

56+ Acres Vacant Land

911 FL-48, Groveland, FL 34736

Offered at: \$4,500,000

Surrounded by The Village Expansion Areas



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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The Villages, FL 32159

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Direct: (352) 266-7795



Executive Summary

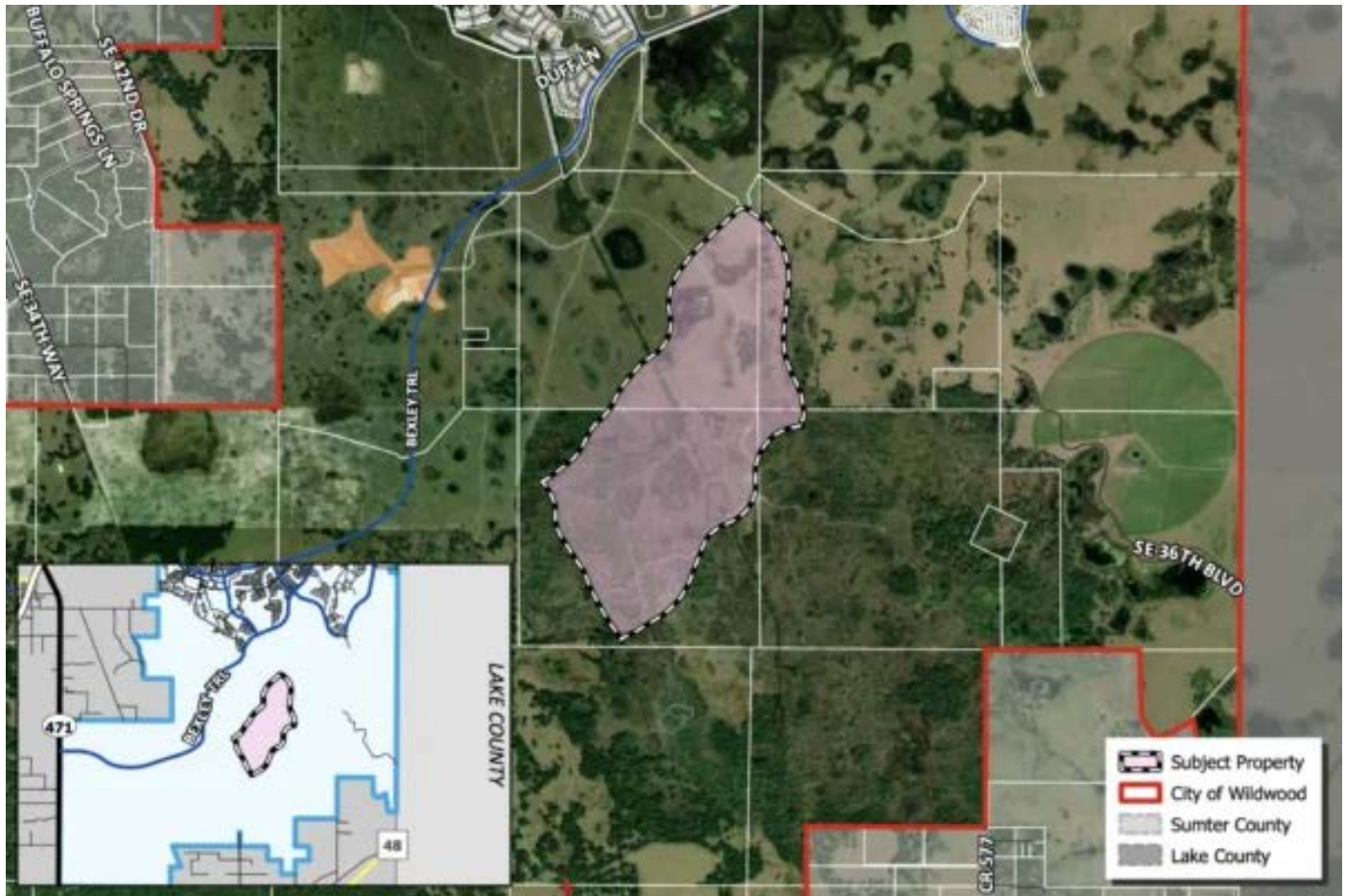
56+ acres adjoining The Villages expansion area by 3 property boundaries. Subject property is convenient to Florida Turnpike & I-75, off CR 48 just south of HWY 470 & north of Austin Merritt Rd. Property currently AG, however, City of Leesburg has utilities approximately 2,000 feet. The City is open to annexation/entitlements for future development. Includes Lake County Property Appraiser Alt Keys: 1701333, 3794012.



Magistrate approves plan for another 2,000 homes in southern end of The Villages

by [Marv Balousek](#)

June 2, 2026



Another 2,000 homes are headed for 641 acres near the southern end of The Villages.

Special Magistrate Lindsday C.T. Holt approved a site plan for the amoeba-shaped neighborhood at a meeting Tuesday of the Wildwood Planning and Zoning Board. The City Commission probably will consider the site plan later this month.

Located in The Villages of Southern Oaks about five miles west of the Florida Turnpike and four miles east of State Road 471, the property is bounded by Landstone Boulevard, Plaster Drive, Northbourn Drive and Busche Boulevard. It is near Bexley Trail. The site plan for the age-restricted neighborhood indicates residential areas, non-residential areas, open space, retention ponds and preserved wetlands, but does not include details about amenities.

Leesburg's Former Motocross Track Sale

June 3, 2026



DIX Developments acquired Leesburg's 74-acre Blake Ridge property from the retiring Motocross Professional Blake Baggett for \$4.875 million. (\$65,000 per acre)

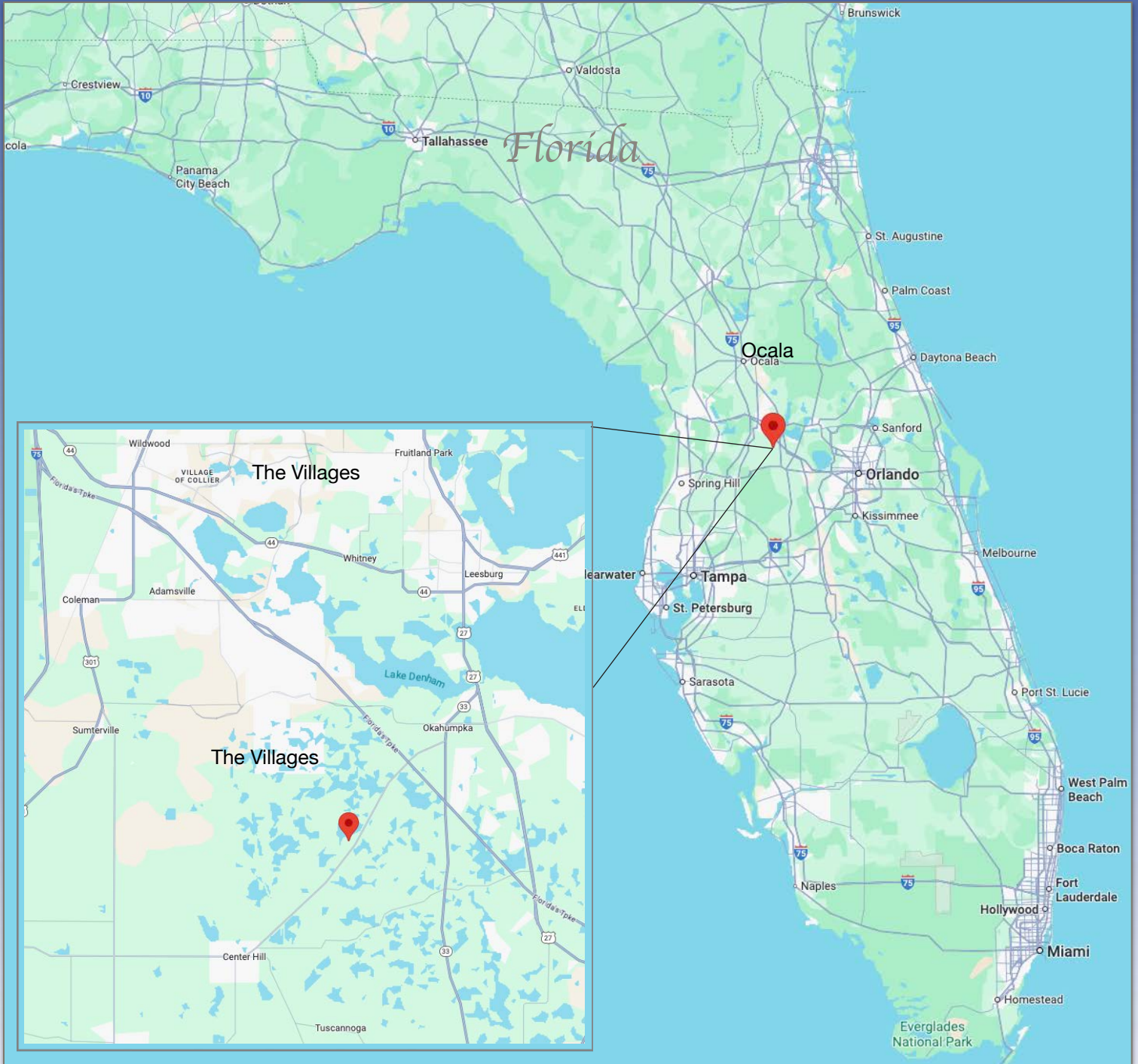


According to a report by Growthspotter, Blake Ridge nodded to Baggett's nickname during his racing career, and was set to include 216 detached lots, including 216 detached lots.



Bladeridge was the first of three closures of DIX, bringing 1,466 new homes directly across from The Village's border along the county road.

Map Location



LEGAL DESCRIPTION:

[illegible]

LEGEND

[illegible]

BOUNDARY SURVEY

-FOR

AKIN REALTY COMPANY
ALTERNATE KEYS 1701333 & 3794012
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

CURVE TABLE				
CURVE TAG	BEARS ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1877.68°	22.5645°	751.17°	744.96°
C2	1937.68°	27.2037°	771.62°	771.66°



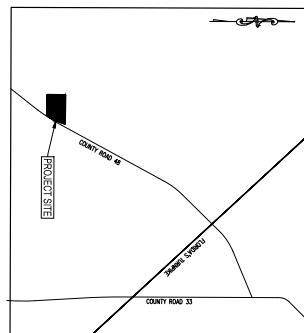
SURVEY NOTES

- [illegible]

SURVEYOR'S CERTIFICATE

I CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5A17.050-.052, FLORIDA ADMINISTRATIVE CODE.

TYLER P. TRACZ, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6962



SHEET 01 OF 01

BOUNDARY SURVEY
FOR
AKIN REALTY COMPANY

ALTERNATE KEYS 1701333 & 3794012
SECTION 31,
TOWNSHIP 20 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

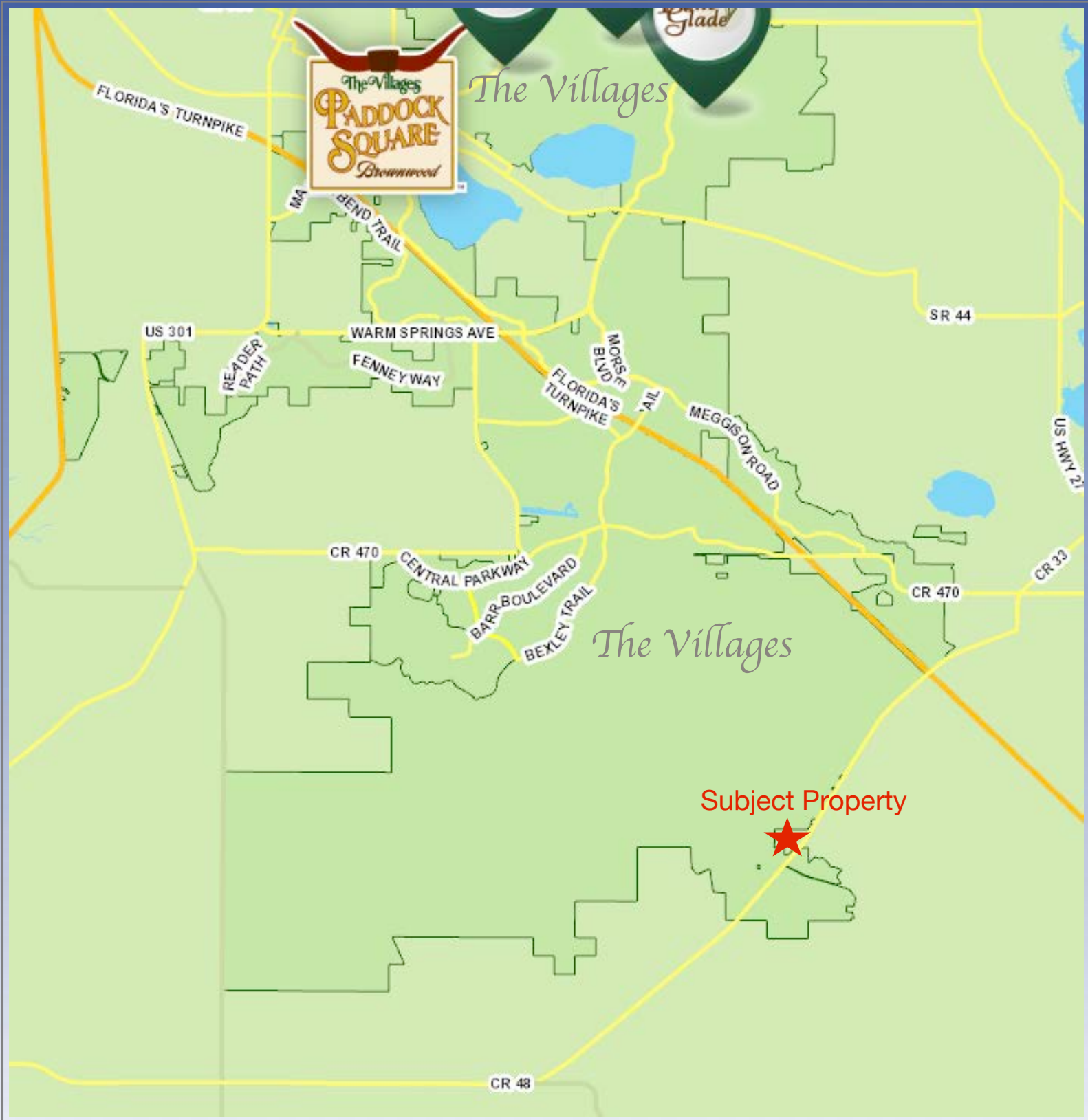
CLIENT:	AKON REALTY COMPANY
JOB NO.:	501023.03900
DRAWING DATE:	06/29/2024
DRAWN BY:	JL
CHECKED BY:	1023-202-06-29-2024

61 MARCH

DATE _____

CFB | **SURVEYING**

Map Location



Demographic and Income Profile

911 County Road 48, Groveland, Florida, 34736 2
911 County Road 48, Groveland, Florida, 34736
Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	9,250	15,568	17,388
Total Households	4,725	7,668	8,615
Family Households	3,183	5,135	5,631
Average Household Size	1.96	2.03	2.02
Owner Occupied Housing Units	4,287	7,233	8,176
Renter Occupied Housing Units	438	435	438
Median Age	69.0	64.4	64.7

Trends 2026 - 2031	Area	State	National
Population	2.20%	1.10%	0.50%
Households	2.40%	1.30%	0.70%
Family Population	1.90%	1.30%	0.60%
Owner Occupied Housing Units	2.50%	1.60%	0.00%
Median Household Income	2.60%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	182	2.0%	474	3.0%	537	3.1%
5-9	169	1.8%	526	3.4%	563	3.2%
10-14	189	2.0%	526	3.4%	608	3.5%
15-19	198	2.1%	524	3.4%	554	3.2%
20-24	183	2.0%	464	3.0%	515	3.0%
25-29	160	1.7%	510	3.3%	583	3.4%
30-34	192	2.1%	494	3.2%	617	3.5%
35-39	190	2.0%	547	3.5%	600	3.5%
40-44	172	1.9%	560	3.6%	662	3.8%
45-49	259	2.8%	536	3.4%	685	3.9%
50-54	335	3.6%	679	4.4%	663	3.8%
55-59	531	5.7%	880	5.7%	903	5.2%
60-64	877	9.5%	1,197	7.7%	1,280	7.4%
65-69	1,231	13.3%	1,630	10.5%	1,637	9.4%
70-74	1,608	17.4%	1,802	11.6%	1,984	11.4%
75-79	1,413	15.3%	1,884	12.1%	1,887	10.8%
80-84	876	9.5%	1,442	9.3%	1,719	9.9%
Age 85+	484	5.2%	894	5.7%	1,391	8.0%

Full report available upon request.

 **Source:** Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Retail Goods and Services Expenditures

911 County Road 48, Groveland, Florida, 34736 2

911 County Road 48, Groveland, Florida, 34736

Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2026	2031
The Elders (J2)	56.0%	Population	15,568	17,388
Southern Satellites (I6)	26.9%	Households	7,668	8,615
Senior Escapes (J1)	11.2%	Families	5,135	5,631
Scenic Byways (I2)	2.6%	Median Age	64.4	64.7
Rooted Rural (I4)	2.5%	Median Household Income	\$78,734	\$89,653

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	75	\$1,915.87	\$14,690,888
Men's	75	\$380.94	\$2,921,065
Women's	83	\$703.30	\$5,392,899
Children's	57	\$197.48	\$1,514,309
Footwear	73	\$436.48	\$3,346,941
Watches & Jewelry	77	\$130.02	\$997,024
Apparel Products and Services (1)	76	\$67.64	\$518,650
Computer			
Computers and Hardware for Home Use	74	\$164.11	\$1,258,370
Portable Memory	84	\$3.52	\$26,992
Computer Software	71	\$13.58	\$104,104
Computer Accessories	77	\$15.83	\$121,359
Education	79	\$3,383.15	\$25,941,984
Educational Books, Supplies, and Other Expenditures	64	\$30.65	\$235,044
Other School Supplies	72	\$65.53	\$502,471

Full report available upon request.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Medical Expenditures

911 County Road 48, Groveland, Florida, 34736 2

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Ring: 5 mile radius



Demographic Summary		2026	2031
Population		15,568	17,388
Households		7,668	8,615
Families		5,135	5,631
Median Household Income		\$78,734	\$89,653
Males per 100 Females		93.4	93.7
Population by Age			
Population <5 Years		3.0%	3.1%
Population 65+ Years		49.1%	49.6%
Median Age		64.4	64.7
	Spending Potential Index	Average Amount Spent	Total
Health Care	91	\$7,306.12	\$56,023,293
Medical Care	90	\$2,534.35	\$19,433,420
Physician Services	82	\$238.63	\$1,829,839
Dental Services	87	\$493.79	\$3,786,379
Eyecare Services	95	\$85.73	\$657,384
Lab Tests, X-rays	74	\$62.25	\$477,323
Hospital Room and Hospital Services	78	\$275.59	\$2,113,253
Convalescent or Nursing Home Care	115	\$78.60	\$602,667
Nonphysician Services (1)	76	\$136.39	\$1,045,853
Nonprescription Drugs	103	\$207.76	\$1,593,069
Prescription Drugs	94	\$429.87	\$3,296,277
Vitamins and Supplements	107	\$171.85	\$1,317,743
Medicare Prescription Drug Premium	126	\$139.62	\$1,070,584
Eyeglasses and Contact Lenses	78	\$110.63	\$848,279
Hearing Aids	111	\$41.88	\$321,105
Topicals/Dressings	91	\$61.77	\$473,664

Full report available upon request.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

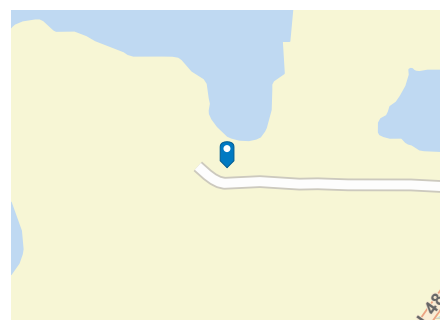
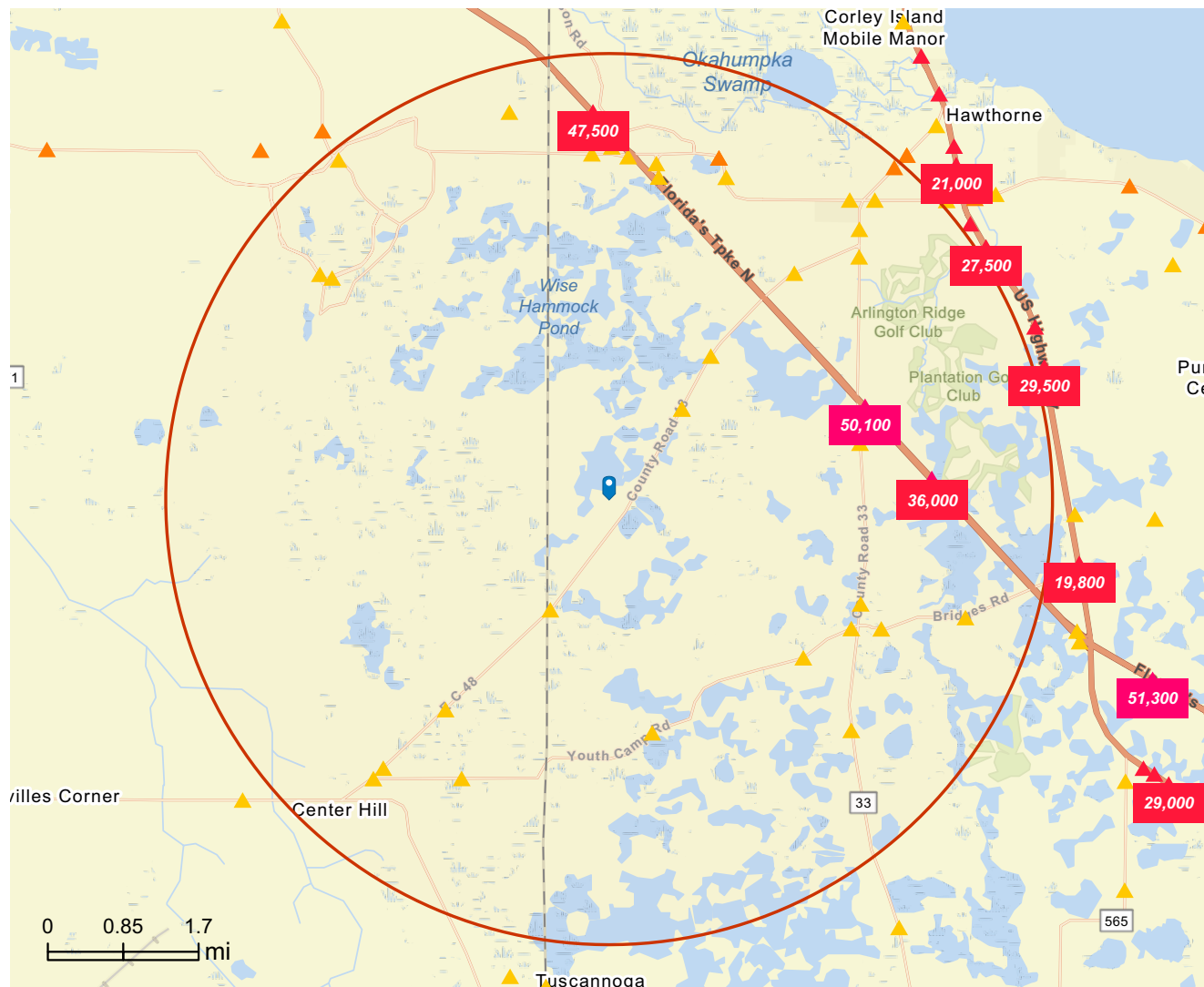
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Traffic Count Map

911 County Road 48, Groveland, Florida, 34736 2

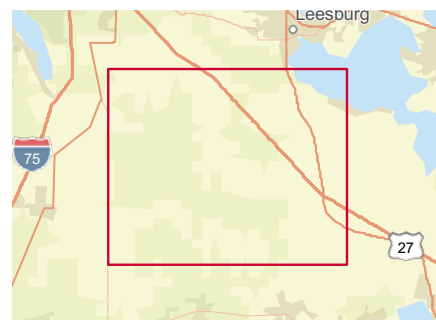
911 County Road 48, Groveland, Florida, 34736

Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2026)

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