

**FOR  
SALE**

# COMMERCIAL DEVELOPMENT OPPORTUNITY CR 44 - LEESBURG

9915 County Road 44, Leesburg, FL 34788

**PRICE REDUCED**



## ABOUT THE PROPERTY

<b>SIZE</b>	6.25± acres
<b>PRICE</b>	<b>NOW \$2,250,000</b> (was \$2,500,000)
<b>ZONING</b>	Rural Transition
<b>FLU</b>	A (Agriculture), CP (Commercial), R-6 (Residential)
<b>UTILITIES</b>	Electric available Well & Septic required
<b>ROAD FRONTAGE</b>	425'± on CR 44 415'± on Hickory Hollow Rd
<b>PARCEL IDs</b>	03-19-25-0001-000-05300, 03-19-25-0001-000-01200, 03-19-25-0001-000-01400, 03-19-25-0001-000-05900

## DESCRIPTION

Located on County Road 44, this property lies in the rapidly growing Leesburg corridor. With over 11,000 drivers per day, CR 44 offers significant visibility and access. Surrounded by increasing residential and commercial activity, this property offers a unique opportunity to capitalize on the region's rapid expansion and high demand for versatile, income-generating spaces.

This site has recently been annexed into the City of Leesburg with preliminary approvals for self-storage. The current entitlements allow a total of 101,380 SF for commercial buildings. This is an ideal location for self-storage or other adaptable flex space, allowing for a variety of commercial uses.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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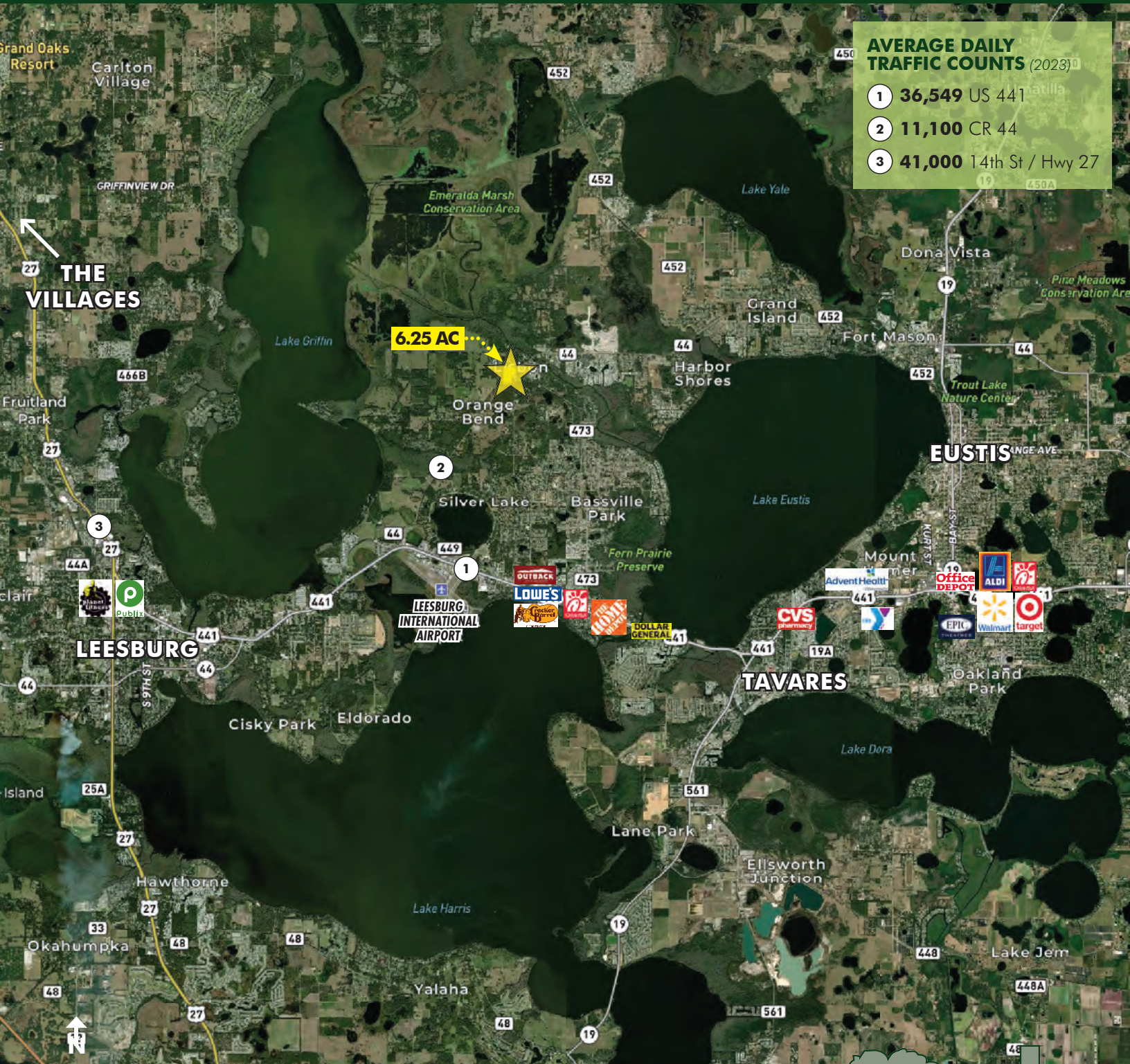




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MLC

Maury L. Carter & Associates, Inc.<sup>SM</sup>  
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## DRIVE TIMES

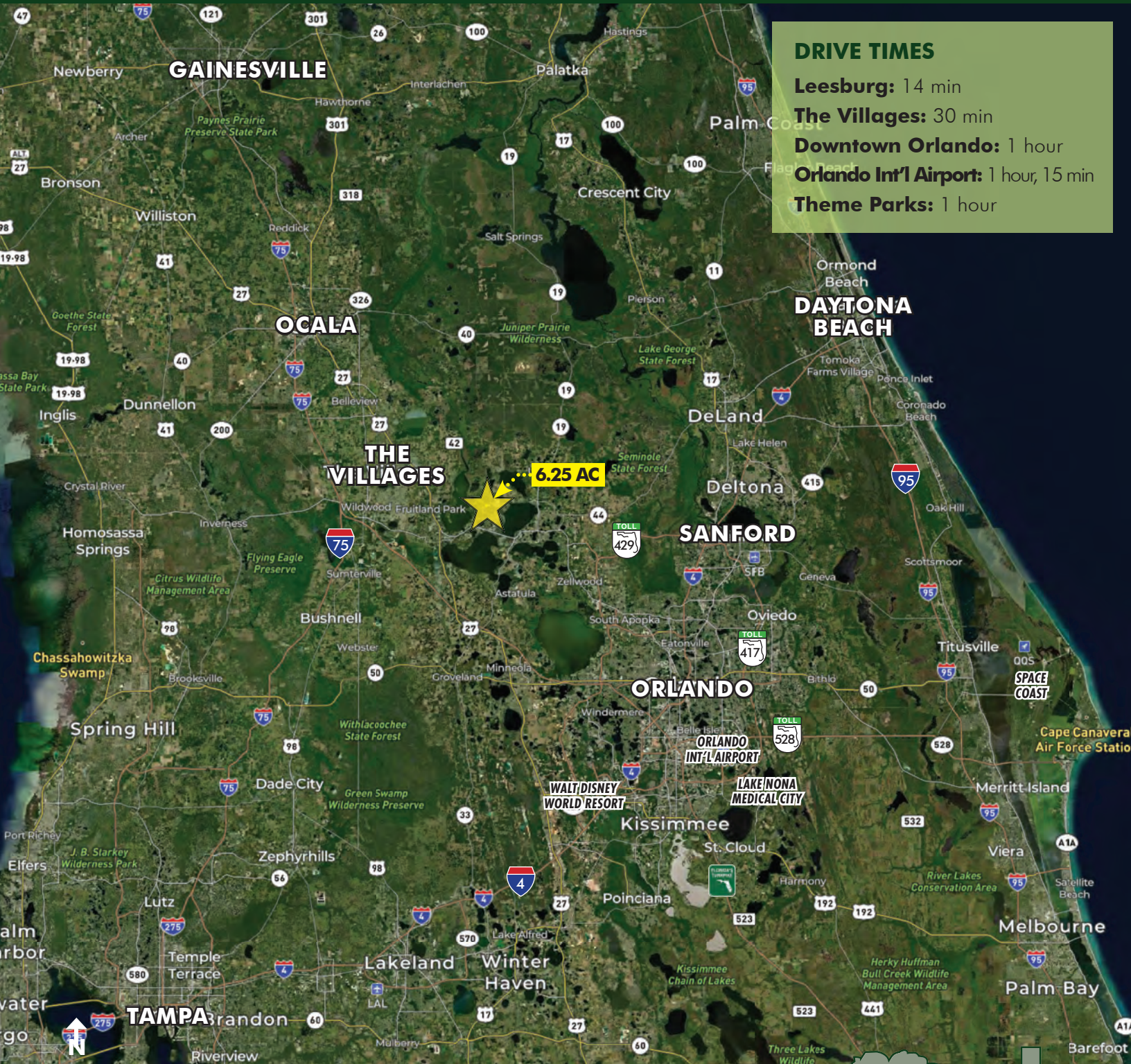
**Leesburg:** 14 min

**The Villages:** 30 min

**Downtown Orlando:** 1 hour

**Orlando Int'l Airport:** 1 hour, 15 min

**Theme Parks:** 1 hour



## LOCATION MAP

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