

**FOR
SALE**

COMMERCIAL DEVELOPMENT OPPORTUNITY CR 44 - LEESBURG

9915 County Road 44, Leesburg, FL 34788



ABOUT THE PROPERTY

SIZE 6.25± acres

PRICE \$2,500,000

ZONING Rural Transition

FLU A (Agriculture), CP (Commercial),
R-6 (Residential)

UTILITIES Electric available
Well & Septic required

ROAD FRONTAGE 425'± on CR 44
415'± on Hickory Hollow Rd

PARCEL IDs

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 significant development potential and is currently being entitled for a 95,000 SF building. 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 | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.

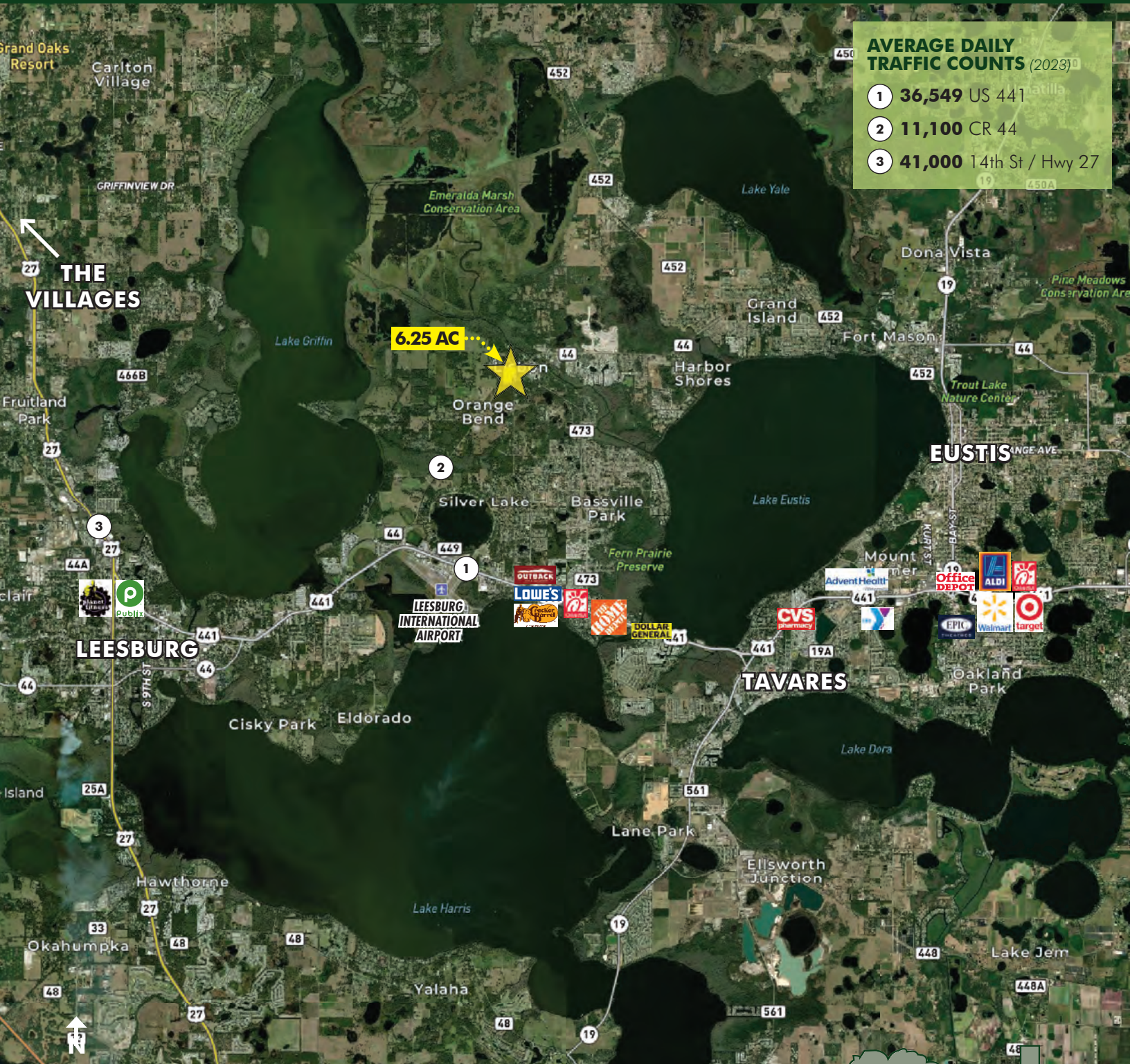


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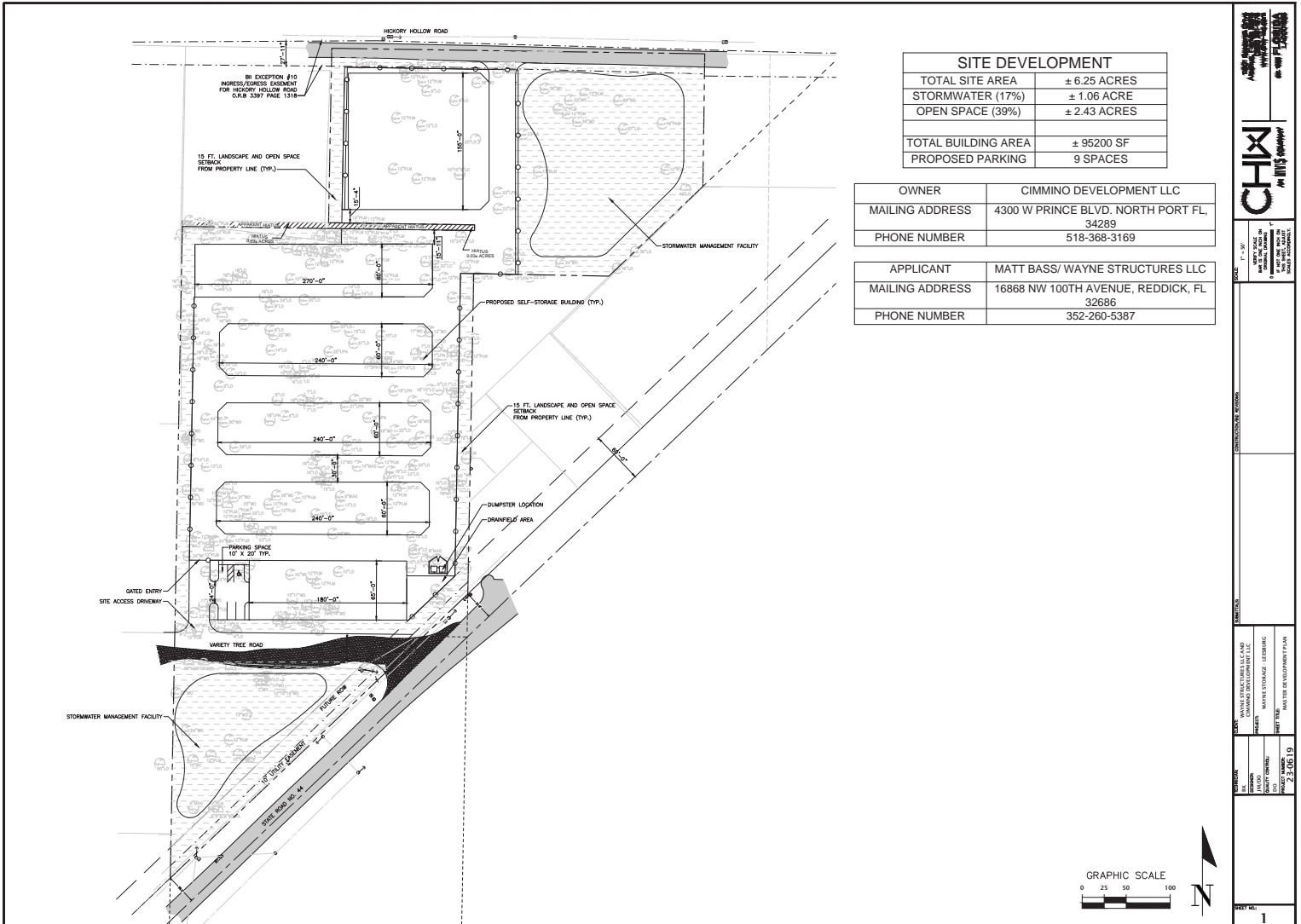
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CONCEPT PLAN

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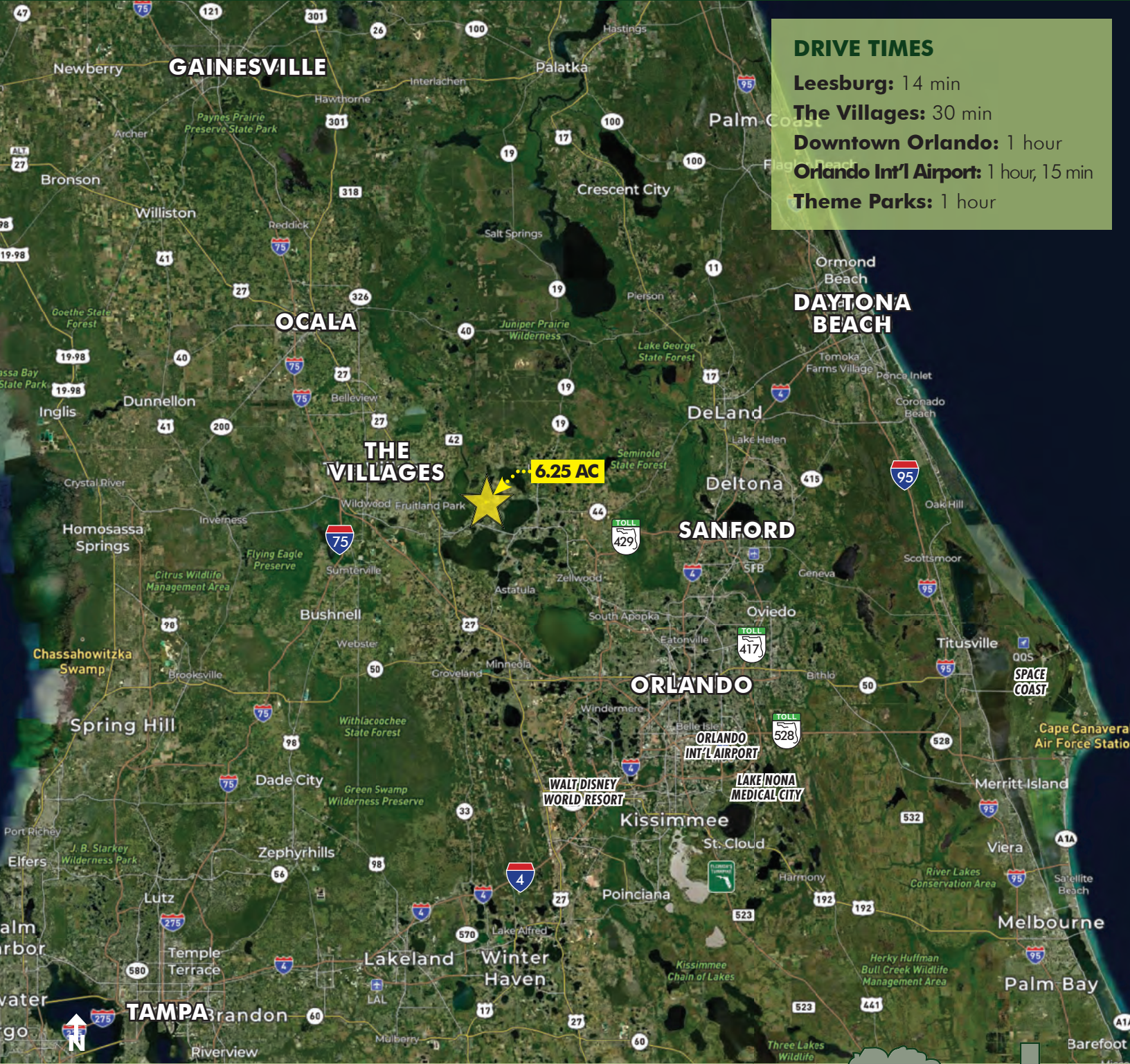
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DRIVE TIMES

- 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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