



Radio Road

BAM!
BOOKS-A-MILLION

beik

Publix

SUBWAY

Popcorn

DUNKIN'
DONUTS

Wendy's

PLAY IT FORWARD
SPORTS

SUNTRUST

Advance
Auto Parts

DOLLAR TREE

North Lake County Residential Land

33116 Radio Road, Leesburg, Florida 34788

Marvin Puryear
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McDonald's

AspenDental

CHIPOTLE MEXICAN BELL

WELLS FARGO

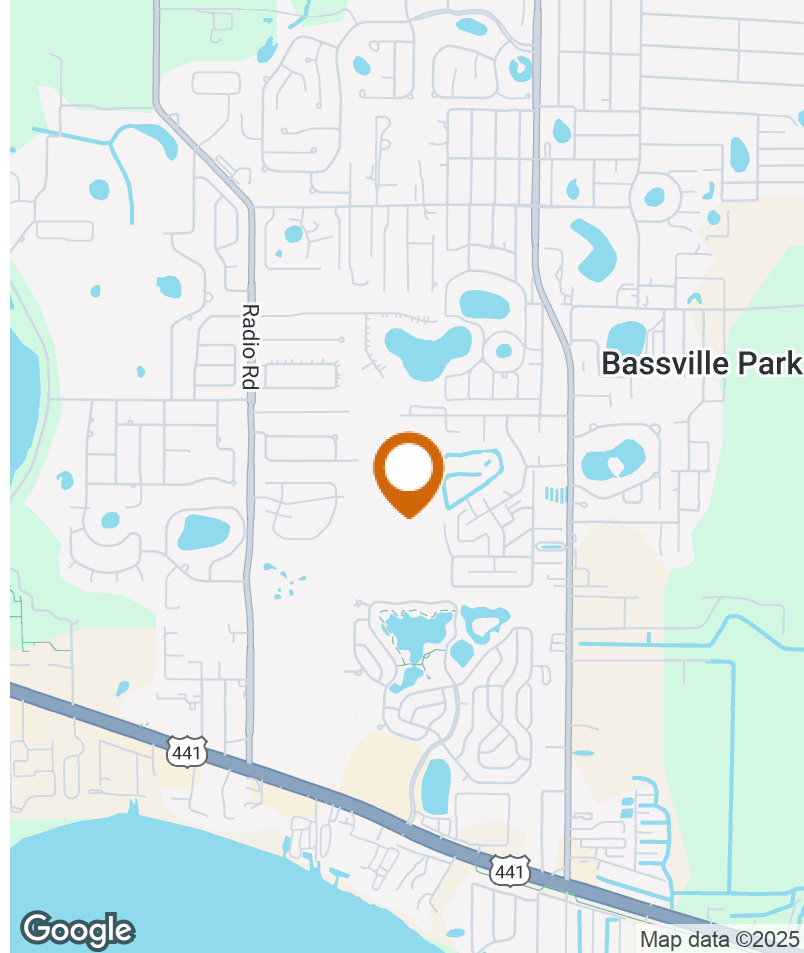
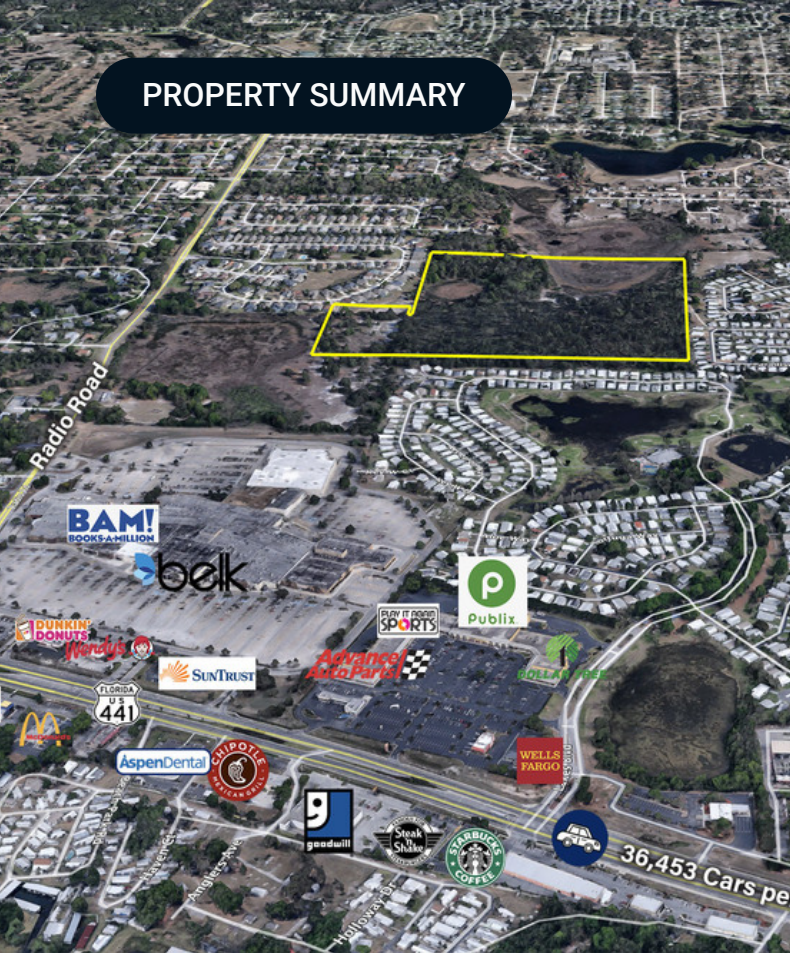
SECTION 1

Property Information

36,453 Cars



PROPERTY SUMMARY



Offering Summary

Sale Price:	\$3,100,000
Lot Size:	45.6 Acres
Price / Acre:	\$67,982
Zoning:	Currently R6 and AG (in Lake County) Development is best via annexation into the city of Leesburg, where expected density is 5-5.5du/acre based on meetings with the city.
Market:	Metro Orlando
Submarket:	North Lake County
Traffic Count:	37,000

Property Overview

North Lake County Residential Development Property is a 45-acre residential development property, located just off US Hwy 441 in Leesburg and adjoining Lake Square Mall in Leesburg. All utilities (via city of Leesburg) are available and located on Radio Road, with current capacity for SFR development. Highest development densities would result from annexation into the City of Leesburg, which likely could yield a SFR Development of 4-5.5du /acre gross density for a total of 140-200 SFR lots with a mix of lot widths 50'/60'/70', all negotiable with the city of Leesburg. The property features a 55' dedicated easement adjoining and to the mall, and a 100' easement to Radio Road.

Previous developer site plan shows 144 units (56 60' lots, 56 50' lots, and 32 townhomes), All developer DD docs are available including engineering, environmental, surveys, site plan, etc.

Utilizing the additional 17 acre (5.3 ac uplands) adjoining property would add approximately 18 SFR units and can be also utilized for access from Radio Rd to the remaining properties. Estimated totals with this additional property would be 162 SFR Lots, 32 and Townhome lots.

All developer engineering and DD docs available.

PROPERTY DESCRIPTION



Location Description

Located in Leesburg and Tavares retail district, just off US Hwy 441 (AADT 37,000), and attached to the North side of the Lake Square Mall, with a 55' dedicated easement, and a 100' Easement to Radio Road. 16 miles to the Wekiva Parkway that accesses Orlando, Sanford, and the 429 (Orlando Beltway).

Site Description

45 Acre Residential / MF Development Parcels just off of Hwy 441 and next to the Lake Square Mall, Leesburg. An adjoining 17 acres (5.3+/- acres uplands) also available which would add approximately 18 additional SFR lots.

Property Highlights

- 45 ± Acres (38 ± acres uplands)
- Adjoining 17 acres (5.3 ac uplands) also available (adds 18 SFR lots)
- SFR / Townhome/ MF Development Parcel
- All utilities (city of Leesburg water/sewer, power, cable/phone) are at Radio Road with capacity (currently) for 150-200 lot development
- Annexation into the City of Leesburg required
- Development Engineering and DD Docs Available
- Site Plan 144 units: 112 SFR, 32 Townhome
- 100' Easement to Radio Road
- 55' Easement Adjoins Lake Square Mall with direct access
- Additional 18+/- Units Available with adjoining property

SITE PLANS



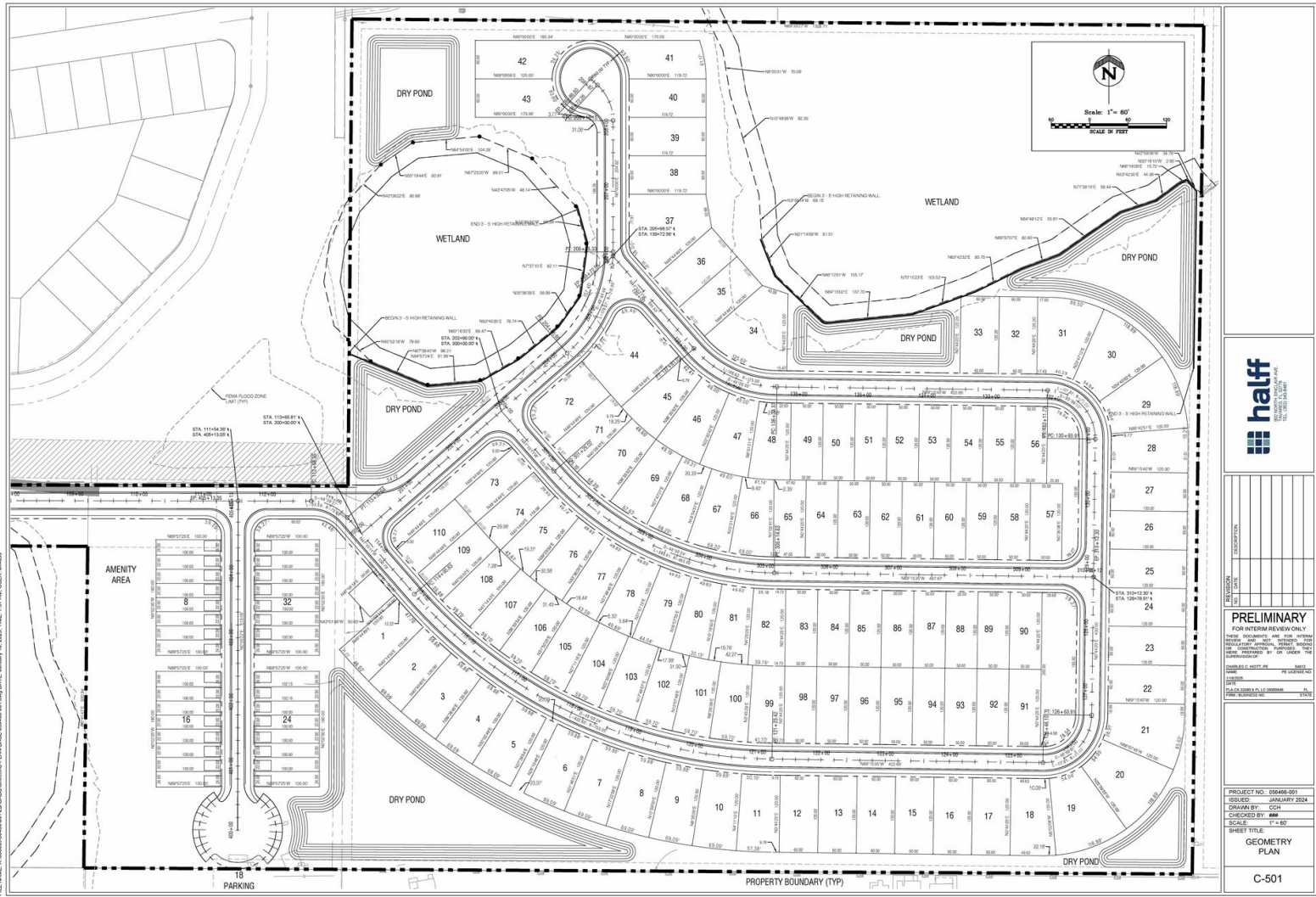
Original Engineered Site Plan

RADIO ROAD ILLUSTRATIVE PLAN



Original Site Plan

SITE PLANS



PRELIMINARY
FOR INTERIM REVIEW ONLY

THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY OTHER NOTICES.

PROJECT NO. 256459-001
 ISSUED: JANUARY 2024
 DRAWN BY: CCH
 CHECKED BY: MMS
 SCALE: 1" = 60'
 SHEET TITLE: GEOMETRY PLAN

C-501

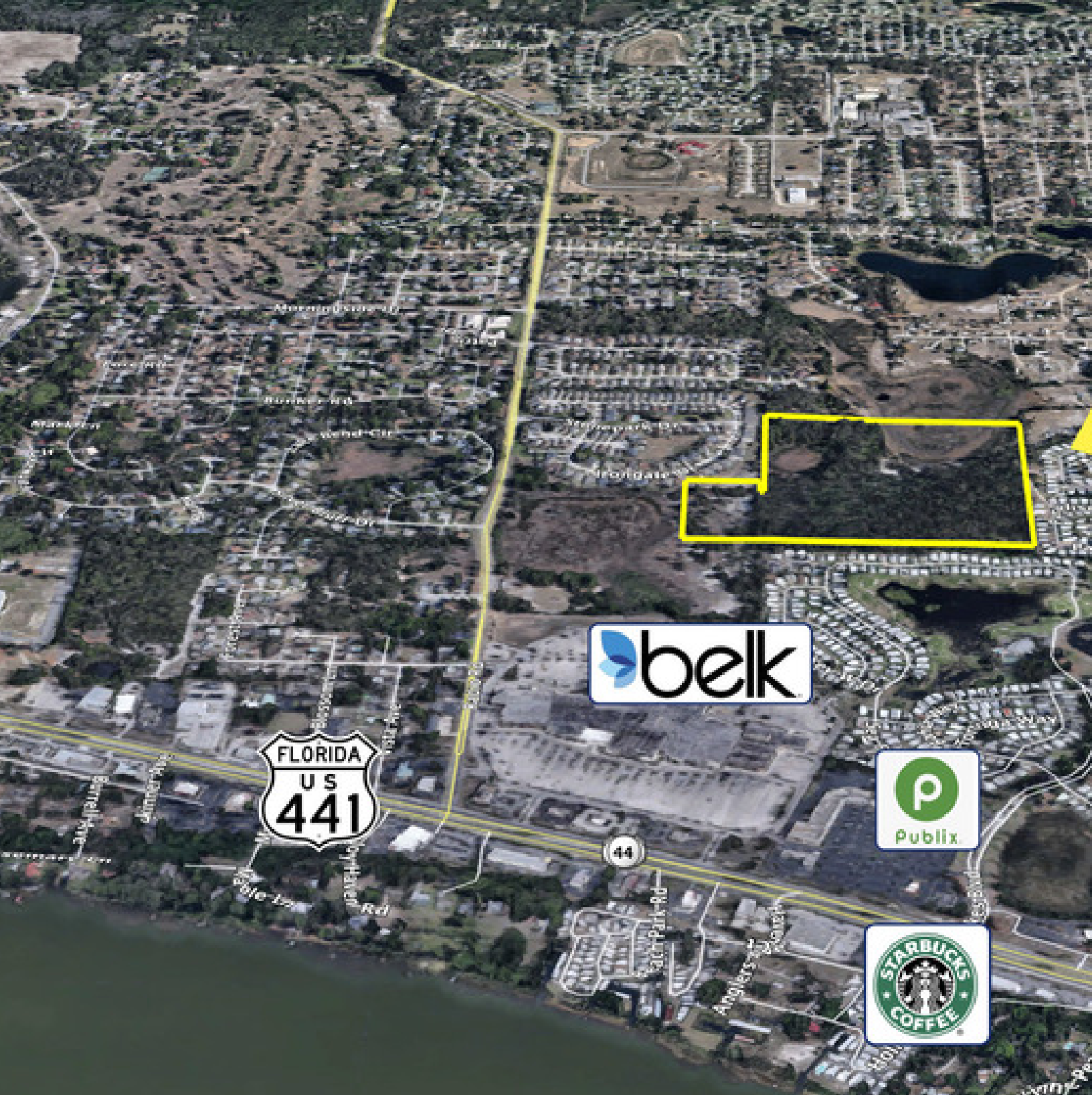
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SITE PLANS



2 Optional Properties
For Sale

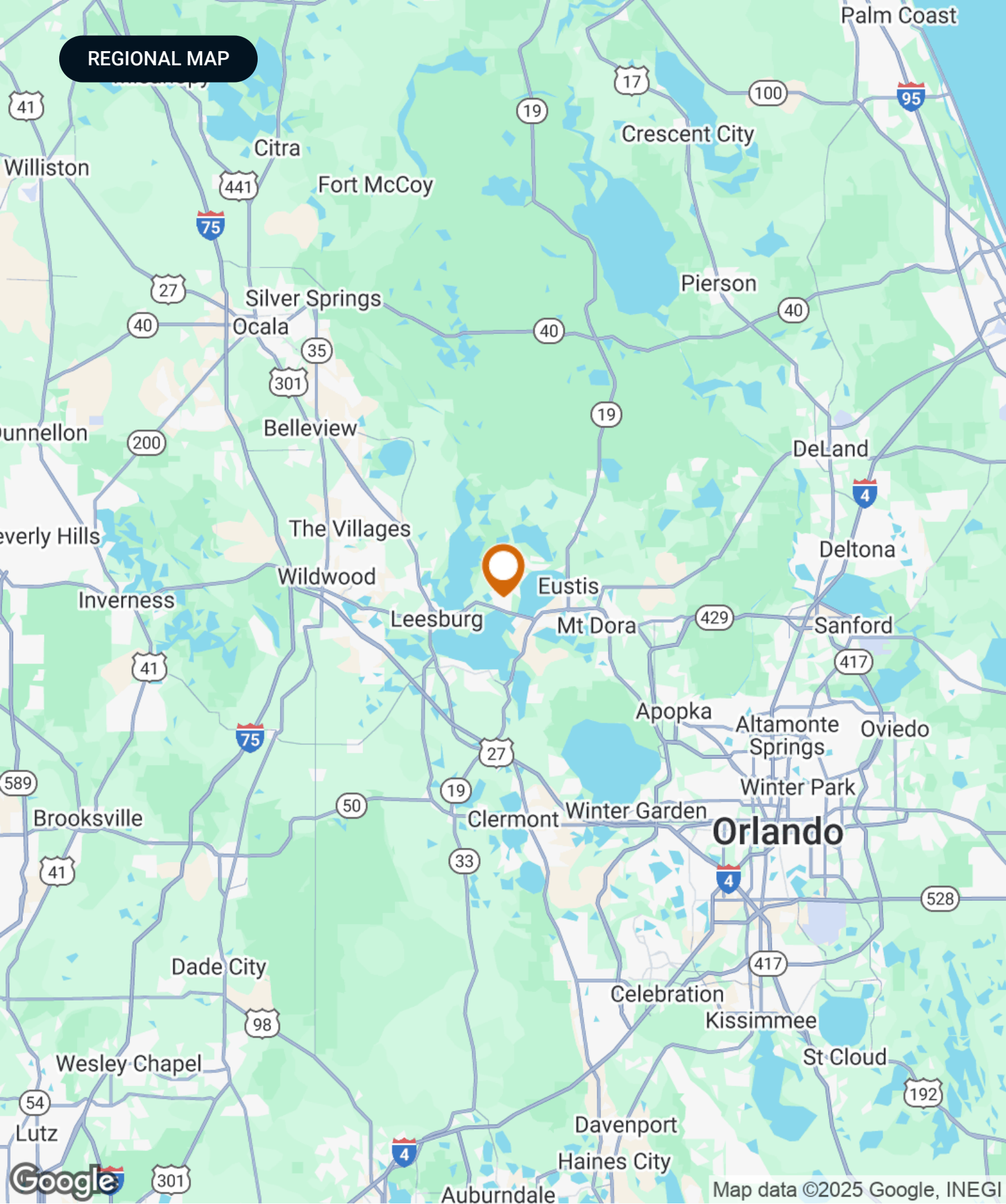
Site Plan With 2 Additional Properties - Adds 18 SFR Lots



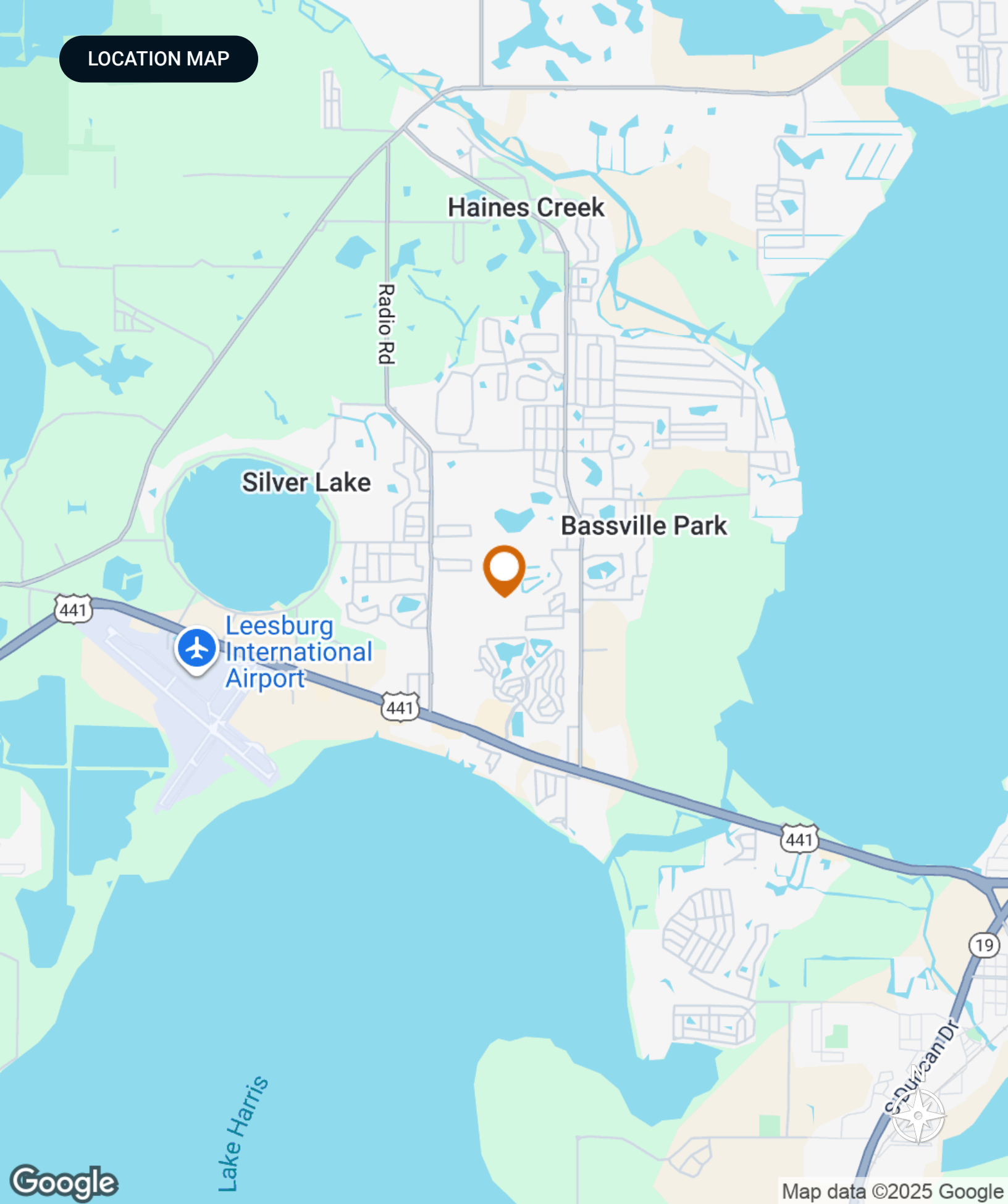
SECTION 2

Location Information

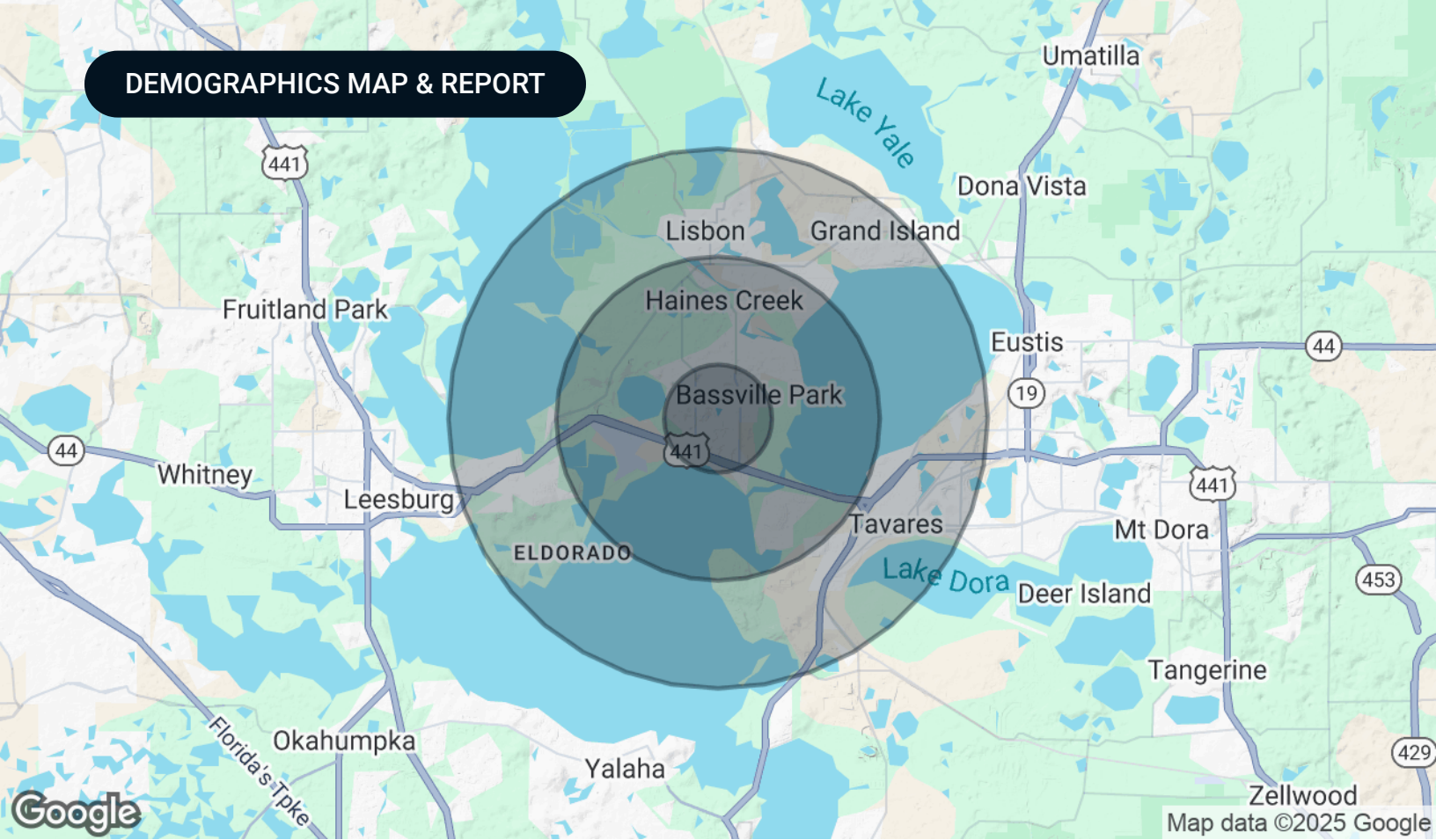
REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



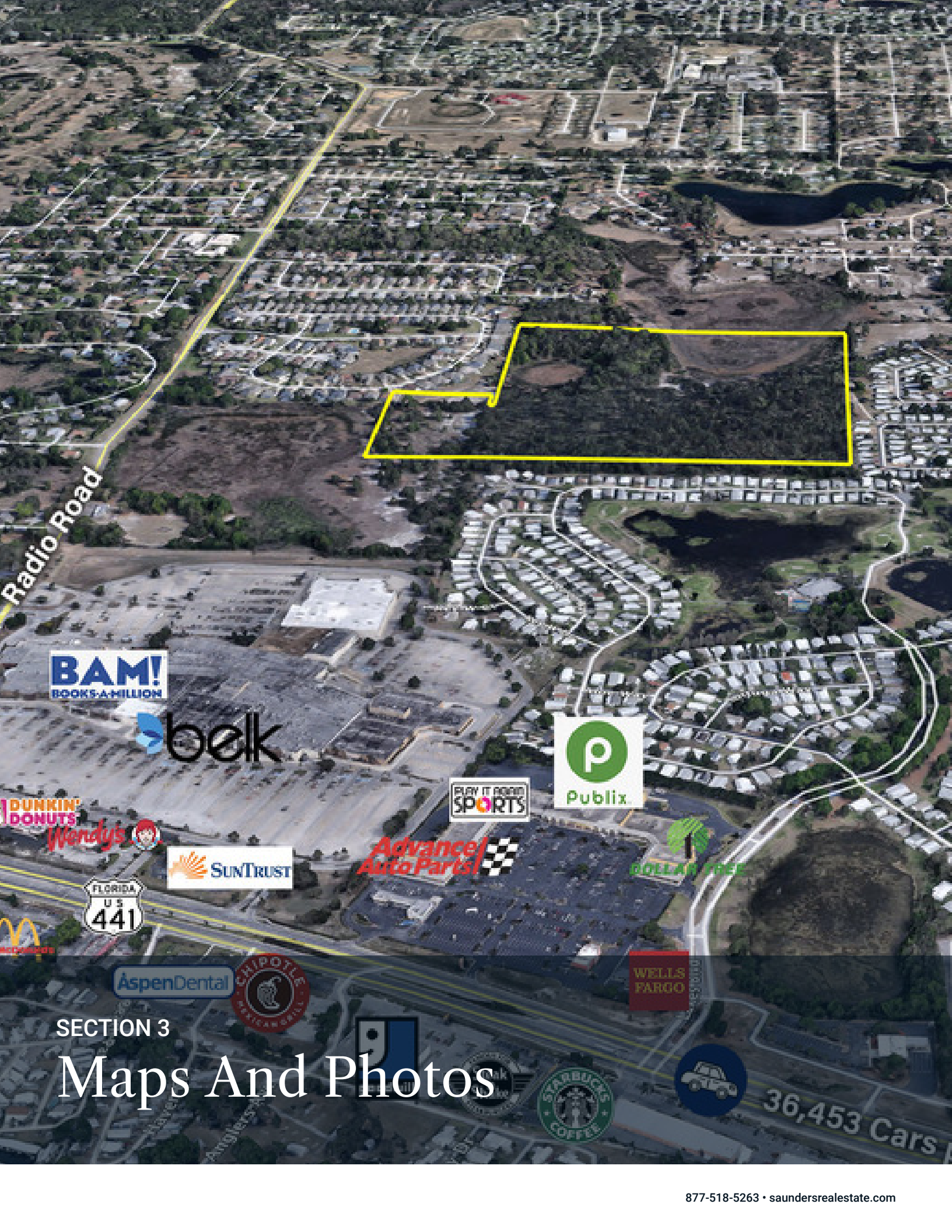
Population

	1 Mile	3 Miles	5 Miles
Total Population	2,725	17,888	39,522
Average Age	53.1	52.7	52.5
Average Age (Male)	48	50.2	50.1
Average Age (Female)	56.5	55	54.9

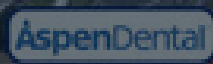
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,204	7,791	17,477
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,102	\$56,795	\$56,071
Average House Value	\$124,472	\$147,680	\$160,049

2020 American Community Survey (ACS)



Radio Road



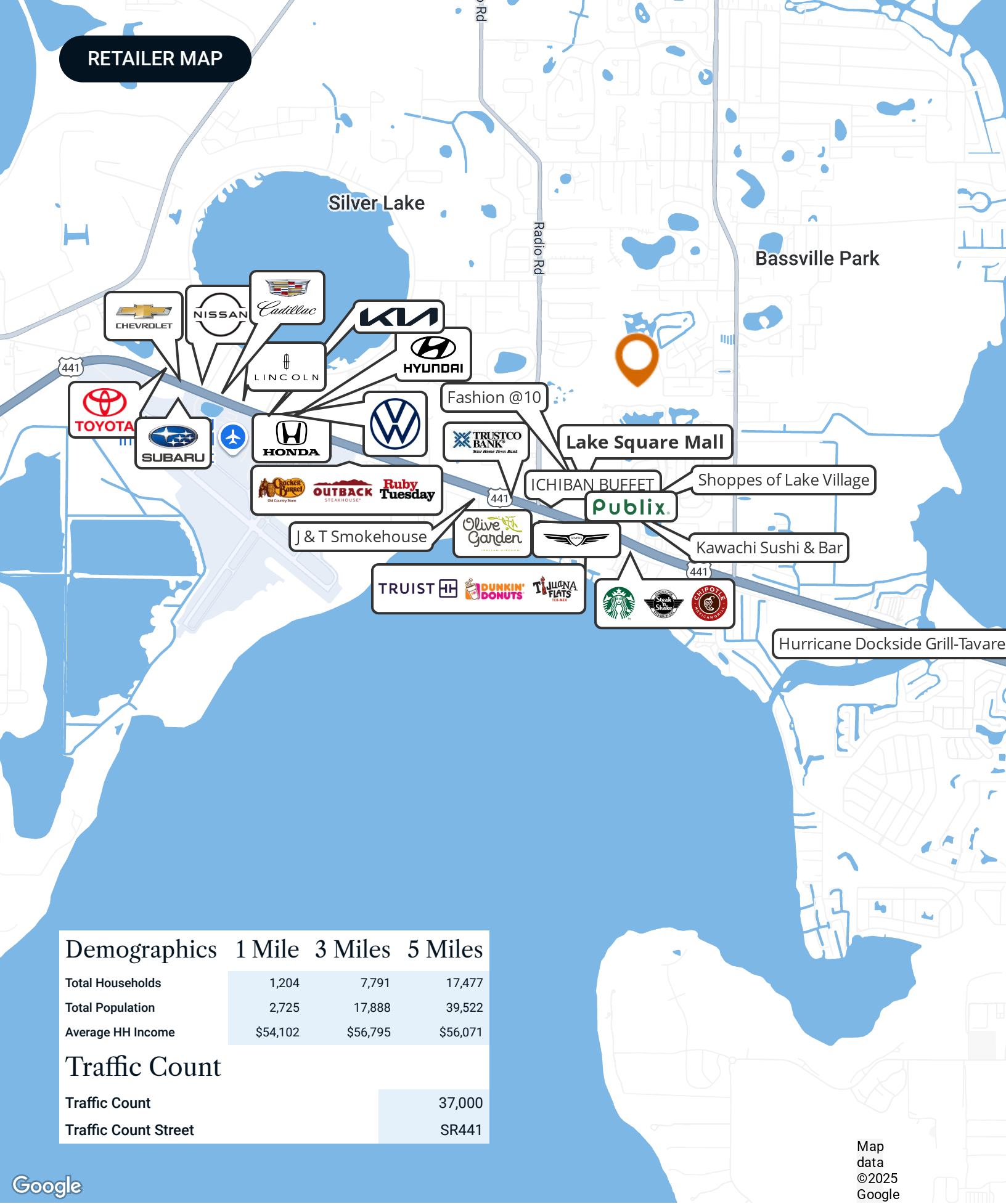
SECTION 3

Maps And Photos



36,453 Cars

RETAILER MAP



Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,204	7,791	17,477
Total Population	2,725	17,888	39,522
Average HH Income	\$54,102	\$56,795	\$56,071

Traffic Count

Traffic Count	37,000
Traffic Count Street	SR441

Map data
©2025
Google

ADDITIONAL PHOTOS



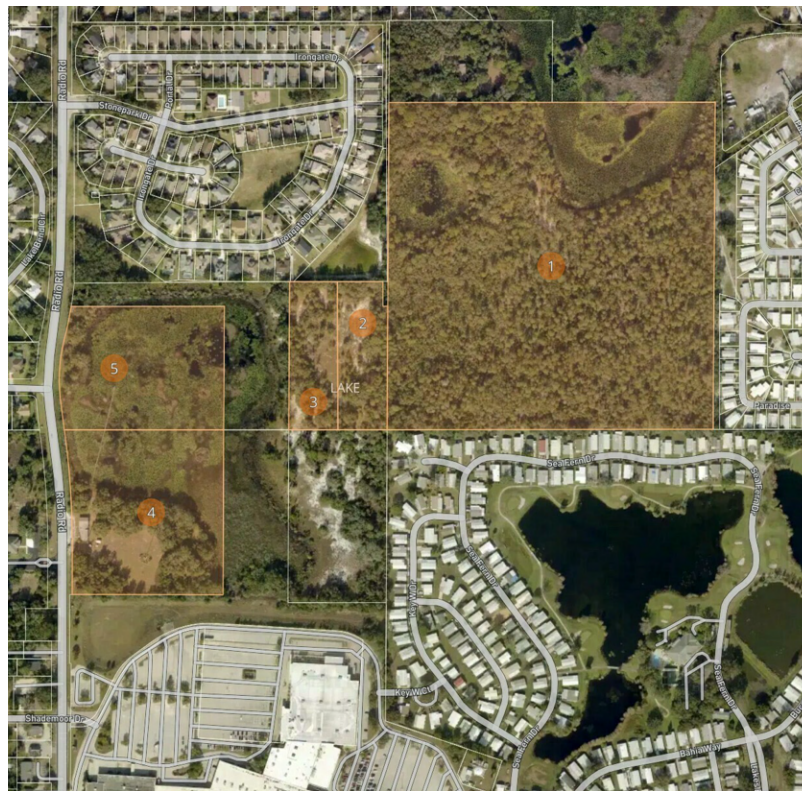
Dimensions



Aerial

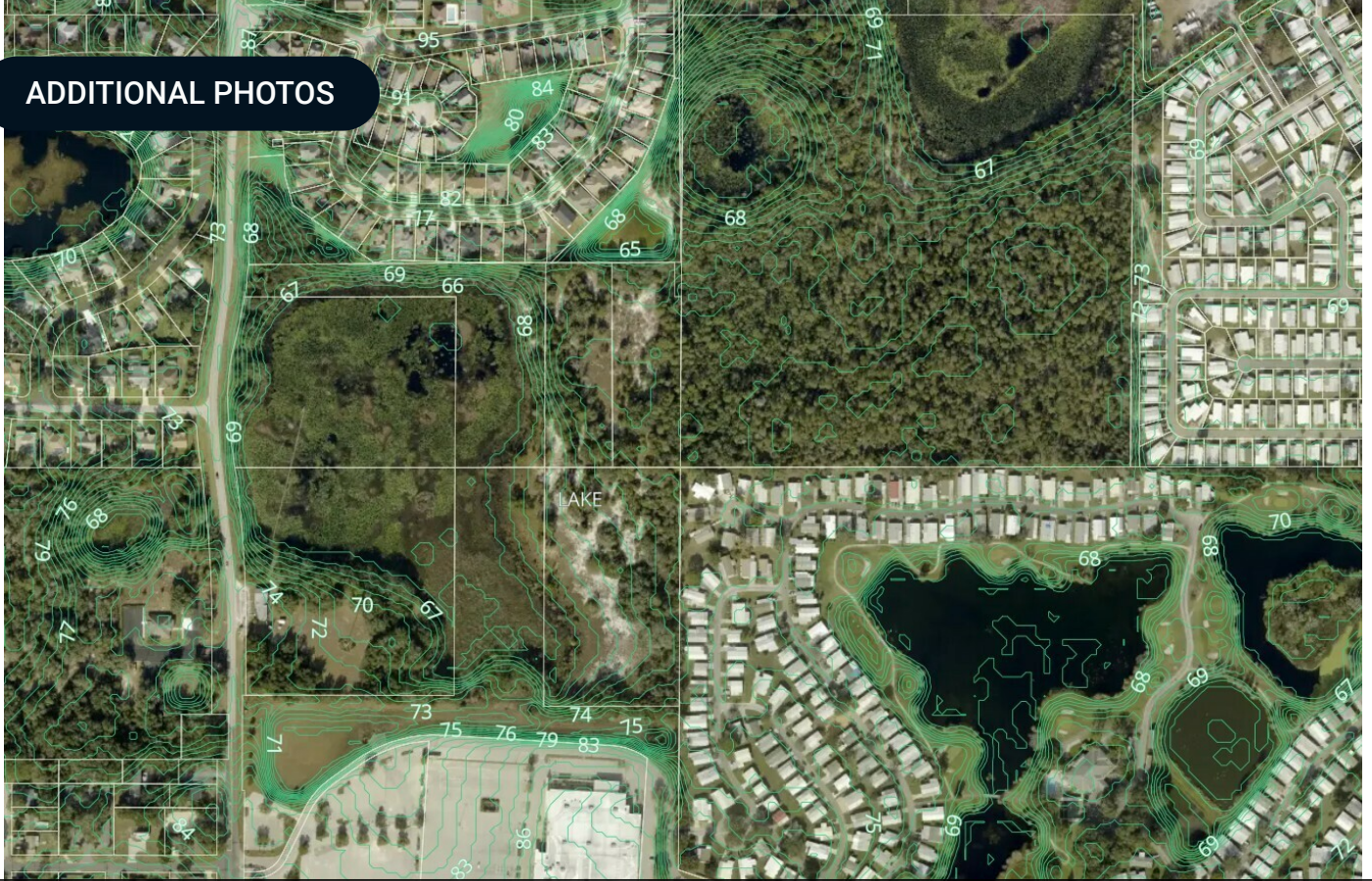


Aerial 2

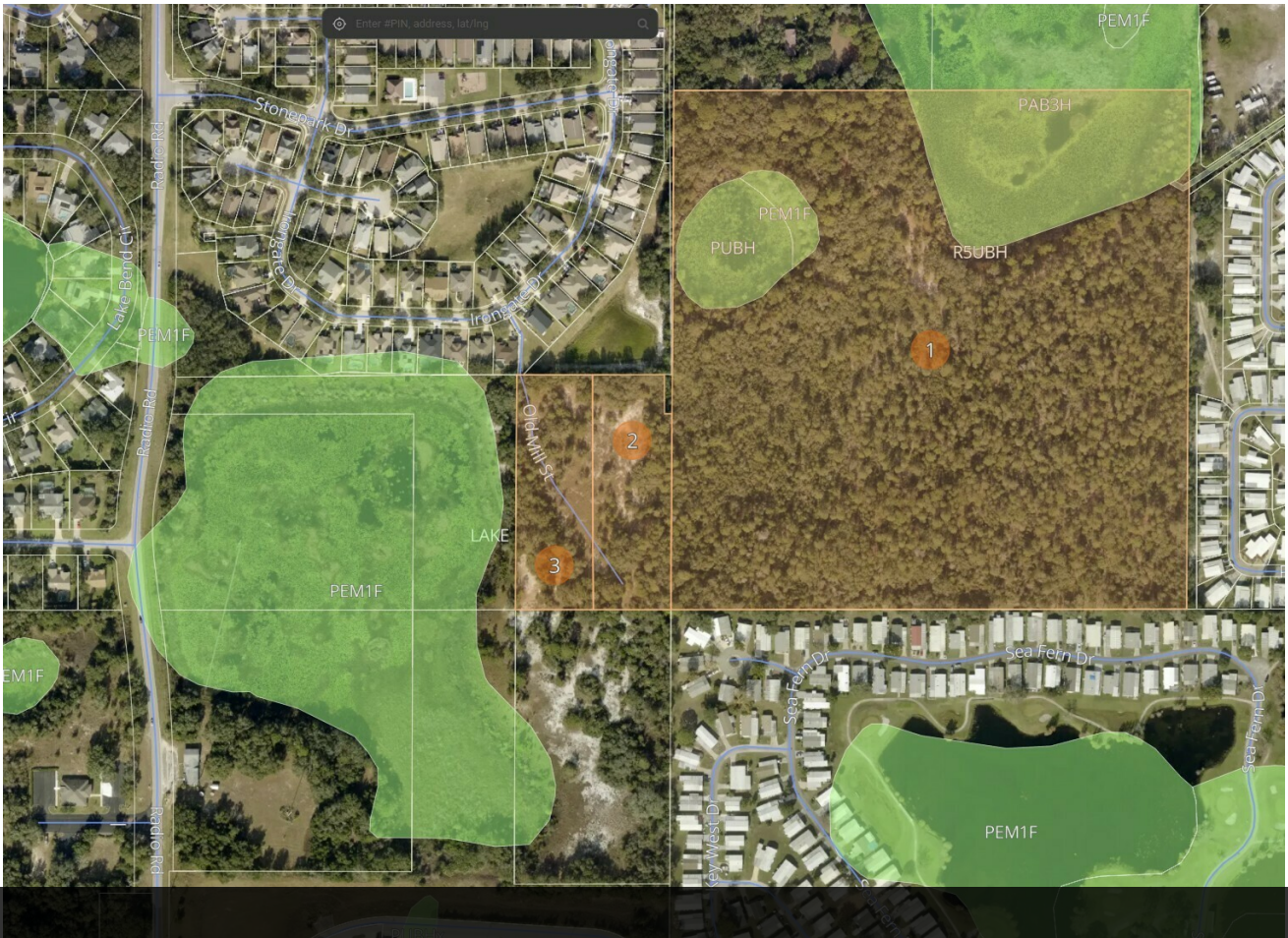


Aerial with the 3 base properties plus 2 additional properties on Radio Rd

ADDITIONAL PHOTOS



Elevation



Wetlands



Radio Road



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SUNTRUST

DOLLAR TREE

FLORIDA
U.S.
441

WELLS FARGO

AspenDental

CHIPOTLE MEXICAN BOWL

SECTION 4

Agent And Company Info

36,453 Cars

ADVISOR BIOGRAPHY



Marvin Puryear

Senior Advisor

marvin@saundersrealestate.com

Cell: 352-267-5900

Professional Background

Senior Broker & Land Development Specialist

Marvin specializes in both development parcels for residential, retail, office, and industrial developments for the entire state of Florida, and commercial buildings/properties. He regularly works with the nation's top homebuilders, retail, office, and industrial developers, closing numerous large development properties annually, and is an expert in property evaluation for the highest and best use including what end use is viable and will yield the highest profit for a seller. He regularly has worked with many of the nation's largest banks and attorneys regarding valuation and the sale of assets. He is frequent contributor to the Orlando Business Journal, and other development publications for his development transactions and area expertise in market conditions.

Marvin was awarded in 2023 by the Orlando Business Journal as a "Power Player," three times has been awarded Top Commercial Broker, was recognized a Top Ten Central Florida Commercial Broker for 2014, and has received numerous awards from SVN, Saunders Real Estate, and other industry groups.

He is a Florida native, resides in Central Florida, and has been a licensed real estate broker for 30 years, during that time, was owner and broker of record for two international franchised real estate firms, an ERA residential office, and a Coldwell Banker Commercial office, both that he sold in 2014. He can be reached at marvin@saundersrealestate.com or 352-267-5900.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA. Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University. He is a member of The International Council of Shopping Centers (ICSC), and the Realtor Land Institute. Marvin has also served in many industry leadership positions including president for the Central Florida Commercial Association of Realtors, President of the Greater Lake County Association of Realtors, and Director for the Mid Florida Regional MLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing
- Bank/REO Asset Valuation and Disposition

Professional History

- 2024 SVN Saunders Real Estate Top 7 Broker
- 2023 "Power Player" - Orlando Business Journal
- 2020 – SVN® Presidents Circle Award
- 2020 – SVN Top 25 Broker Internationally and Saunders 2nd Top Broker
- 2018 President – Central Florida Commercial Association of Realtors
- 2014 Top -10 Central Florida Commercial Broker
- 2012 Top Sales - Industrial & Office
- 2012 Top Commercial Office Sales - Central Florida Commercial Assoc. of Realtors
- 2012 Top Industrial Sales - Central Florida Commercial Association of Realtors
- 2008, 2009 #1 Total Commercial Sales - Office for Lake County
- 2008 Hallmark Award - #1 Commercial Sales - Lake County
- 1996-2007 Numerous Top Sales Awards -Real Estate
- 20-Year Broker of Record & Owner of Coldwell Banker Commercial Atlantic Properties, and ERA Professional Real Estate Services Inc.
- #1 Regional Manager - Lifetouch - 2nd Highest Rookie Sales in the history of the company-MMI

Memberships and Associations:

ICSC
RLI



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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