

**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.

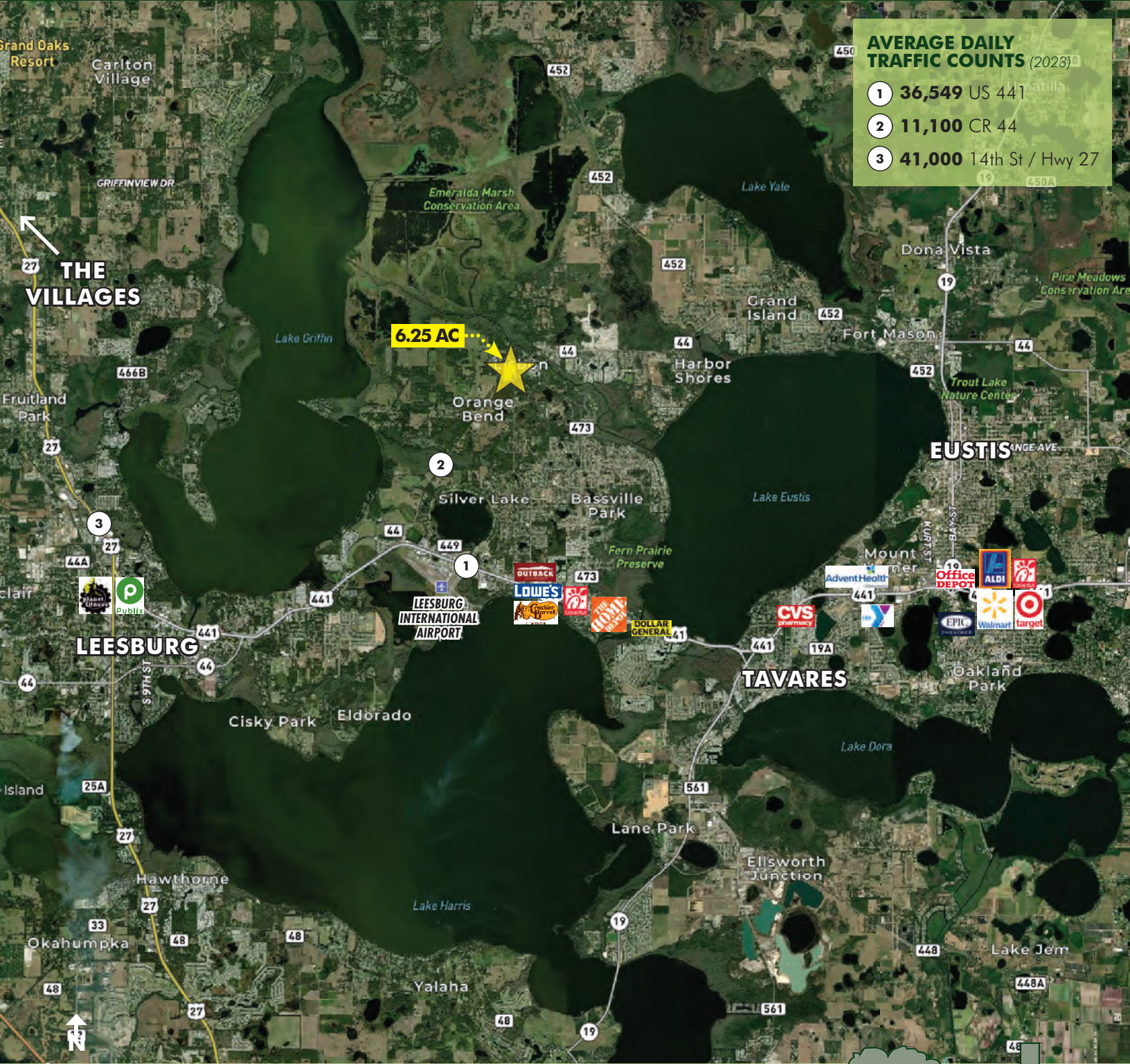


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AVERAGE DAILY TRAFFIC COUNTS (2023)

- 1 36,549 US 441
- 2 11,100 CR 44
- 3 41,000 14th St / Hwy 27

REGIONAL MAP

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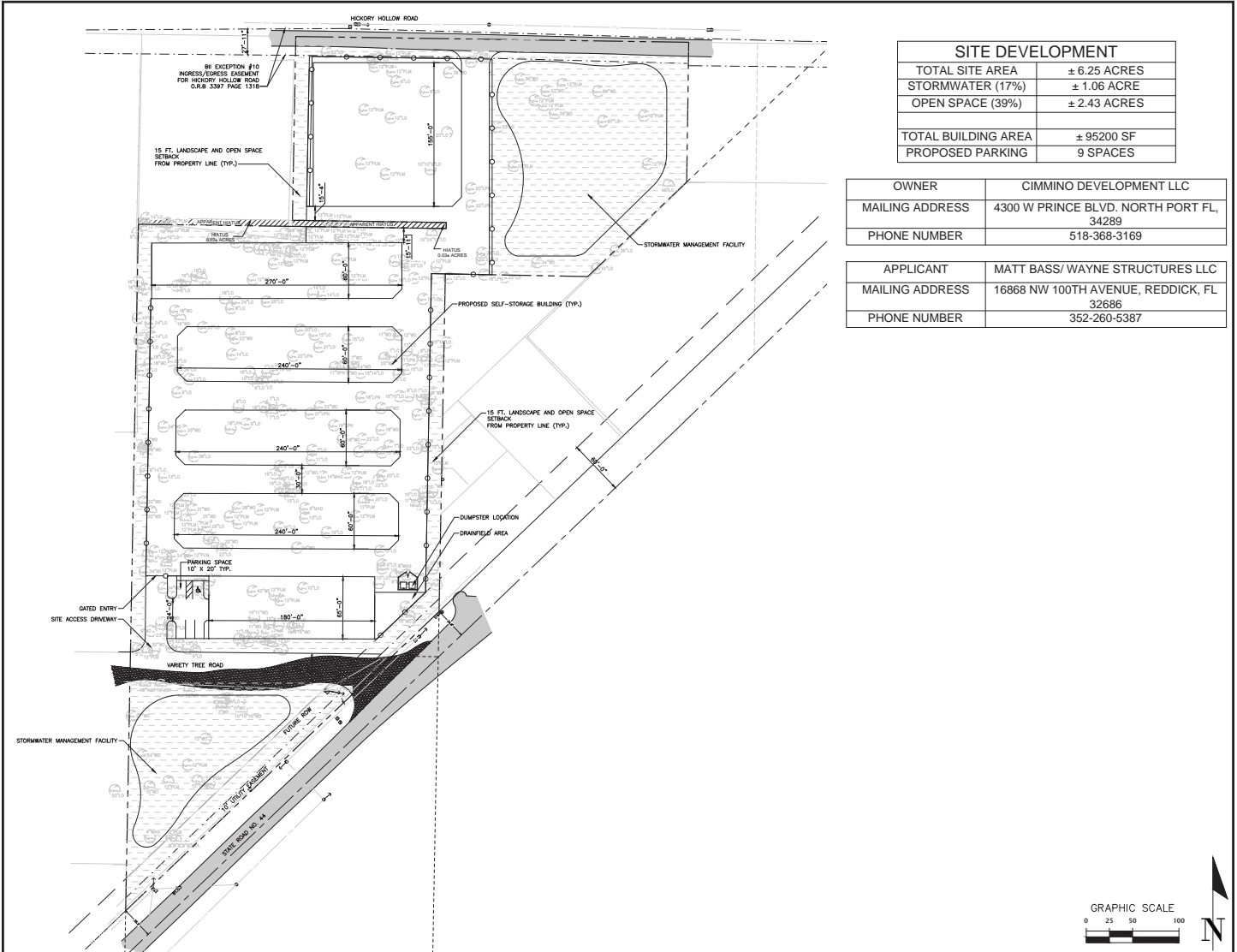
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SITE DEVELOPMENT	
TOTAL SITE AREA	± 6.25 ACRES
STORMWATER (17%)	± 1.06 ACRE
OPEN SPACE (39%)	± 2.43 ACRES
TOTAL BUILDING AREA	± 95200 SF
PROPOSED PARKING	9 SPACES

OWNER	CIMMINO DEVELOPMENT LLC
MAILING ADDRESS	4300 W PRINCE BLVD. NORTH PORT FL, 34289
PHONE NUMBER	518-368-3169

APPLICANT	MATT BASS/ WAYNE STRUCTURES LLC
MAILING ADDRESS	16868 NW 100TH AVENUE, REDDICK, FL 32686
PHONE NUMBER	352-260-5387

CONCEPT PLAN

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