



County Road 48

Legacy  
of  
Leesburg

OFFERING MEMORANDUM

# SERENBY

5612 COUNTY ROAD 48, LEESBURG, FL 34762

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**Eshenbaugh**  
LAND COMPANY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



## PROPERTY DESCRIPTION

The property currently consist of vacant groves, multiple mobile & single family homes, native pasture, and planted hardwood trees. There are remnants of a previous agricultural use that has been abandoned. The site has been rezoned and was planned for residential development. The opportunity is to acquire a 127.93± acre property that is planned for 429 residential units in Leesburg, FL. The proposed product mix calls for 239 single family lots and 190 townhome lots. This property has substantial topography for Florida which grant beautiful views of Lake Harris.

## LOCATION DESCRIPTION

The parcel is located on the south side of County Road 48, approximately 1.5 miles east of U.S. Highway 27, in Leesburg, FL. The property is a short 45 minute ride away from Orlando International Airport via the Florida Turnpike.

## PROPERTY SIZE

127.93 Acres

## ZONING

The property is zoned PUD and was approved for up to 429 residential units.

## PARCEL ID

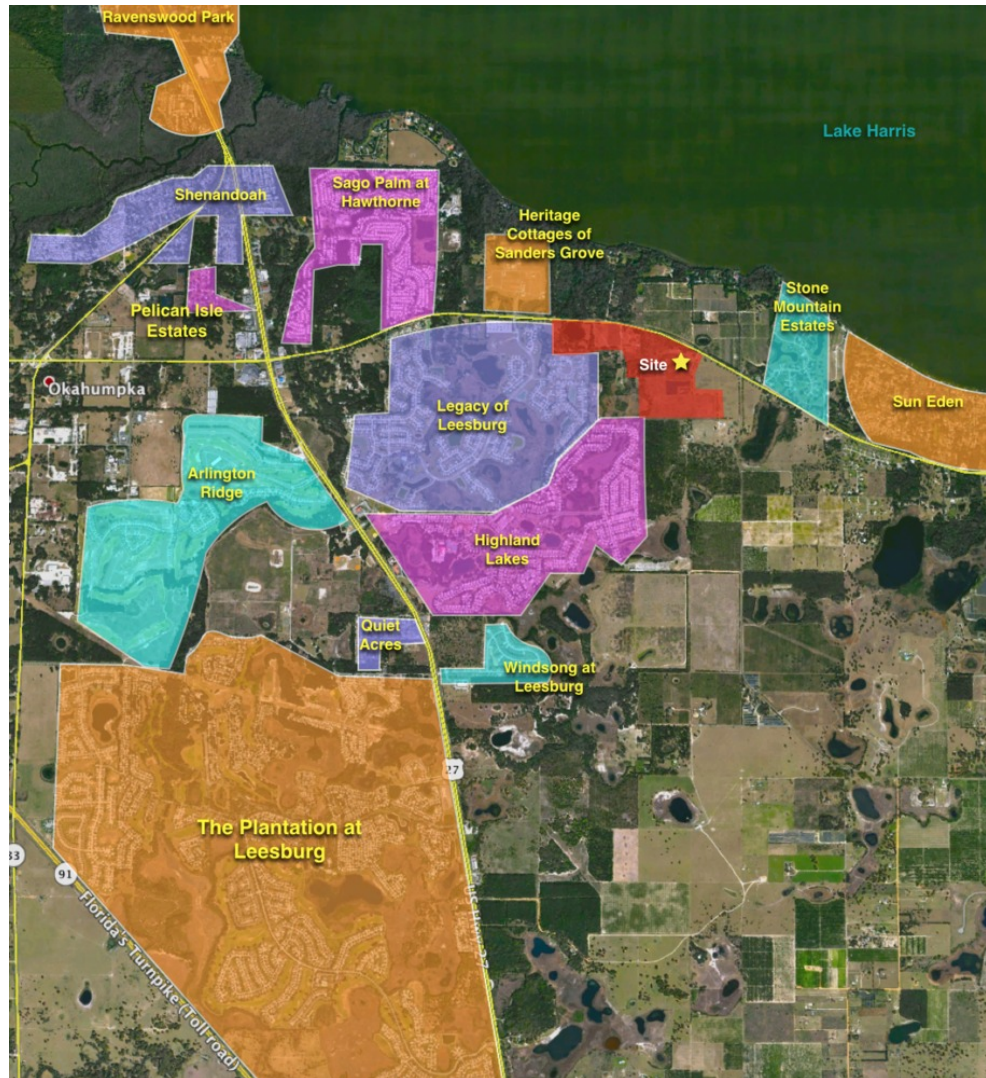
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## PRICE

\$1,450,000

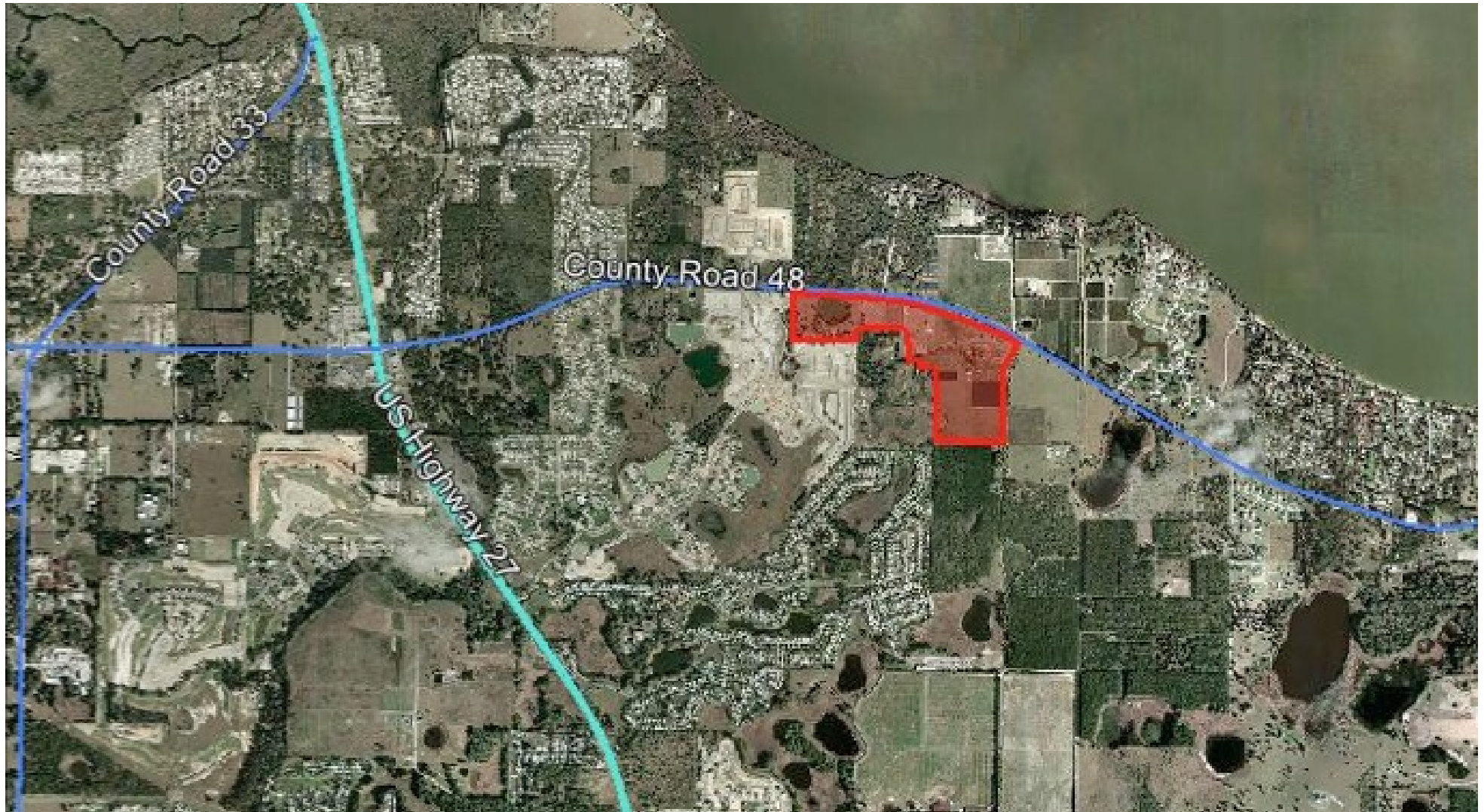
## BROKER CONTACT INFO

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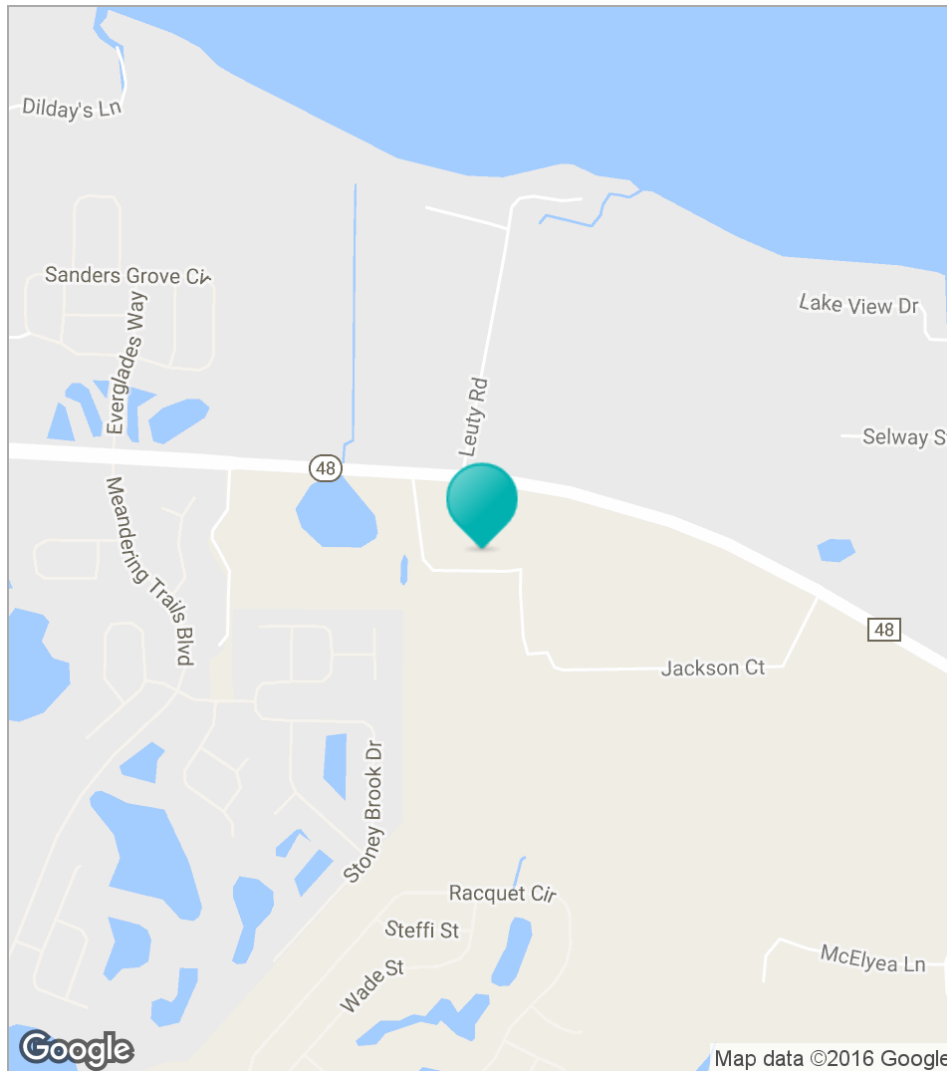




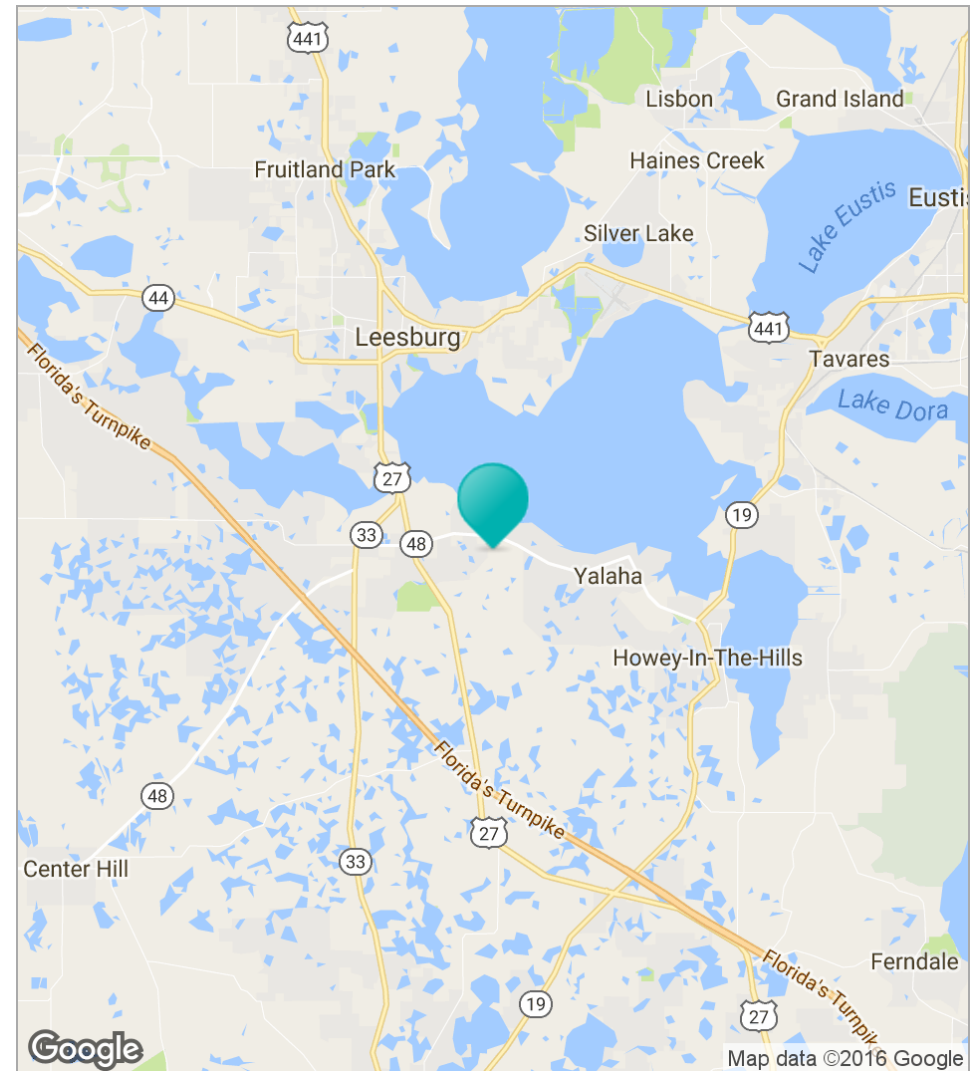




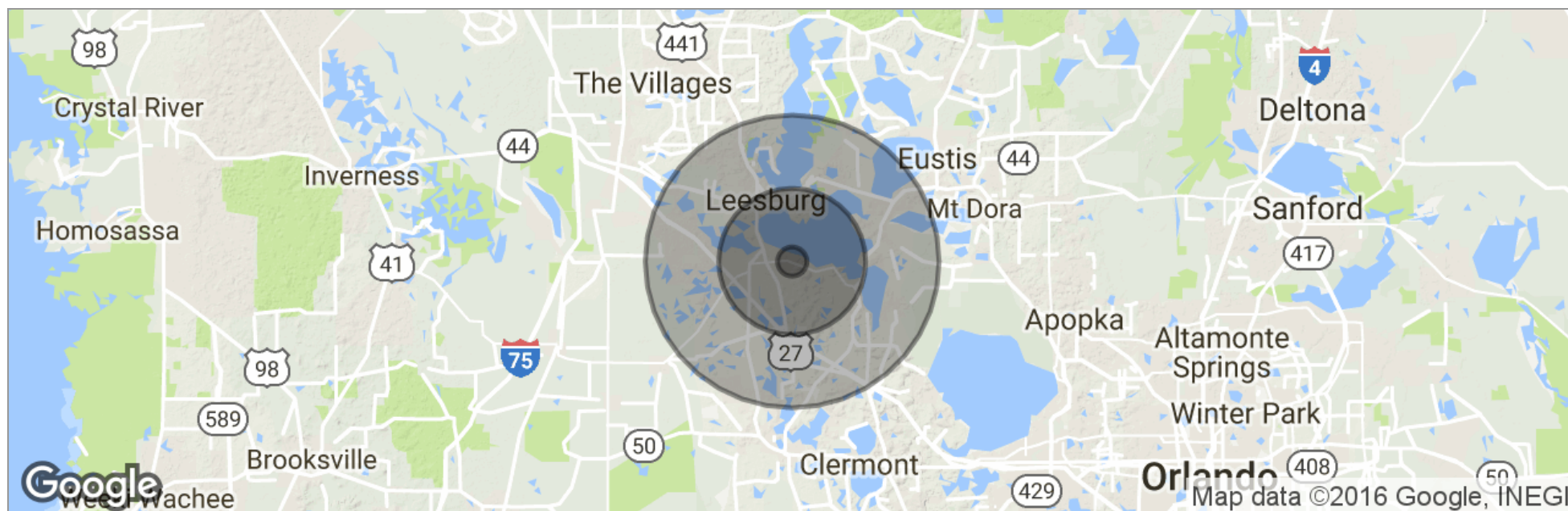




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	1 Mile	5 Miles	10 Miles
Total Population	776	23,093	101,555
Population Density	247	294	323
Median Age	68.1	55.9	51.8
Median Age (Male)	67.8	54.6	50.8
Median Age (Female)	68.3	57.2	52.5
Total Households	405	10,808	44,612
# of Persons Per HH	1.9	2.1	2.3
Average HH Income	\$63,873	\$59,512	\$55,536
Average House Value	\$231,008	\$222,426	\$192,018

\* Demographic data derived from 2010 US Census