

GROVELAND HOMESITE & WAREHOUSE

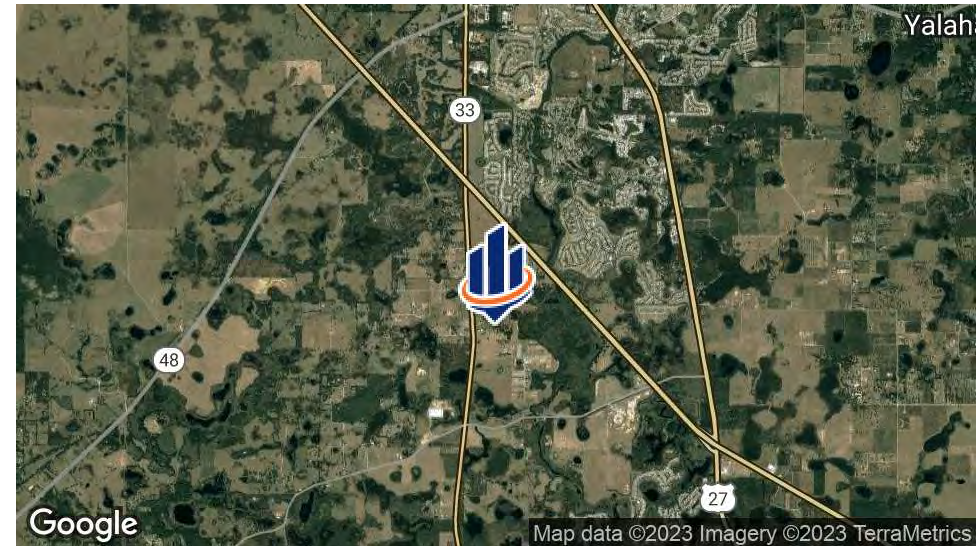
3816 LAKE BRITE STREET
GROVELAND, FL 34736

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,299,000
Lot Size:	8.96 Acres
Price / Acre:	\$144,978
Zoning:	AG
Market:	Leesburg/Clermont
Submarket:	Groveland/Okahumpka
Traffic Count:	6,300
APN:	3357221
House Size:	2,368 ± SF

PROPERTY OVERVIEW

9 acre homesite located in Lake County in proximity to large proposed residential developments. This owner recently added a 10,000 ± SF warehouse 18' interior peak, clear span with additional shed roofing on both sides that increases the size of the building.

PROPERTY HIGHLIGHTS

- Warehouse Office that is designed to hold extra storage above.
- The house was built in 2008 and is 2,368 ± SF. It offers 3 bedrooms, 2 1/2 baths with recent renovations and a new roof.
- 3 barns with multiple stalls, outbuildings, and sheds, all new within the past year.
- Cabin for your overnight guests.
- Newly Fenced with no climb fencing.
- Dog Kennels

Property Description



LOCATION DESCRIPTION

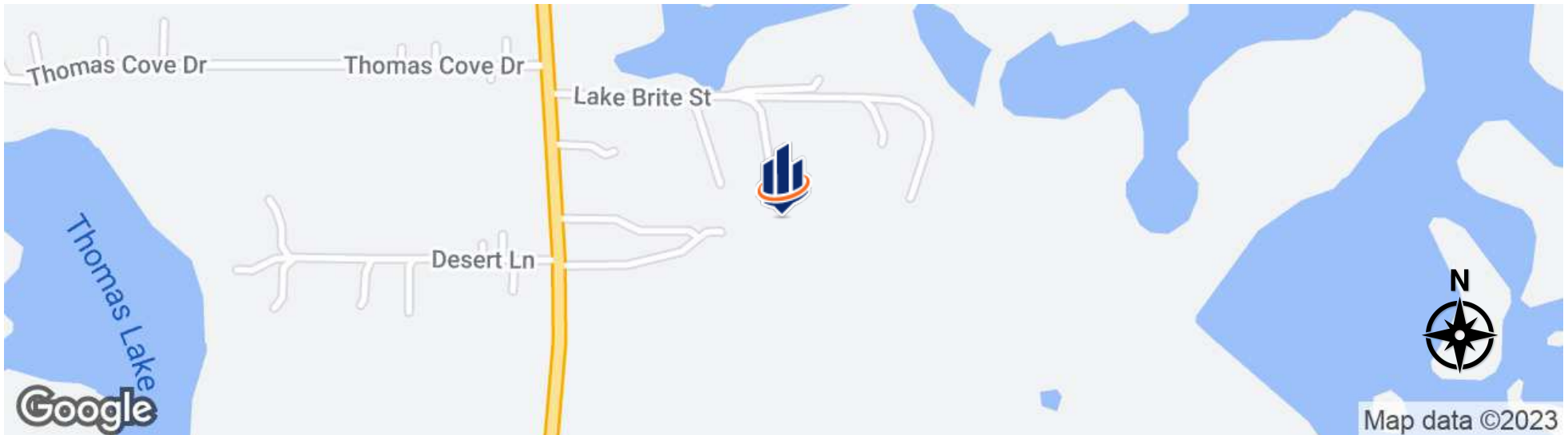
Rural Lake County. New Housing Developments surrounding this property. Adjacent large tracts surrounding this property are currently being purchased by National Residential Developers. This location is on the edge of heavy investment and development, planning for thousands of homes.

POWER DESCRIPTION

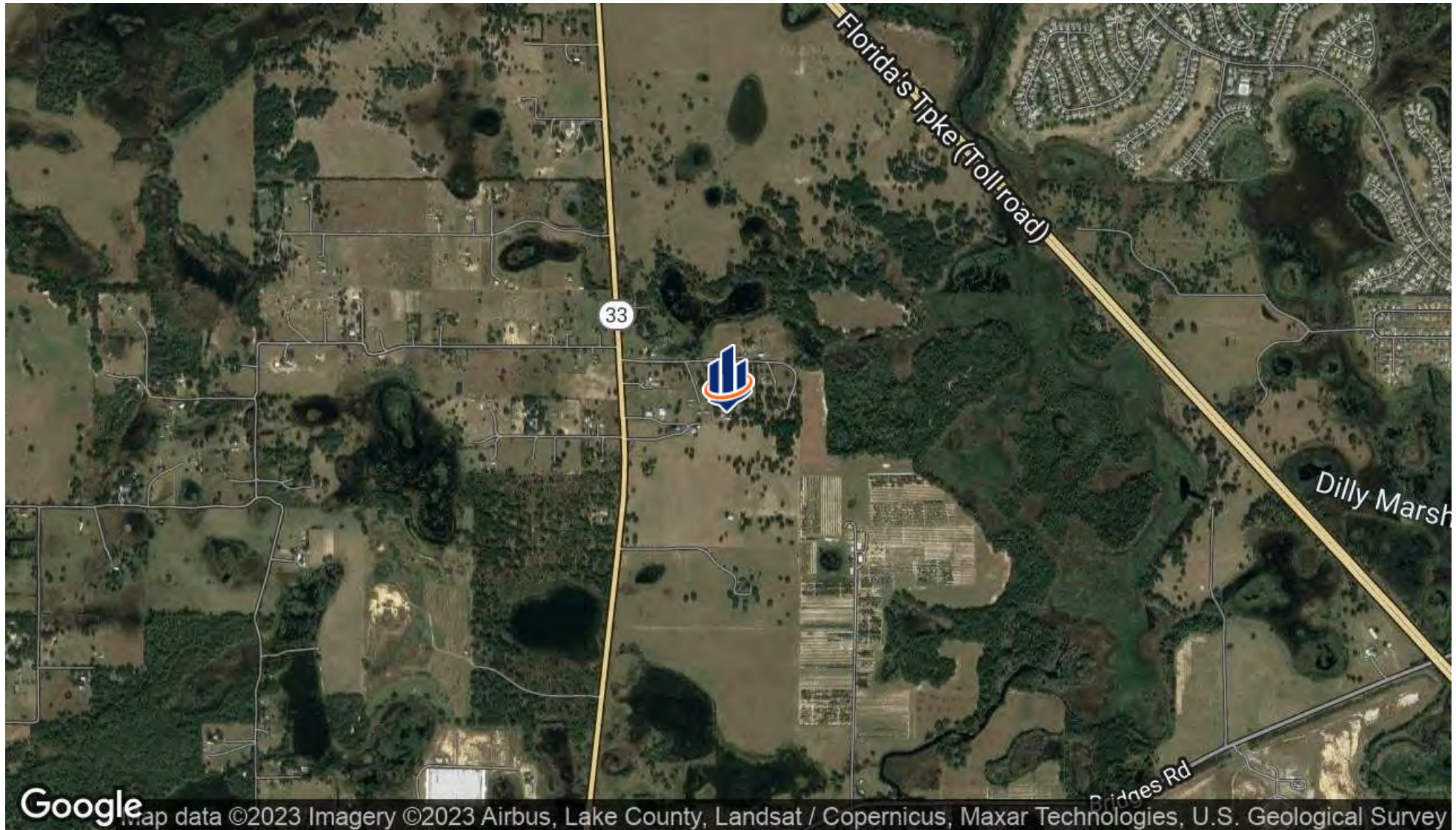
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Regional & Location Map



Aerial Map



Additional Photos

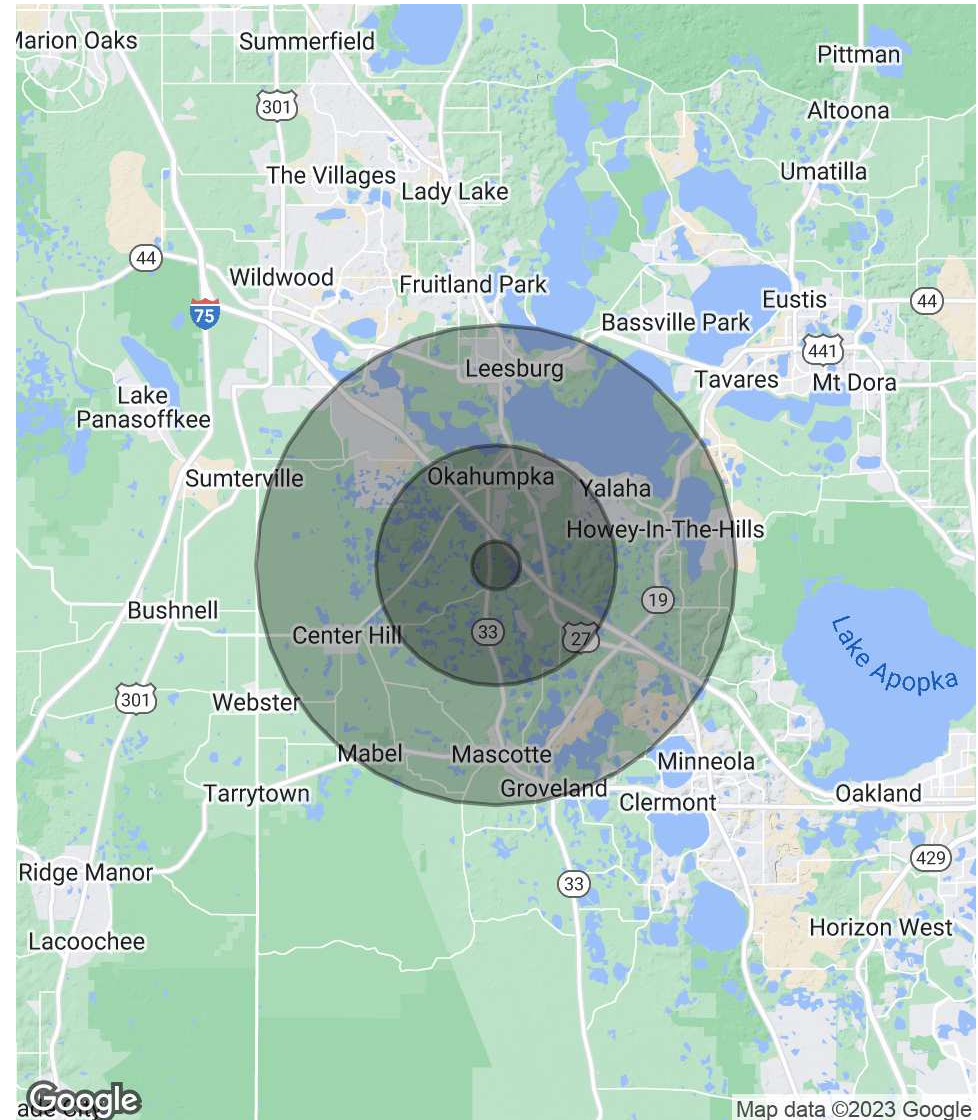


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	217	16,765	83,258
Average Age	57.5	65.0	49.0
Average Age (Male)	58.8	64.8	47.4
Average Age (Female)	57.1	65.6	50.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	100	9,950	36,382
# of Persons per HH	2.2	1.7	2.3
Average HH Income	\$55,451	\$53,883	\$55,461
Average House Value	\$185,961	\$196,440	\$185,850

* Demographic data derived from 2020 ACS - US Census





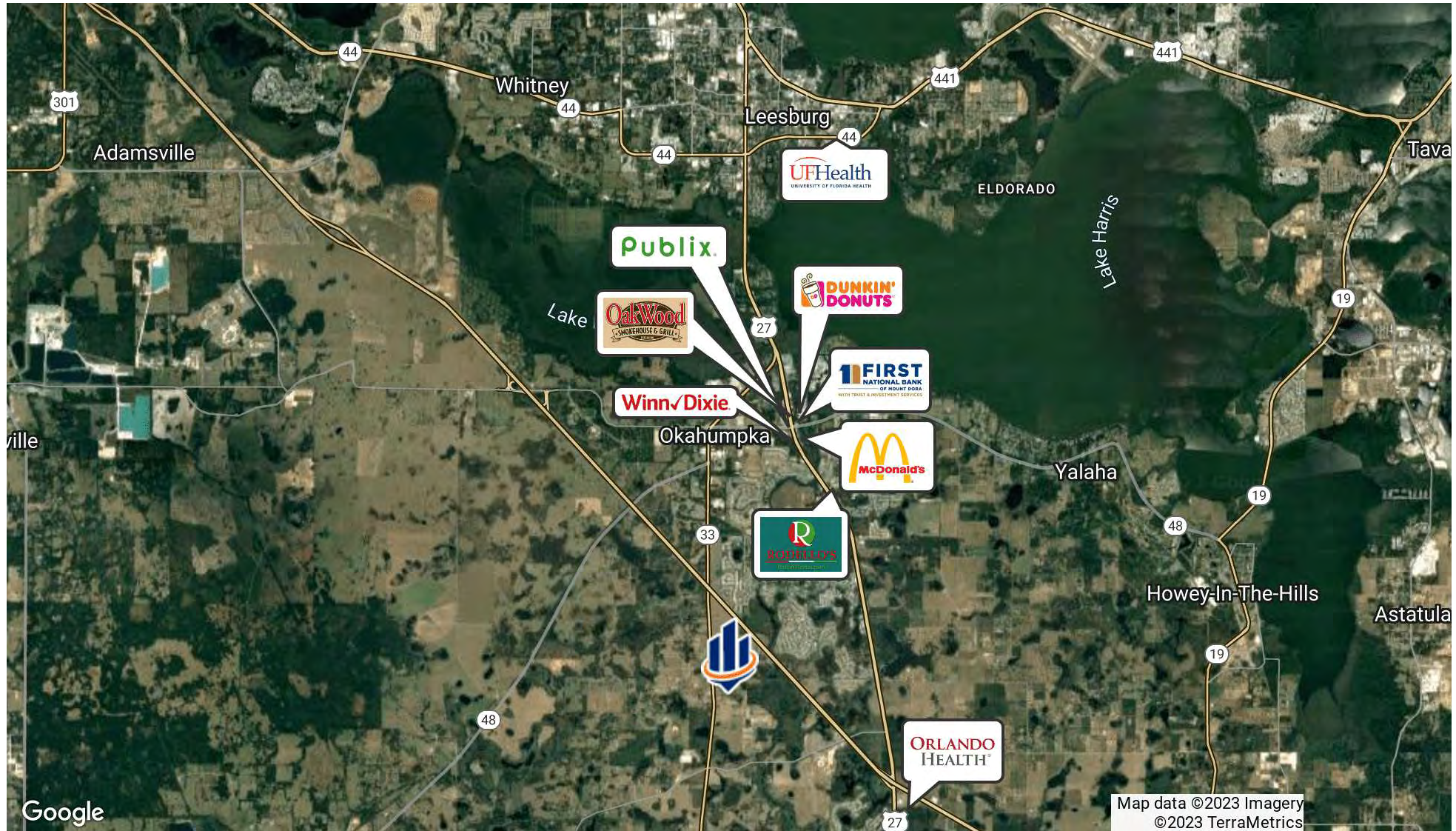
LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	410,139 [2022]
Area	953 sq mi	Website	lakecountyfl.gov

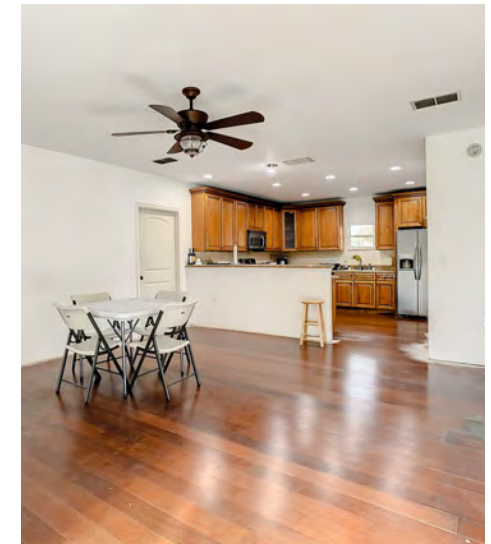
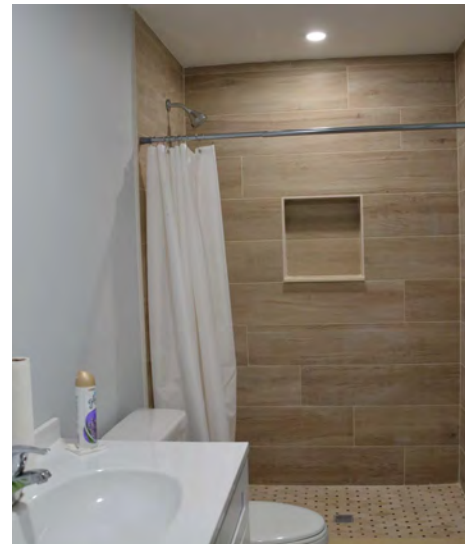
Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, and its largest city is Clermont. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding 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.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the

Retailer Map



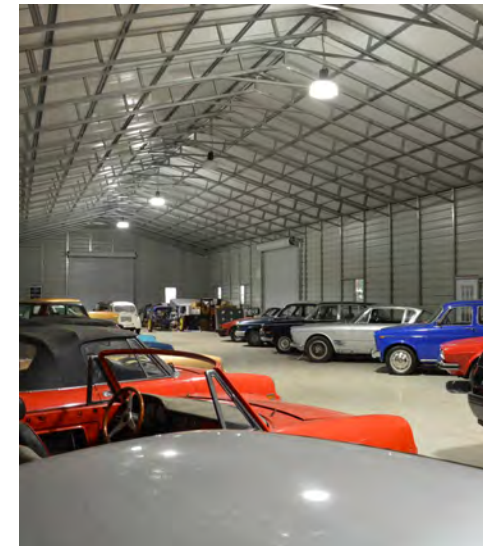
Additional Photos



Additional Photos



Additional Photos





TRISH LEISNER, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control [1980-1985]
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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