

**FOR
SALE**

6.23 ACRES C-2 COMMERCIAL
S Dixie Ave, Leesburg, FL 34731 | \$550,000

**UNDER
CONTRACT**



PROPERTY HIGHLIGHTS

- 6.23 acres
- Zoned C-2
- Commercial (High Intensity) FLU
- Utilities to site
- 800'± frontage on S Dixie Ave
- SE corner of Dixie Ave and Thomas Ave (signalized)

PARCEL IDS

101924000300009000

101924000300003500

101924000300003400

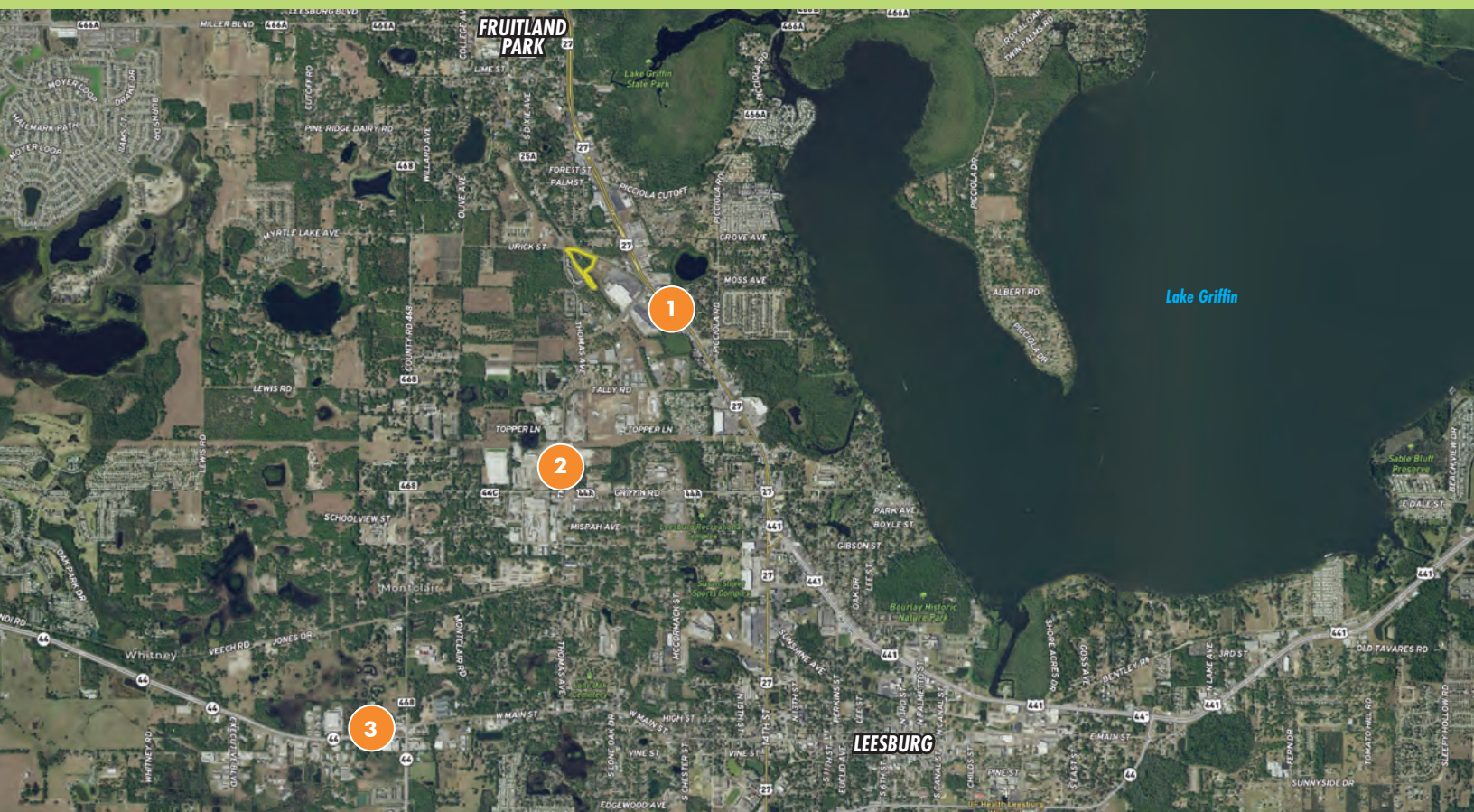
DESCRIPTION

Don't miss this rare opportunity to own over six acres of raw land in a booming commercial area. Located at the signalized corner of South Dixie Avenue and Thomas Avenue in Lake County, this property is zoned C-2 and is adjacent to a Walmart Supercenter and a multi-family development. *Call for a showing before it's gone!*

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AVERAGE DAILY TRAFFIC COUNTS (2019)

1 44,000 (US-27/441 S) **2** 7,400 (Thomas Ave S) **3** 20,500 (SR-44/Dixie Ave E-W)

DRIVE TIMES

Fruitland Park: 5 minutes

Leesburg: 10 minutes

The Villages: 20 minutes

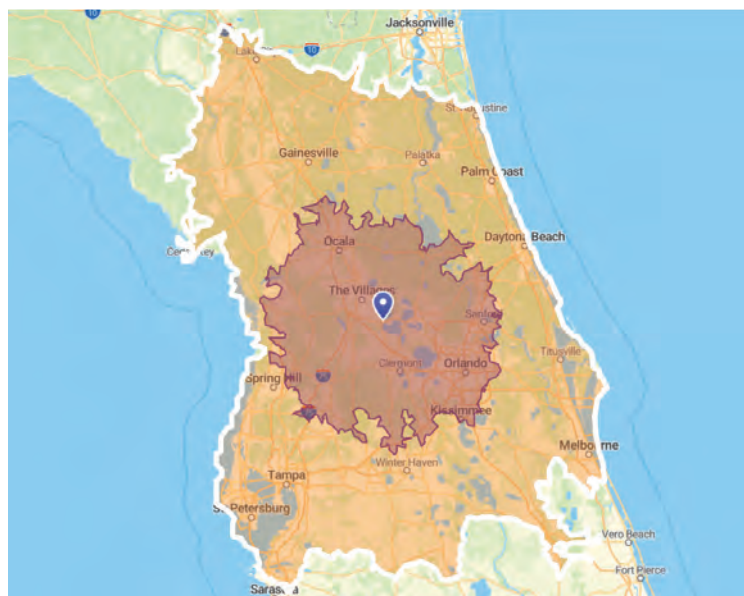
Ocala: 45 minutes

Orlando: 1 hour

Tampa: 1.5 hours

East Coast Beaches: Under 2 hours

St. Augustine: 2.25 hours



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