

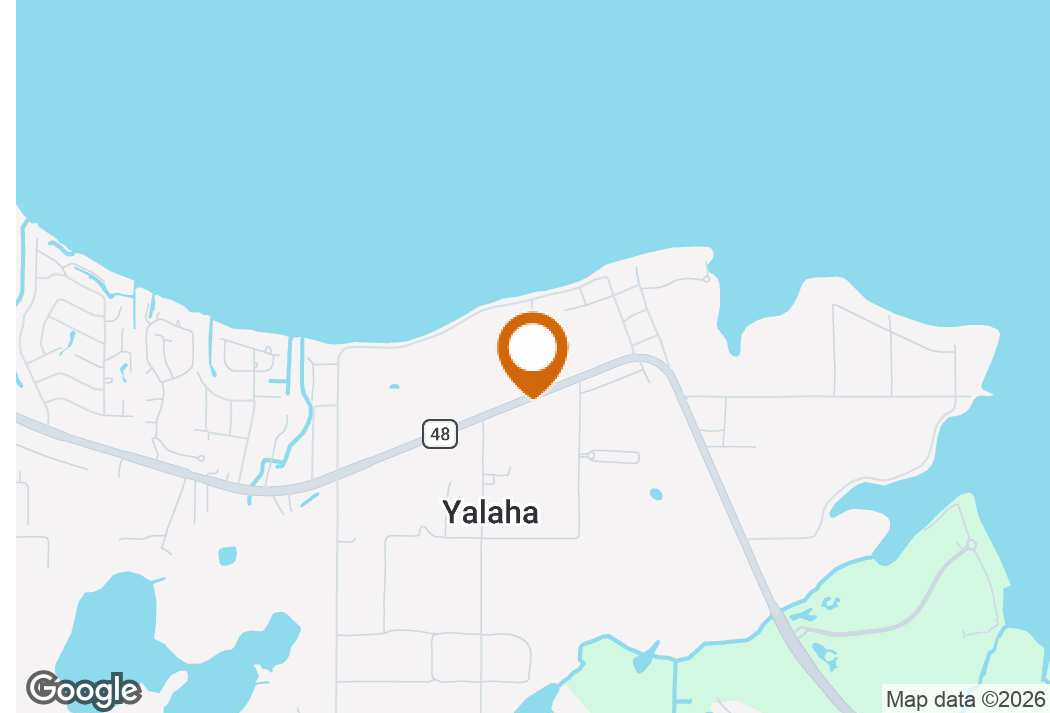


CR-48 and Guava Street Development Land

8834 County Road 48, Yalaha, Florida 34797

Rick Gonzalez, ALC, CCIM
352-408-3892
rickg@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$800,000
Lot Size:	12.4 Acres
Price / Acre:	\$64,516
Zoning:	Industrial
City:	Yalaha
County:	Lake
State:	Florida
Traffic Count:	11,300 ± Cars/Day (CR-48)
Road Frontage:	1,860 ± FT (CR-48)
Property Type:	Development Land

Property Overview

This 12.4± acre offering in Yalaha, Florida presents a well-located opportunity along County Road 48 with additional frontage on Guava Street. Originally planned for a water and sewer facility to serve the Drakes Point subdivision, the parcels are now available for alternative uses. The property is currently zoned Industrial with a Future Land Use designation of Rural Transition, offering flexibility for a range of potential development scenarios, subject to Lake County approval.

Positioned between Howey-in-the-Hills and Leesburg, this corridor is experiencing steady residential growth, with several new single-family communities under construction nearby. The combination of road frontage, zoning, and location within a rapidly expanding area makes this site a compelling prospect for buyers seeking to capitalize on continued growth in Lake County.

Property Highlights

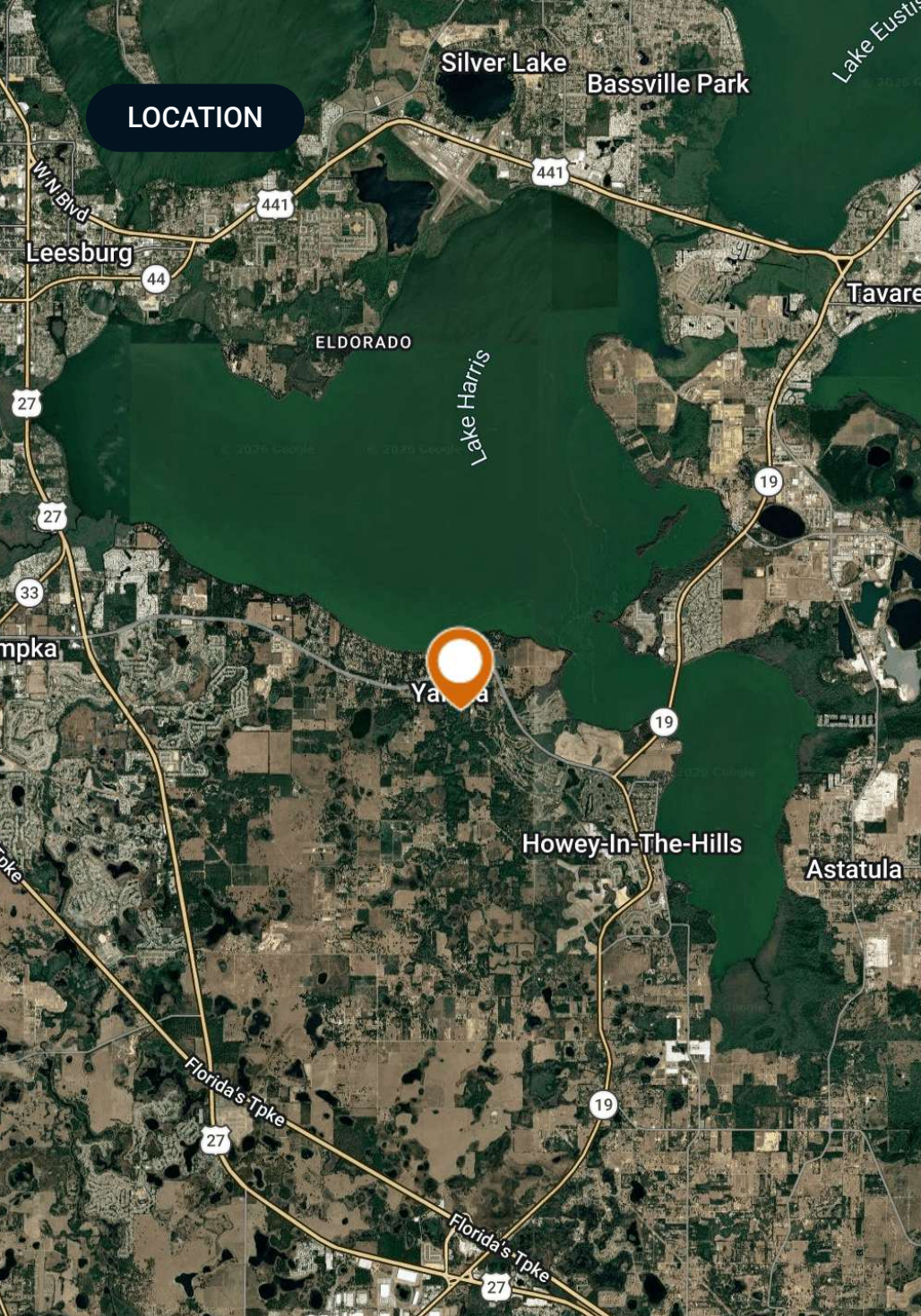
- 12.4 ± acres with frontage on County Road 48 and Guava Street in Yalaha
- Great location in a rapidly expanding area
- 1,860 ± FT of frontage on CR-48

SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Sand
Taxes & Tax Year:	\$7,332.55 - 2025
Zoning / FLU:	Rural Transition
Water Source & Utilities:	Well and septic required
Road Frontage:	County Road 48 - 1,043 feet (Parcel 1) -- 817 feet (Parcel 2)
Nearest Point of Interest:	Mission Inn and Bishops Gate are located about 1 mile East on County Road 48. Publix is located 4.5 miles West.
Current Use:	Vacant
Land Cover:	Scrub
Survey or Site Testing Reports:	Survey available



Location & Driving Directions

Parcel: 16-20-25-0300-000-01000 and 15-20-25-0003-000-00700

GPS: 28.7425119, -81.8068852

Driving Directions: From Hwy 27 and County Road 48 travel east on CR 48 approximately 4.3 miles to Guava Street

Showing Instructions: Go to site

PROPERTY OUTLINE



County Road 48 and Guava Street

- Polygon
- Polygon



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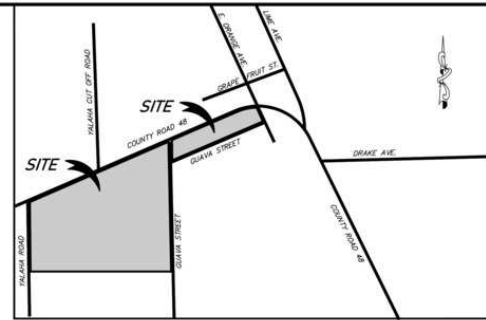
SURVEY (2.9 ± ACRES)

- LEGEND**
- CM CONCRETE MONUMENT
 - FM FOUND
 - H.W.F. HOD WIRE FENCE
 - L.R.C. LOW RISE AND CAP
 - L.R. LICENSED BUSINESS
 - D.R.B. OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - PAI PAI
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - P.O.B. POINT OF BEGINNING
 - PT. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - R RADIUS
 - Δ DELTA
 - L LENGTH
 - C CHORD DISTANCE
 - CB CHORD BEARING
 - D CONCRETE MONUMENT
 - ARC
 - NAI AND DISC
 - VAULT
 - OVERHEAD UTILITY LINES
 - POWER POLE
 - SDR
 - TELEPHONE BOX
 - GUY ANCHOR



FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO. 12050408E
NOT TO SCALE

SCALE 1"=40'



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION: (O.R.B. 447, PG. 1163)

BEGIN AT INTERSECTION OF SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 48 AND WEST LINE OF SECTION RUN NORTHEASTLY AND EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WESTERN RIGHT OF WAY LINE OF ORANGE AVE. AS PLATTED IN SUMTER COUNTY PLAT OF YALAHUA, THENCE RUN SOUTHEASTLY ALONG SAID WESTERN RIGHT OF WAY LINE OF ORANGE AVE TO THE NORTHERLY RIGHT OF WAY LINE OF GUAVA ST. AS PLATTED IN SUMTER COUNTY PLAT OF YALAHUA, THENCE RUN SOUTHWEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GUAVA STREET TO THE WEST LINE OF SECTION, RUN NORTHERLY ALONG SAID WEST SECTION LINE TO POINT OF BEGINNING.

TOGETHER WITH:

LEGAL DESCRIPTION: (O.R.B. 349, PG. 2397)

LOTS 12 AND 18, AND THAT PART OF LOTS 10 THROUGH 14, LYING SOUTH OF RIGHT OF WAY OF STATE ROAD NO. 48, AND THAT PORTION OF A CERTAIN UNNAMED RIGHT OF WAY SOUTH OF STATE ROAD NO. 48 BETWEEN LOTS 13, 14, 17 AND 18, HITCHCOCK'S ADDITION TO YALAHUA, IN SECTIONS 12 AND 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LESS THAT PART OF THE EAST 50 FEET OF SAID LOT 12 AND THAT PART OF THE WEST 25 FEET OF SAID LOT 13 LYING SOUTH OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 48, AND THE WEST 25 FEET OF THE NORTH 100 FEET OF SAID LOT 18.

THAT PORTION OF A CERTAIN UNNAMED RIGHT OF WAY LYING SOUTH OF LOTS 10 AND 11, AND NORTH OF LOTS 14 AND 15, HITCHCOCK'S ADDITION TO YALAHUA, ACCORDING TO THE PLAT THEREOF, IN SECTIONS 12 AND 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LYING EASTERLY OF SOUTHEASTLY RIGHT OF WAY LINE OF STATE ROAD NO. 48.

EXCEPT THE SOUTH 1/2 OF THE SAID RIGHT OF WAY LYING NORTH OF LOT 15.

THE NORTH 1/2 OF LOT 18, LESS THE NORTH 100 FEET OF THE EAST 145 FEET THEREOF, IN HITCHCOCK'S ADDITION TO YALAHUA, ACCORDING TO THE PLAT THEREOF, IN SECTIONS 12 AND 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF LOT 12, ACCORDING TO THE UNRECORDED PLAT OF HITCHCOCK'S ADDITION TO YALAHUA, LYING SOUTH OF STATE ROAD NO. 48, LESS THE EAST 50 FEET THEREOF, LYING IN THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- (1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID IF PRINTED OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREIN.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, EMBODIMENT OF OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING NATIONAL GEODETIC SURVEY BENCHMARKS:
1443, ELEVATION 122.34'
- (4) BEARINGS SHOWN HEREIN ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 25 EAST, BEING NORTH 89°43'48" WEST.
- (5) THE LEGAL DESCRIPTION HEREIN IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
- (6) UNLESS OTHERWISE NOTED OR SHOWN HEREIN, APPARENT AND/OR UNSTRUCTURED ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- (7) THIS SURVEY IS CERTIFIED TO: GPM, LLC
- (8) THE DELINEATION OF LANDS SHOWN HEREIN IS AS PER THE CLIENT'S INSTRUCTIONS.
- (9) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE, ACCURACY OF THIS MAP OF BOUNDARY SURVEY ARCHIVES OR EXCEEDS ONE FOOT IN 1,500 FEET.
- (10) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP HAVING A CLOSURE, ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.
- (11) UNLESS OTHERWISE NOTED OR SHOWN HEREIN, THERE ARE NO APPARENT AND/OR UNSTRUCTURED ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- (12) NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREIN ARE BY COORDINATE INTERFERENCE.
- (13) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
- (14) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- (15) SYMBOLS DEPICTED HEREIN DO NOT REFLECT ACTUAL SIZE.

DAVID A. WHITE, P.E.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION: L.B. #7008
DATE OF FIELD SURVEY: 04-13-2023

DATE	BY	REVISIONS

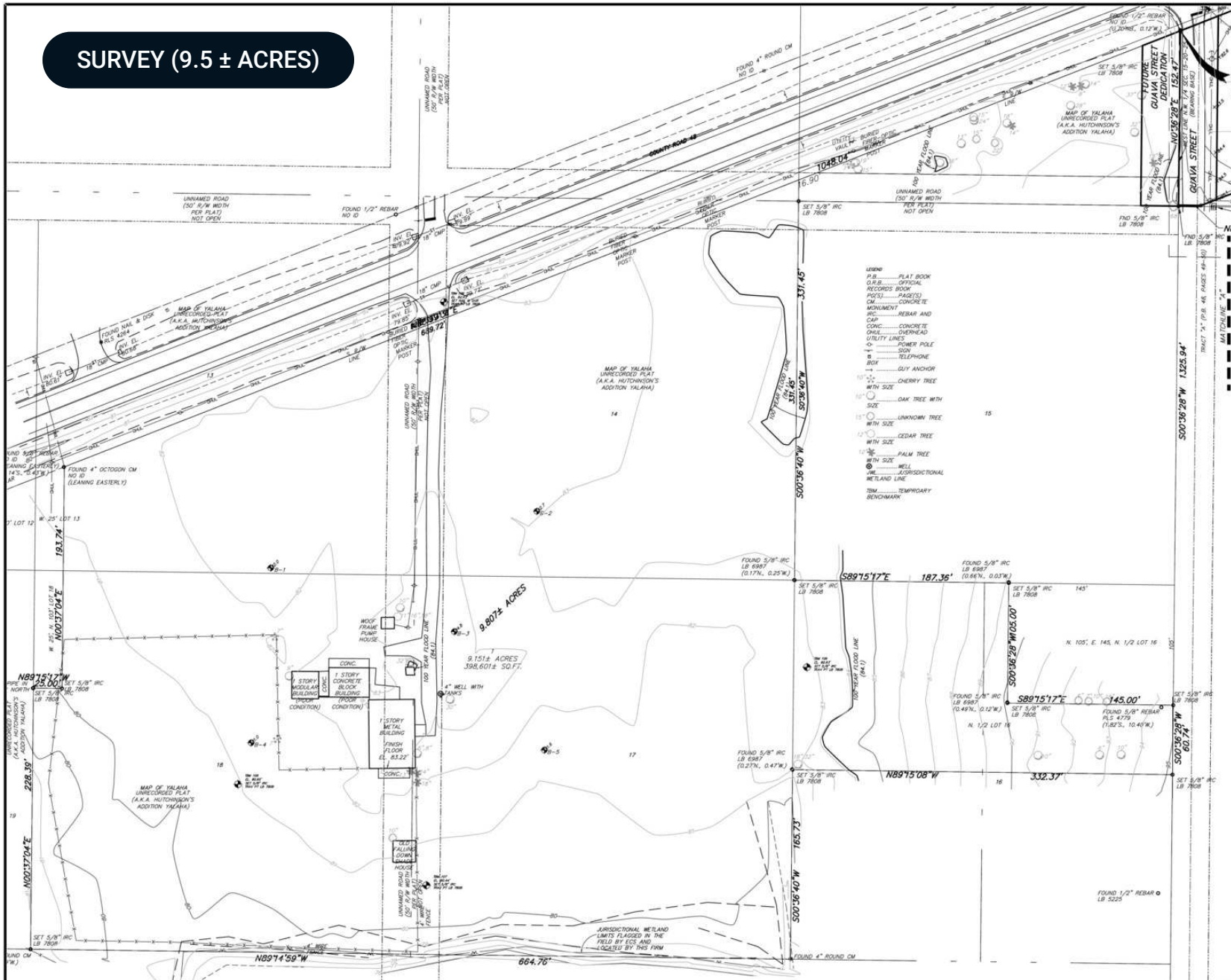
PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 15, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

SHEET 1 OF 2

JOB NO.: 23-097
DATE: 04-16-2023
R.D.G.
CHECKED BY: D.A.W.
F.B. 2473/2474
PAGE(S) 9-48/25-56

SURVEY (9.5 ± ACRES)



DATE	BY	REVISIONS

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM d@peconline.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 LOCATED IN
 SECTION 16, TOWNSHIP 20 SOUTH, RANGE 25 EAST
 LAKE COUNTY, FLORIDA

SHEET 2 OF 2

JOB NO.: 25-097
 DATE: 03-16-21
 DRAWN BY: R.J.G.
 CHECKED BY: S.A.W.
 P.B.: 2375/2388
 PAGE(S): 71-76/2-10

RV & BOAT STORAGE CONCEPT PLAN



CONCEPT PLAN
YALAHUA | LAKE COUNTY | FLORIDA

RV & BOAT STORAGE FACILITY

PROJECT NO. 25-0355.000
PLAN SCALE: 1" = 60'
DATE: 1/5/2026

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY.

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COUNTY



Lake County FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Rick Gonzalez, ALC, CCIM

Senior Advisor

rickg@saundersrealestate.com

Direct: **877-518-5263 x458** | Cell: **352-408-3892**

Professional Background

Richard Xavier (Rick) Gonzalez, CCIM, ALC is a Senior Advisor at Saunders Real Estate.

Rick is an 8th generation Floridian and a Veteran of the US Army. Throughout his career, Rick earned a Master of Science in Environmental Engineering Sciences and a Bachelor of Science in Soils from the University of Florida. As a dedicated commercial real estate practitioner, Rick earned his Certified Commercial Investment Member (CCIM) and Accredited Land Consultant (ALC) designations, allowing him to provide exceptional commercial real estate services to his clients.

Rick is also highly involved in many professional community organizations. He is currently a member of the Poarch Band of Creek Indians and he is also a Returned Peace Corps Volunteer. Rick previously served on the Lake County Planning and Zoning Board and the Lake County Affordable Housing Committee for over seven years. He is also the 2023 President of the Florida CCIM Chapter.

Rick has been married to his wife, Kathy, for over 21 years. They also share a 20-year-old son who currently attends Stetson University. Rick frequently volunteers at the Lake Cares food pantry and is a member of the Rotary Club of Lake County Golden Triangle in his spare time.

Rick specializes in:

- Land
- Commercial

Memberships

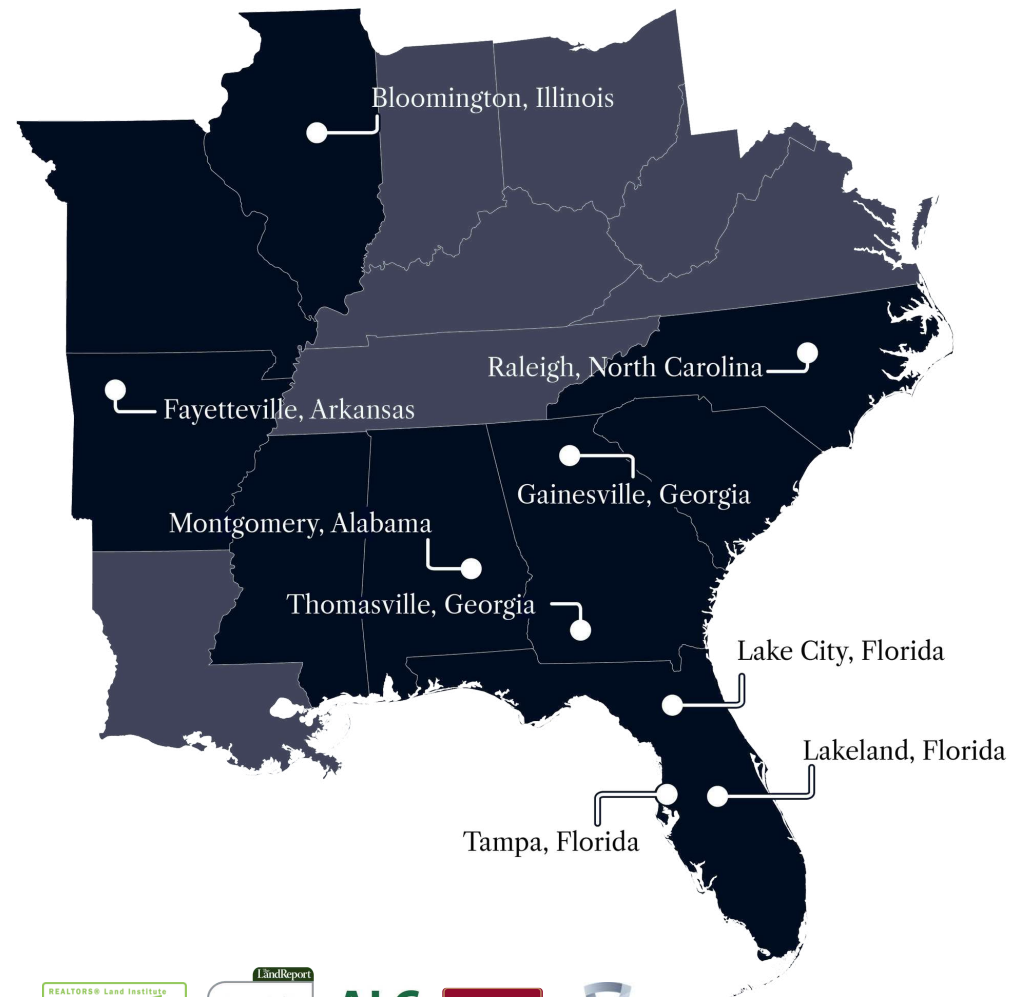
- 2023 President of the Florida CCIM Chapter
- Central Florida Veterans Memorial Park Foundation
- Rotary Club of Lake County Golden Triangle



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