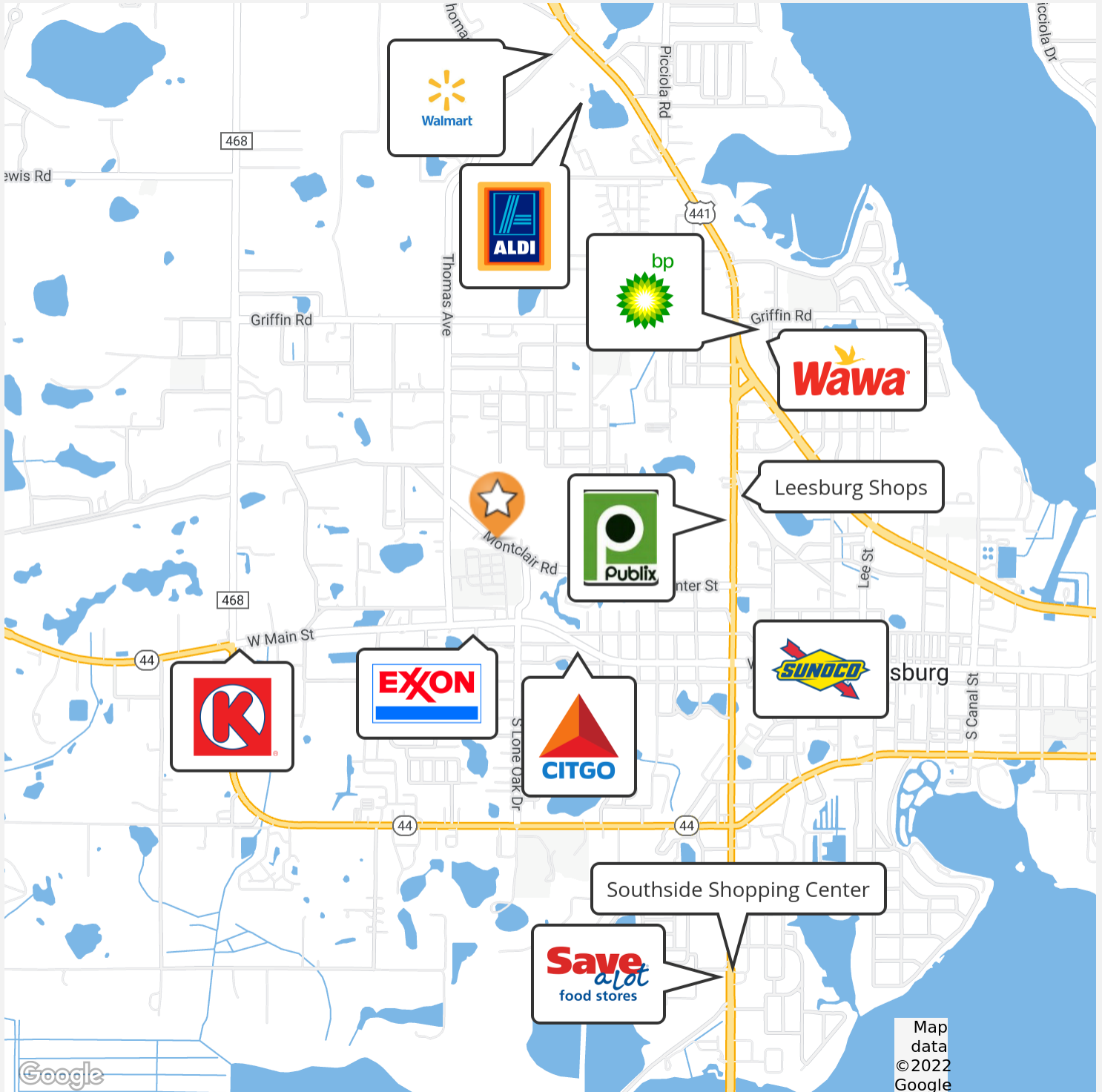


**FOR SALE**  
**LAND**  
**\$1,000,000**

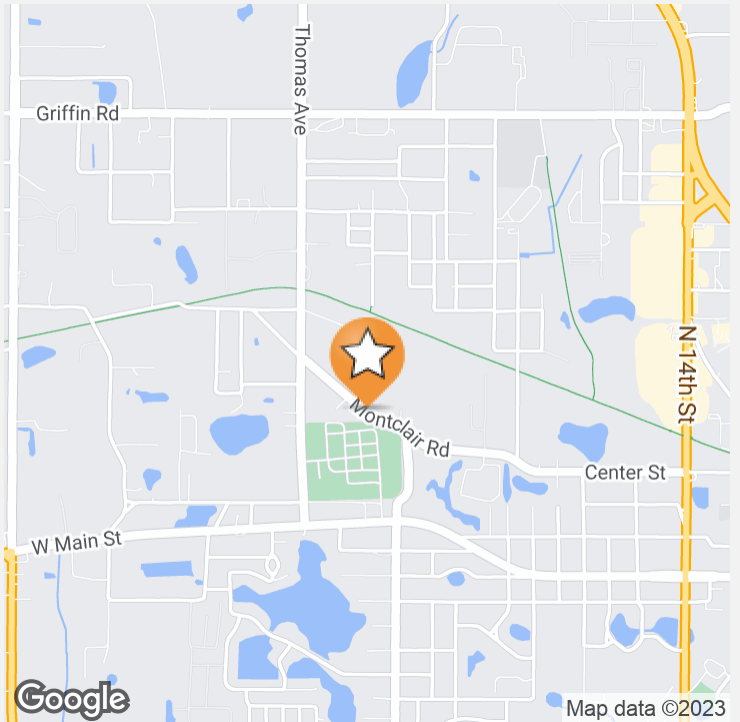
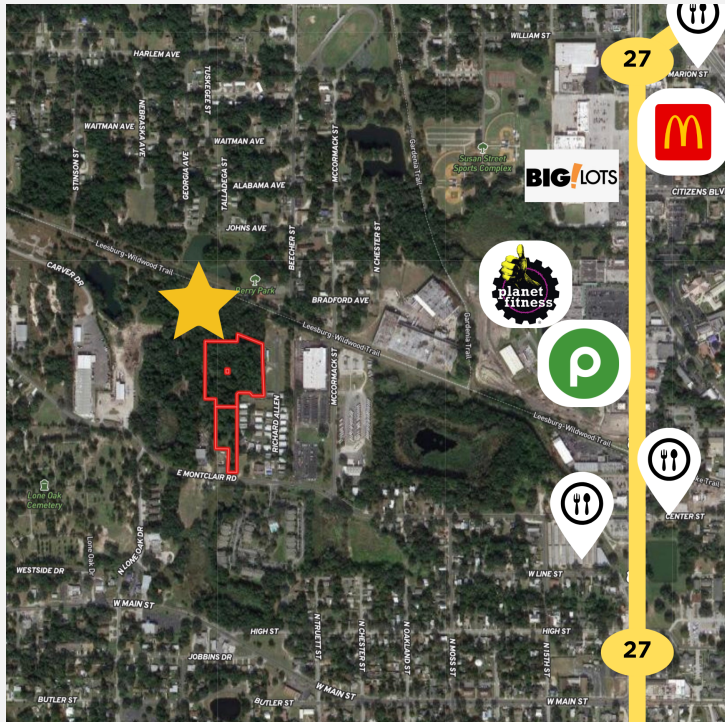
MULTIFAMILY DEVELOPMENT SITE

0 GOURLEY AVE 0 MONTCLAIR RD, LEESBURG, FL 34748





ID#: 1059174



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,000,000
<b>Lot Size:</b>	5.85 Acres
<b>Zoning:</b>	SPUD

## PROPERTY OVERVIEW

6+/- Acres Multifamily Development Site. This Property has been entitled for 55+ Multifamily Community with 96 Units. Approved PUD with concept plan. Approved 15.6 units per gross acre. In the City of Leesburg. Utilities available. Road frontage on Montclair Rd. Buyer will still need to verify with the county for PUD and any restrictions on the property.

## PROPERTY HIGHLIGHTS

- Entitled for 96 Units, 55+ Multifamily Community.
- Approved PUD with concept plan.
- Approved for 15.6 units per gross acre.
- City of Leesburg Utilities available.
- 70 ft Road Frontage on Montclair Rd.

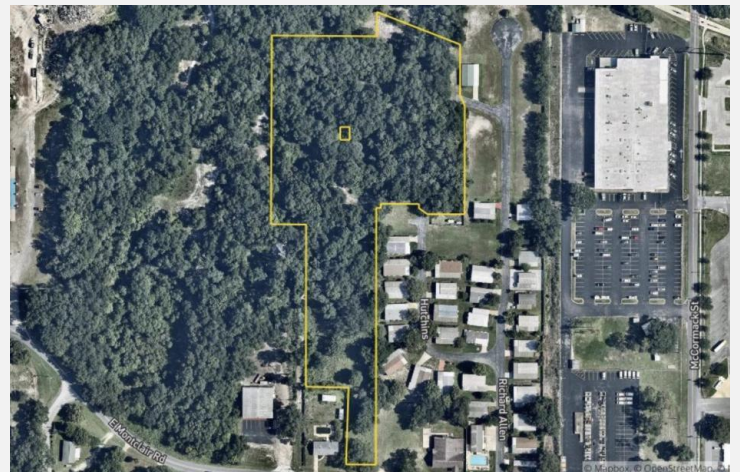
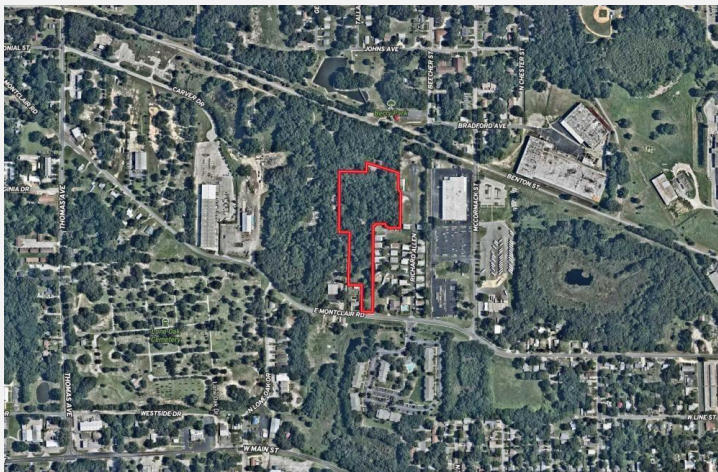
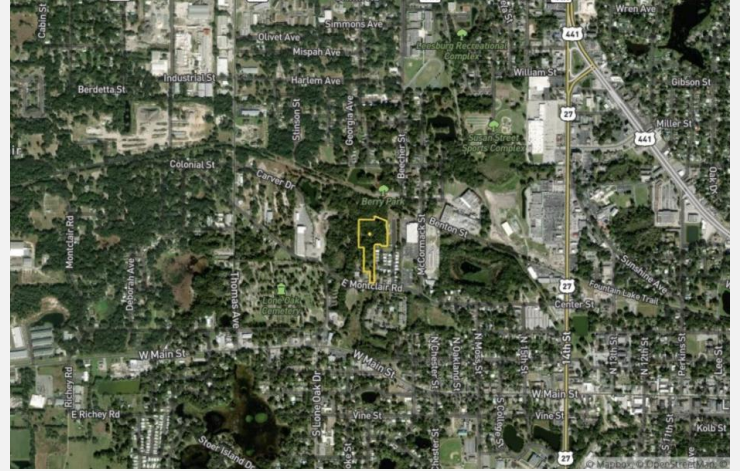
ID#: 1059174

# MULTIFAMILY DEVELOPMENT SITE

0 GOURLEY AVE 0 MONTCLAIR RD, Leesburg, FL 34748

Additional Photos

4



ID#: 1059174

John Donley  
john@crosbydirt.com

**crosbydirt.com**  
141 5th St. NW  
Winter Haven, FL 33881  
863.293.5600

# MULTIFAMILY DEVELOPMENT SITE

0 GOURLEY AVE 0 MONTCLAIR RD, Leesburg, FL 34748



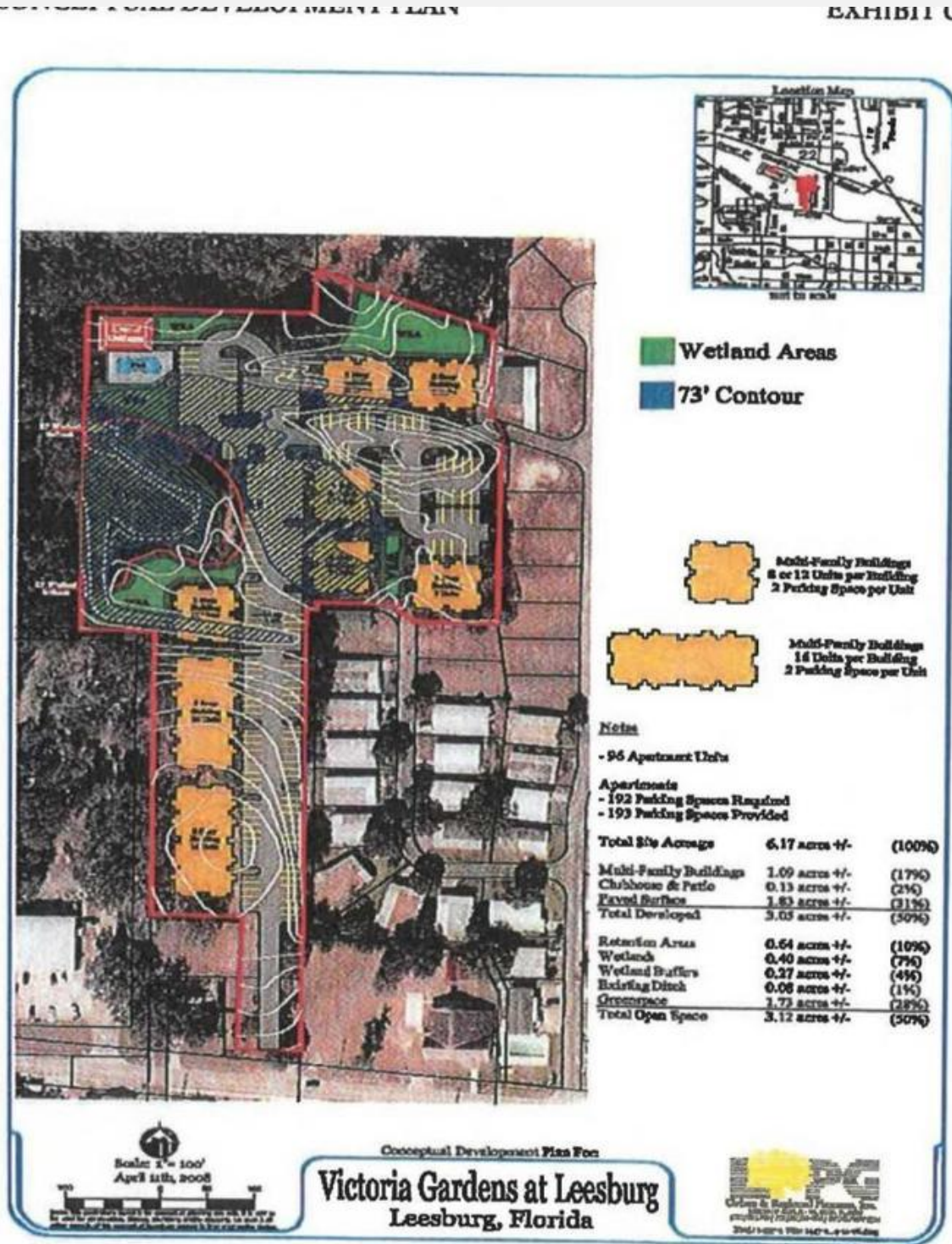
## LOCATION DESCRIPTION

6+/- Acres Multifamily Development Site. This Property has been entitled for 55+ Multifamily Community with 96 Units. Approved PUD with concept plan. Approved 15.6 units per gross acre. In the City of Leesburg. Utilities available. Road frontage on Montclair Rd. Buyer will still need to verify with the county for PUD and any restrictions on the property.

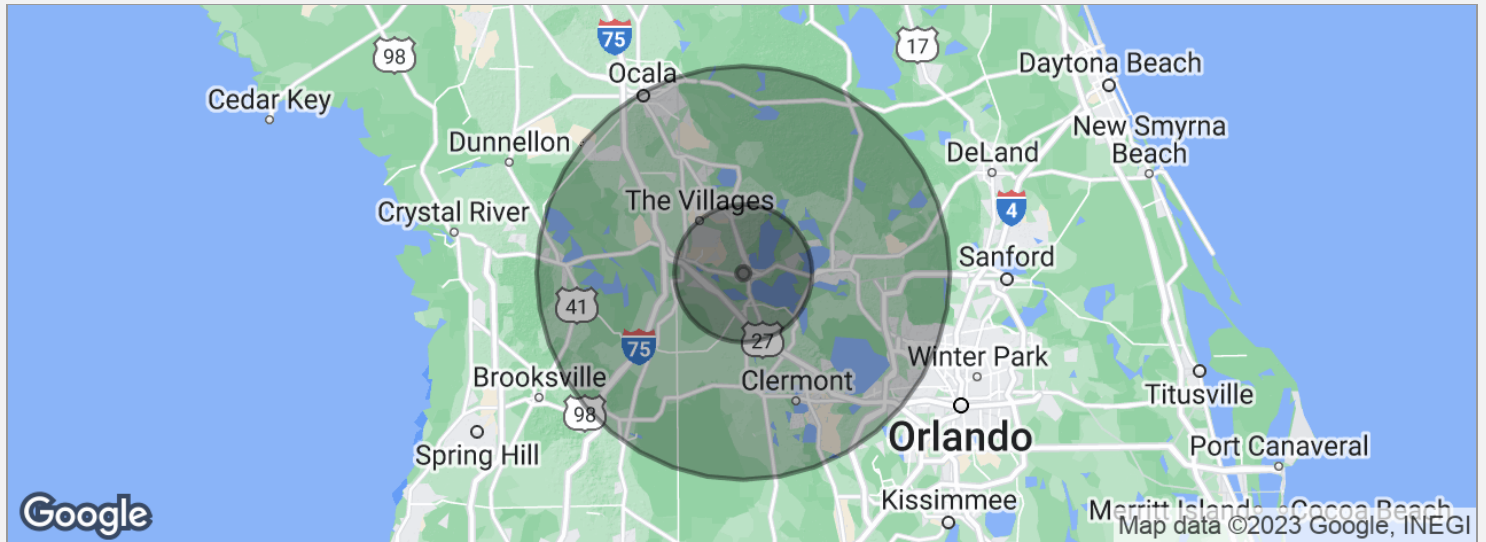
## DRIVING DIRECTIONS

Heading North on HWY 27, make a left(West) on Center St, Center St turns into Montclair Rd, Property is on the right in 0.6 miles.

ID#: 1059174



ID#: 1059174



## POPULATION

	1 MILE	10 MILES	30 MILES
Total population	66	48,627	328,138
Median age	43.9	47.4	43.1
Median age (male)	38.7	46.4	41.7
Median age (Female)	51.1	48.6	44.5

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	19	17,809	125,338
# of persons per HH	3.5	2.7	2.6
Average HH income	\$54,441	\$45,580	\$50,983
Average house value		\$146,224	\$164,903

\* Demographic data derived from 2020 ACS - US Census

ID#: 1059174

## JOHN DONLEY

Land Specialist



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.528.2521  
john@crosbydirt.com  
FL #SL3436114

## PROFESSIONAL BACKGROUND

After John graduated from Florida State, he acquired extensive first-hand knowledge in the blueberry industry with 5-D Blueberry Farms as well as experience in the citrus industry with Donley Citrus/Lester Donley & Sons. John comes with a wealth of knowledge in agricultural caretaking in addition to experience in the horticulture side. While in those two industries John acquired experience in real estate investments, in both commercial and agriculture properties. John was born and raised in Winter Haven, FL and is a 3rd generation farmer. John's work ethic is based on meeting his client's needs and goals every time. When you and John come together to discuss what your primary goal is in your investment, he'll let that guide him and will deliver on his promises. He is the type of person that will work relentlessly toward his client's goals until the result is obtained.

When he is not working you can find John on the Chain of Lakes in Winter Haven wakeboarding or water skiing. He enjoys hunting in Highlands County, FL and in Pine Ridge, NE. John also loves to give back to charity; one he's fond of is the Lewis Family Cancer Fund which he actively participates in every year.

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