

**314± ACRES
COUNTY ROAD 48
LEESBURG
LAKE COUNTY, FLORIDA**

SIZE: 314± acres

PRICE: \$3,000,000.00 (\$9,554.14 / acre)

LOCATION: The property is located on the south side of County Road 48, approximately one mile south of N. Austin Merritt Road, in the city of Leesburg. The western most boundary of the property is the Lake – Sumter County line.

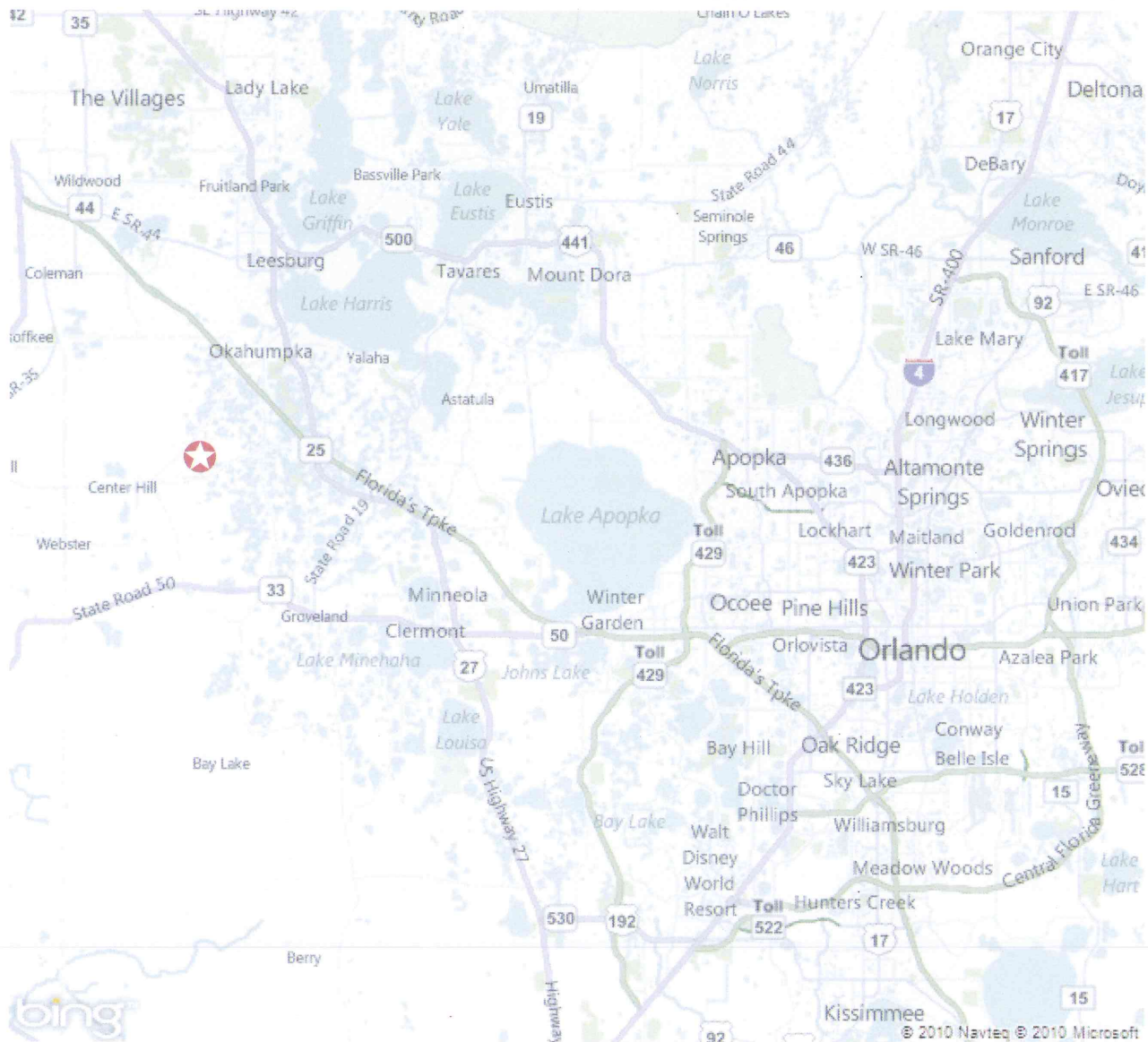
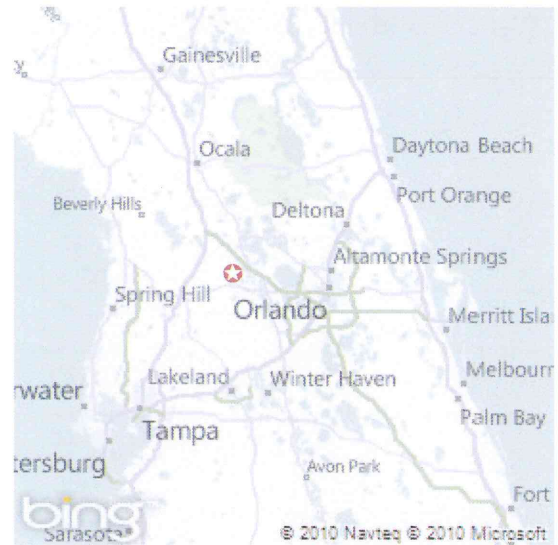
ZONING: AG – 1 unit per 5 gross acres City of Leesburg

FUTURE LAND USE: Rural – 1 unit per 5 gross acres City of Leesburg

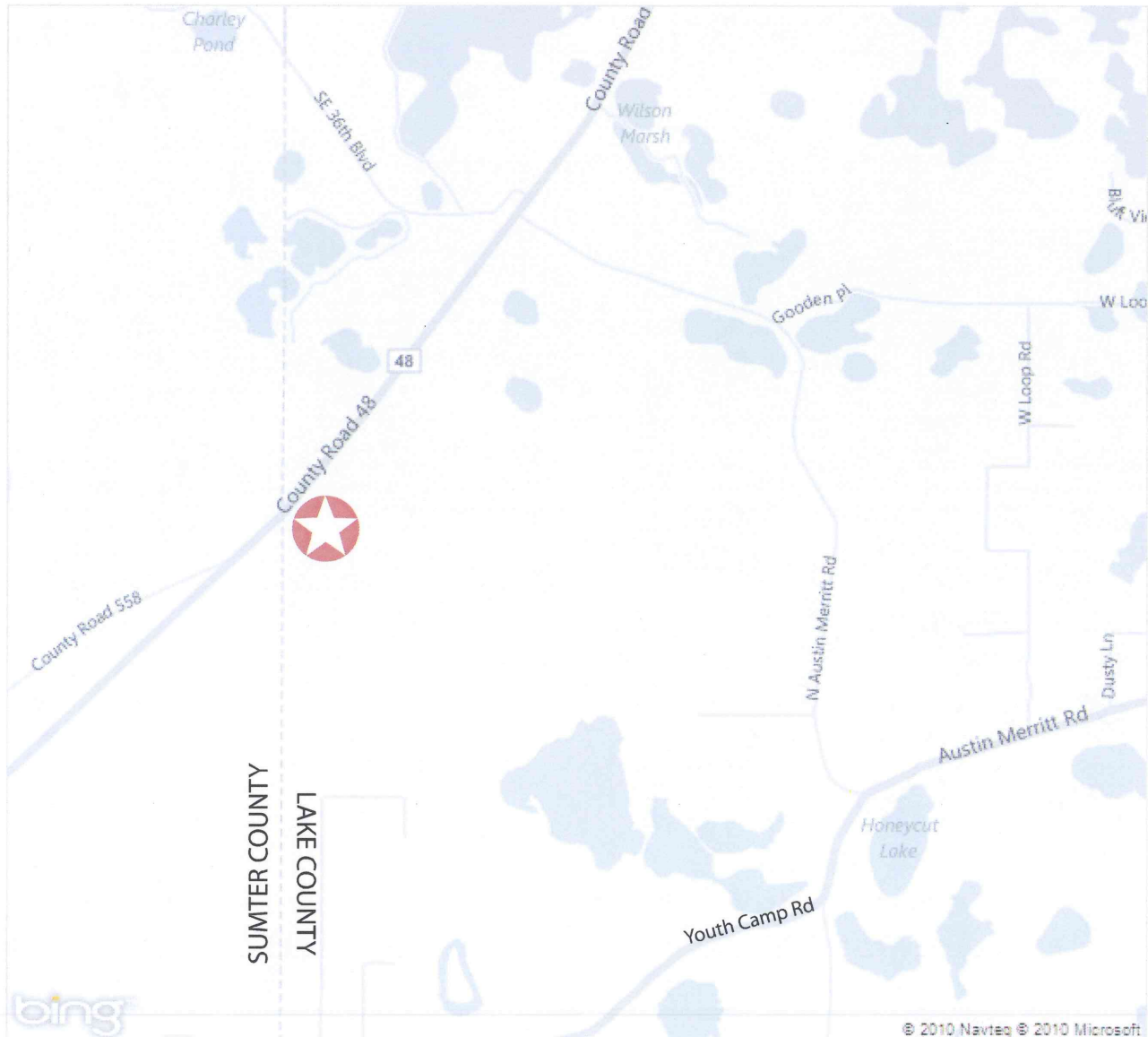
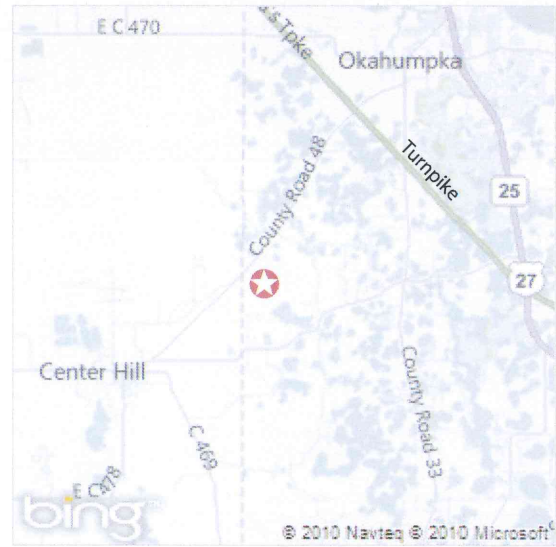
ROAD FRONTAGE: 1,200'± on County Road 48

NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

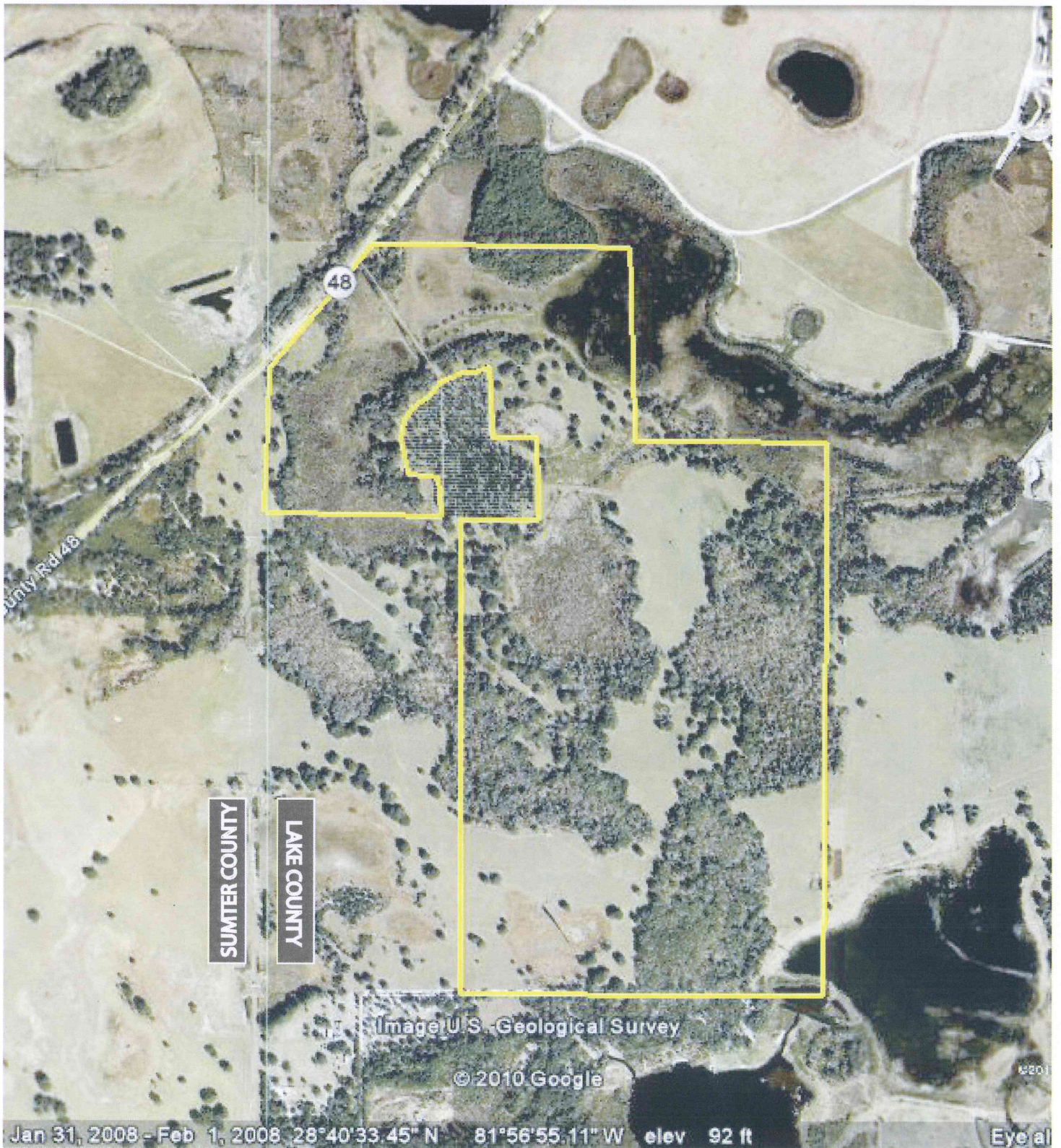
314+/- Acres CR 48, Lake County, FL



314+/- Acres CR 48, Lake County, FL



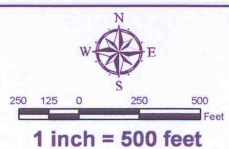
314+/- Acres CR 48, Lake County, FL





Legend

 Merritt Property (314 Ac±)



Merritt Property
 Lake County, Florida
 USGS Topography Map

Project No.: 1289/5
 File Name:
 1289-5_Topo 11x17.mxd
 Project Name: Merritt
 Project Manager: Greg Beliveau
 Creation Date: Feb. 7, 2011
 Revision Date: N/A
 Created By: D. Ludwig



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SECRET PROMISE
Approved DRI - Units: 7800
Approved PUD
Approved Comp. Plan Amendment

RONALD REAGAN TPKE & SR 97

CR 470

CR 48

CR 33 / CR 48

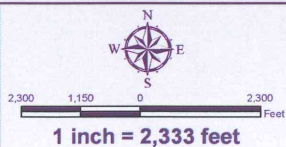
CR 33

CR 49

CR 33

Legend

- Merritt Property (314 Ac±)
- Secret Promise
- Leesburg City Boundary



Merritt Property
Lake County, Florida
General Location Map

Project No.: 1289/5
File Name:
1289-5_location 11x17.mxd
Project Name: Merritt
Project Manager: Greg Bellevue
Creation Date: Feb. 7, 2011
Revision Date: N/A
Created By: D. Ludwig

