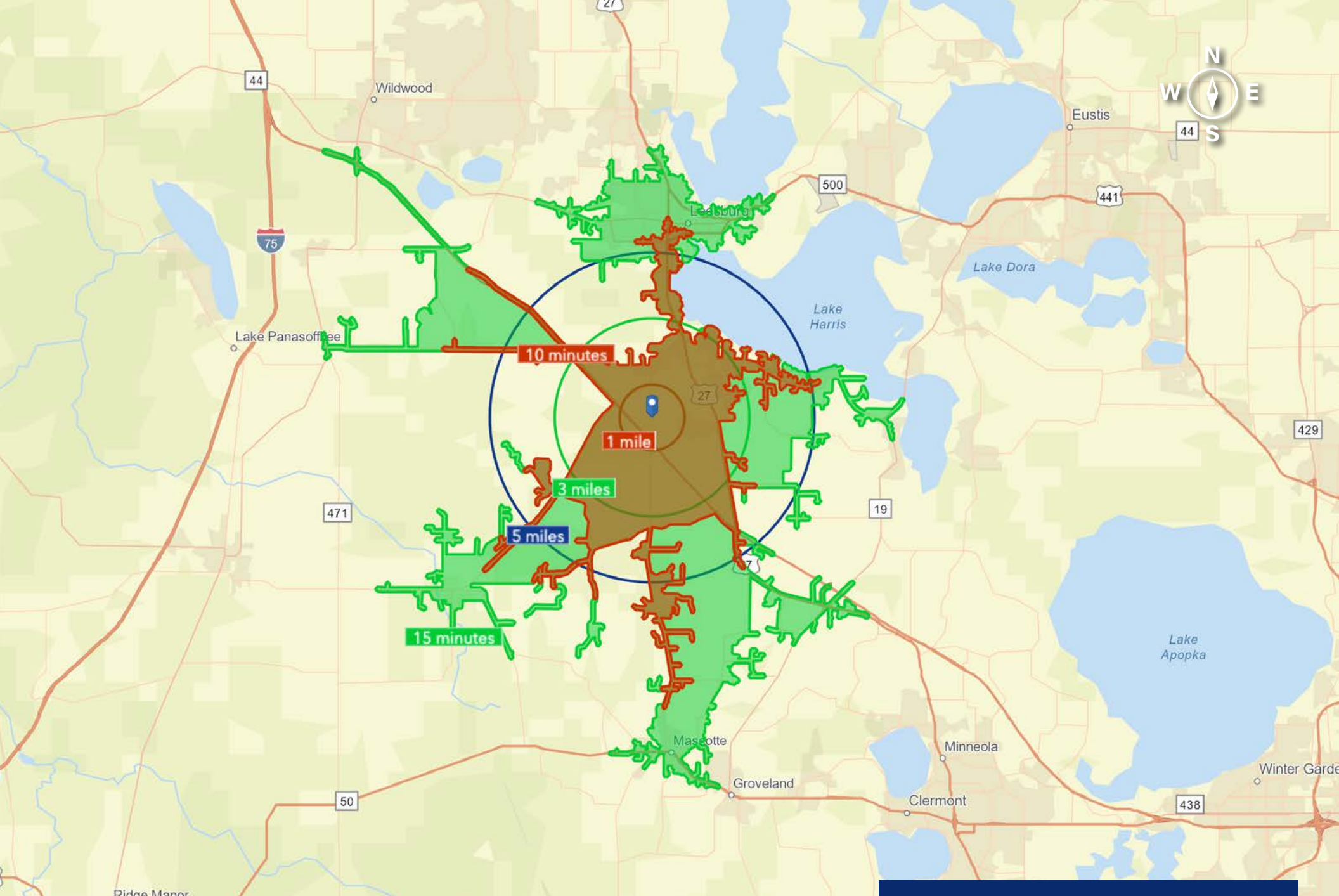




Proximity to the Florida Turnpike, CR 48 and US Highway 27.

**LOCATION MAP**





1, 3, 5 mile radius  
10, 15 minute drive time

## DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Mins	15 Mins	Lake	Orlando	FL	US
Population	2,009	13,400	19,520	17,303	48,300	356,100	2,567,010	21,239,528	332,417,793
Households	1,051	7,230	10,033	8,740	19,042	143,672	947,895	8,299,404	125,168,557
Families	753	4,943	6,850	5,895	12,486	98,463	632,093	5,366,533	82,295,074
Average Household Size	1.91	1.85	1.94	1.98	2.20	2.45	2.66	2.51	2.59
Owner Occupied Housing Units	984	6,669	8,855	7,569	14,273	108,832	577,679	5,375,035	79,459,278
Renter Occupied Housing Units	66	561	1,178	1,171	4,769	34,840	370,216	2,924,369	45,709,279
Median Age	69.7	69.3	67.9	67.1	54.9	48.0	37.5	42.5	38.5
<b>Income</b>									
Median Household Income	52,534	49,841	49,928	47,498	45,229	52,376	55,875	54,238	60,548
Average Household Income	64,735	62,935	62,497	61,344	57,805	69,078	79,437	78,335	87,398
Per Capita Income	34,893	32,782	31,503	30,653	23,713	27,921	29,413	30,703	33,028
<b>Trends: 2019 - 2024 Annual Growth Rate</b>									
Population	0.89%	1.40%	1.33%	1.29%	1.31%	1.93%	2.00%	1.37%	0.77%
Households	0.84%	1.37%	1.30%	1.27%	1.41%	1.82%	1.92%	1.31%	0.75%
Families	0.71%	1.24%	1.17%	1.16%	1.31%	1.76%	1.87%	1.26%	0.68%
Owner HHs	0.94%	1.46%	1.42%	1.43%	1.69%	2.12%	2.23%	1.60%	0.92%
Median Household Income	1.22%	1.42%	1.37%	1.79%	2.20%	1.95%	2.35%	2.37%	2.70%

**T**he subject property has a population of 19,520 people within 5 miles and over 48,300 within 15 minutes.

**P**er capita income within 1 mile is \$34,893 in comparison to Lake County at \$27,921 which is a 25% increase.

# BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 10 Mins 15 Mins Lake Orlando FL US

## Households by Income

<\$15,000	5.50%	9.30%	9.40%	9.60%	11.80%	10.10%	10.40%	11.10%	10.70%
\$15,000 - \$24,999	9.20%	9.20%	9.60%	10.00%	12.20%	11.30%	9.80%	10.10%	9.00%
\$25,000 - \$34,999	11.00%	12.40%	12.10%	12.70%	12.00%	9.70%	9.40%	10.10%	8.90%
\$35,000 - \$49,999	19.90%	19.20%	19.00%	20.20%	18.60%	16.10%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	26.80%	23.40%	23.90%	22.20%	22.30%	20.10%	18.90%	18.50%	17.50%
\$75,000 - \$99,999	12.10%	11.80%	11.70%	11.30%	11.20%	13.00%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	12.80%	9.30%	9.30%	9.10%	7.80%	12.60%	13.50%	12.80%	15.10%
\$150,000 - \$199,999	0.80%	3.70%	3.40%	3.40%	2.70%	4.20%	5.40%	5.00%	6.50%
\$200,000+	1.80%	1.60%	1.60%	1.50%	1.40%	2.90%	5.80%	5.70%	7.30%

## Population by Age

0 - 4	0.60%	1.30%	2.10%	2.50%	3.80%	5.00%	5.80%	5.20%	6.00%
5 - 9	0.60%	1.40%	2.10%	2.50%	3.70%	5.20%	5.90%	5.40%	6.10%
10 - 14	0.60%	1.50%	2.20%	2.40%	3.60%	5.40%	6.00%	5.60%	6.30%
15 - 19	0.70%	1.40%	2.00%	2.20%	3.20%	5.00%	6.20%	5.60%	6.30%
20 - 24	0.80%	1.40%	2.00%	2.40%	3.90%	4.60%	7.30%	6.10%	6.70%
25 - 34	1.70%	2.70%	4.00%	4.60%	11.20%	10.90%	15.60%	13.30%	14.00%
35 - 44	2.30%	3.70%	4.70%	5.30%	10.90%	10.40%	12.80%	11.70%	12.60%
45 - 54	3.80%	5.20%	6.10%	6.30%	9.70%	11.70%	12.70%	12.50%	12.50%
55 - 64	18.50%	16.40%	15.60%	15.50%	13.00%	14.10%	12.40%	13.70%	13.10%
65 - 74	44.20%	35.70%	33.00%	31.30%	20.10%	15.30%	9.20%	11.70%	9.70%
75 - 84	22.40%	22.40%	20.20%	19.10%	12.30%	8.90%	4.50%	6.50%	4.70%
85+	3.70%	6.80%	5.90%	6.00%	4.50%	3.30%	1.70%	2.80%	2.00%

## Race and Ethnicity

White Alone	94.20%	91.30%	88.30%	87.20%	71.00%	78.60%	66.10%	72.70%	69.60%
Black Alone	2.20%	4.20%	6.30%	7.10%	18.90%	11.00%	17.30%	16.50%	12.90%
American Indian Alone	0.10%	0.20%	0.20%	0.20%	0.50%	0.50%	0.40%	0.40%	1.00%
Asian Alone	0.80%	1.20%	1.20%	1.10%	1.20%	2.10%	4.50%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	1.50%	1.70%	2.30%	2.60%	5.70%	4.90%	7.70%	4.50%	7.00%
Two or More Races	1.10%	1.40%	1.70%	1.80%	2.60%	2.90%	3.90%	3.10%	3.50%
Hispanic Origin (Any Race)	4.60%	5.80%	7.20%	7.70%	16.30%	16.60%	32.00%	26.60%	18.60%





**MARKET AREA MAP**

The Market Area includes businesses such as Publix, Walgreens, Lowes, and Organica World among other major retailers.





There is 1,330 +/- ft. of road visibility on SR 33 with proximity to SR 48 and the Florida Turnpike.

**SITE AERIAL**





Aerial View

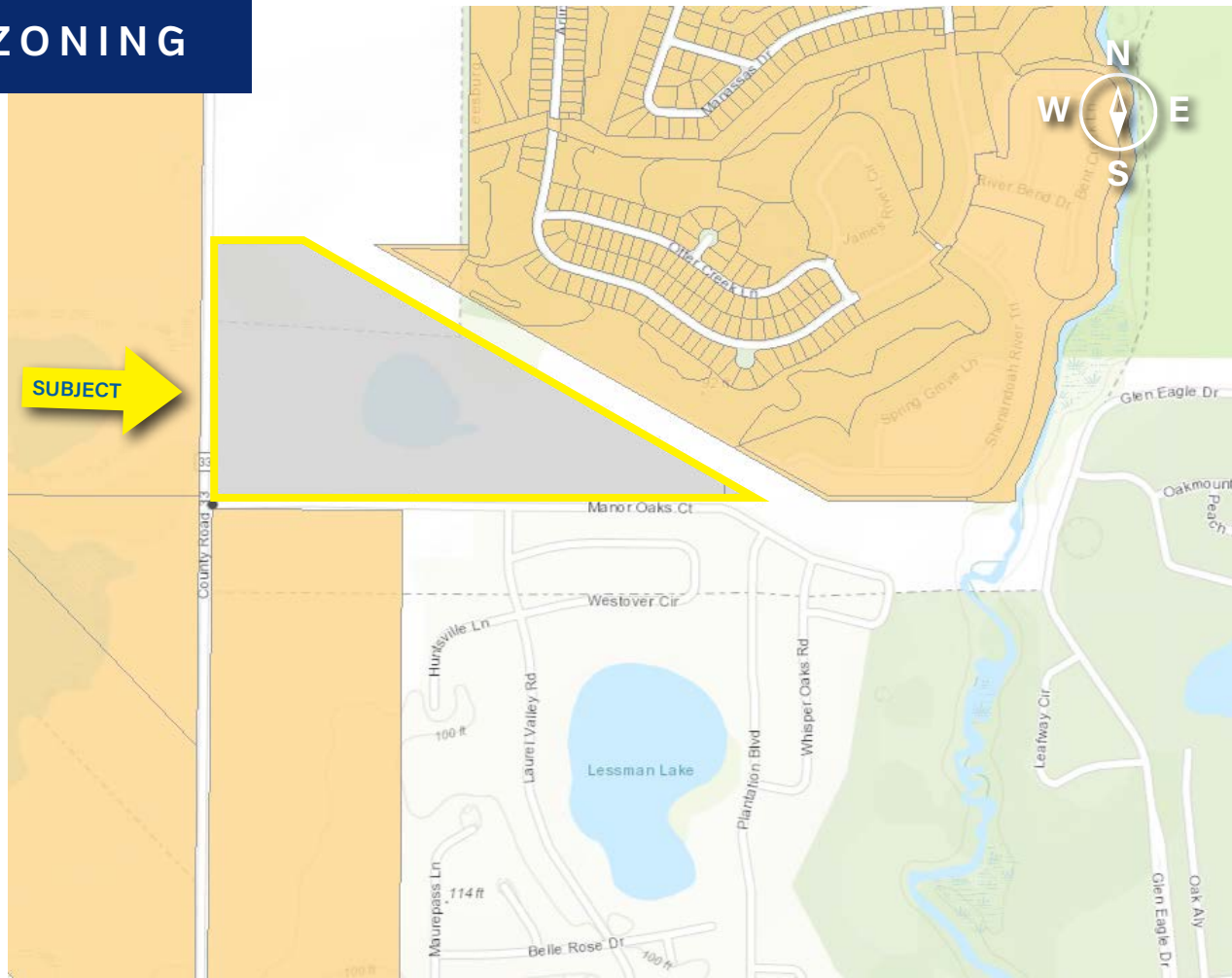


Aerial View



Aerial View of subject property on SR 33

# ZONING



## Industrial (M-1)

The purpose of this district is to delineate those areas suitable for manufacturing and industrial activities in accordance with the growth management plan.

R-1-A

R-1

R-2

R-3

PUD

C-1

C-2

C-3

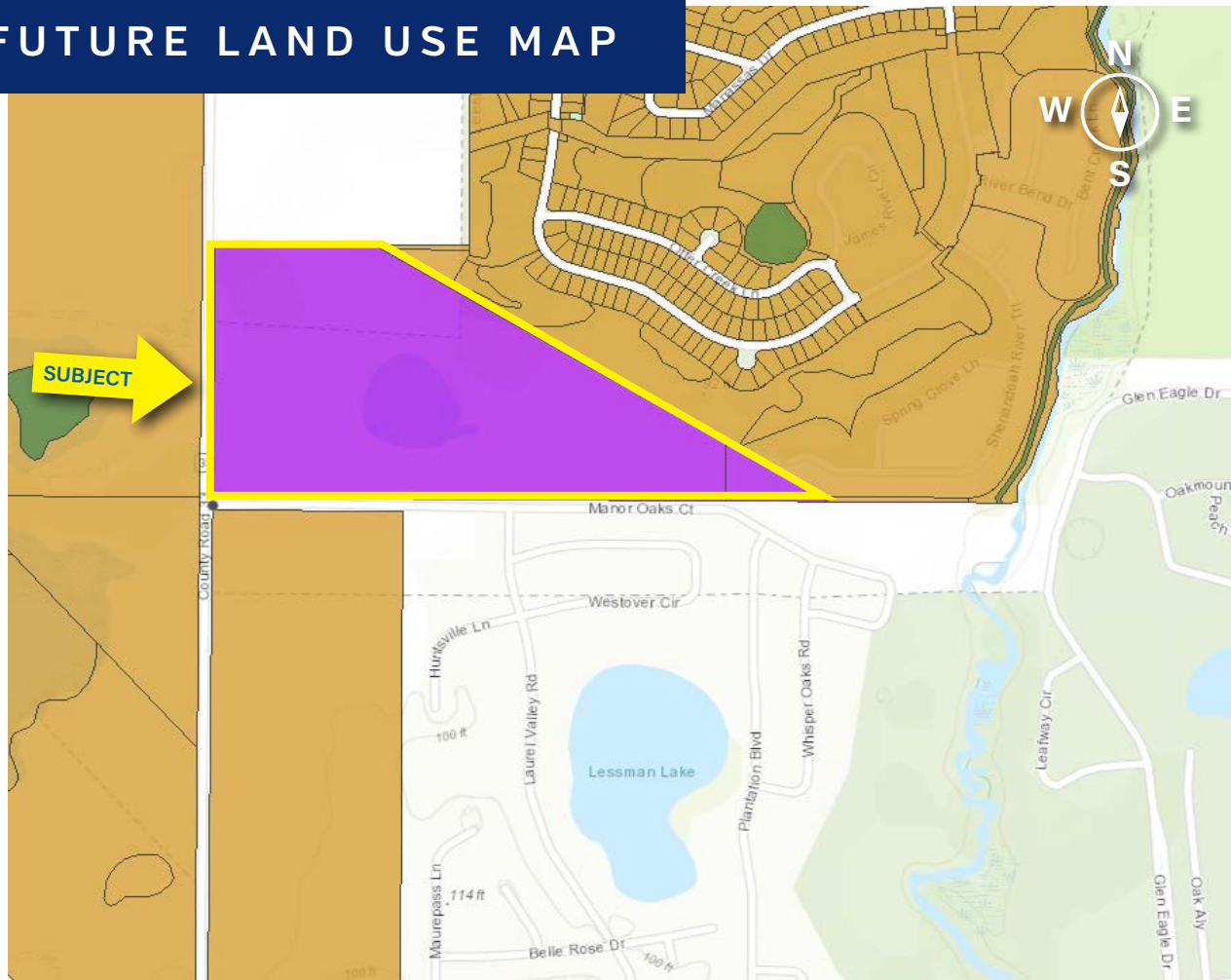
CIP

M-1

M-2



# FUTURE LAND USE MAP



- |                    |                    |                     |
|--------------------|--------------------|---------------------|
| TRANSITIONAL       | ESTATE             | INDUSTRIAL          |
| RIGHTS-OF-WAY      | MEDIUM DENSITY     | RECREATION & TRAILS |
| IND & TECH COMM    | NEIGHBORHOOD MIXED | DOWNTOWN MIXED USE  |
| GENERAL COMMERCIAL | INSTITUTIONAL      |                     |

## Industrial

The industrial land use category includes both light and heavy industrial land uses. The types of uses encouraged within the industrial land use category include distribution centers; manufacturing, processing, and fabrication plants; and recycling centers. The approval of industrial zoning in the Industrial land use category will depend upon the compatibility of the proposed uses with the surrounding land uses.



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