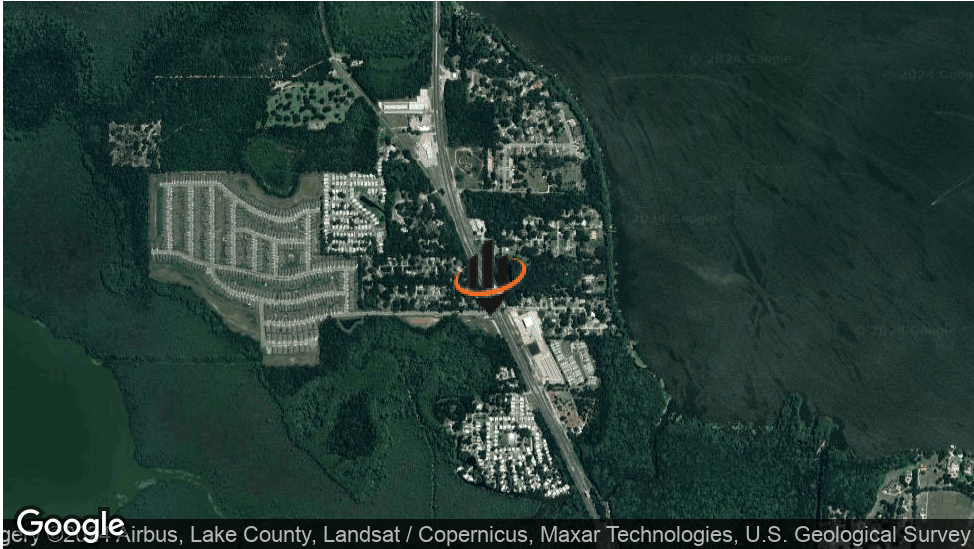


US HIGHWAY 27
Leesburg, FL 34748

CHRIS BUTERA
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FL #SL3083110

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$825,000 (\$25k blank)
PROJECT:	33 Townhouse Lots
STATUS:	Turnkey (All approvals and vetted site bids in hand)
MAX FOOTPRINT:	20' x 45'
ZONING:	PUD
APN:	02-20-24-0010-F01- 00000

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PROPERTY OVERVIEW

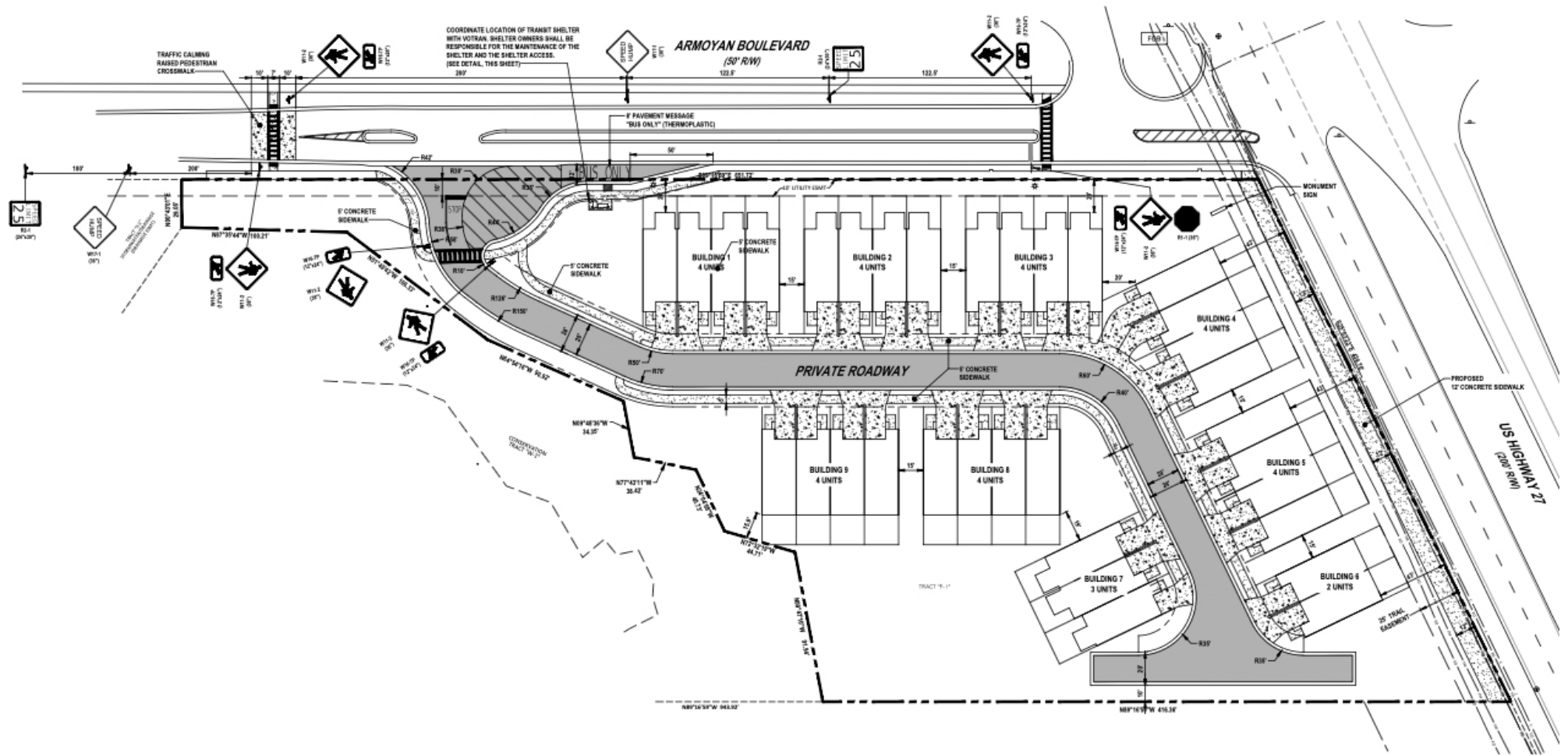
Offered for sale are 33 fully approved townhouse lots in Leesburg, FL. This turnkey project is located on US Hwy 27 at the entrance to Lake Denham Estates, a premier residential community of over 500 homes. Designed for 33 townhouses with consisting of 7 four-plexes, 1 tri-plex and 1 duplex with a typical building footprint of 20' x 45'. The site is cleared and mass graded and utilities are stubbed.

This project comes with all site plan approvals in hand allowing you to start construction immediately. The plans have been value engineered and vetted site bids will be provided. This is truly a turnkey project. Rentals are allowed here and the site sits in an Opportunity Zone, allowing for potential tax advantages.

PROPERTY HIGHLIGHTS

- 33 fully approve townhouse lots in Leesburg, FL
- Turnkey project with all approvals and bids in hand, start immediately
- Opportunity Zone project and rentals are allowed

SITE PLAN



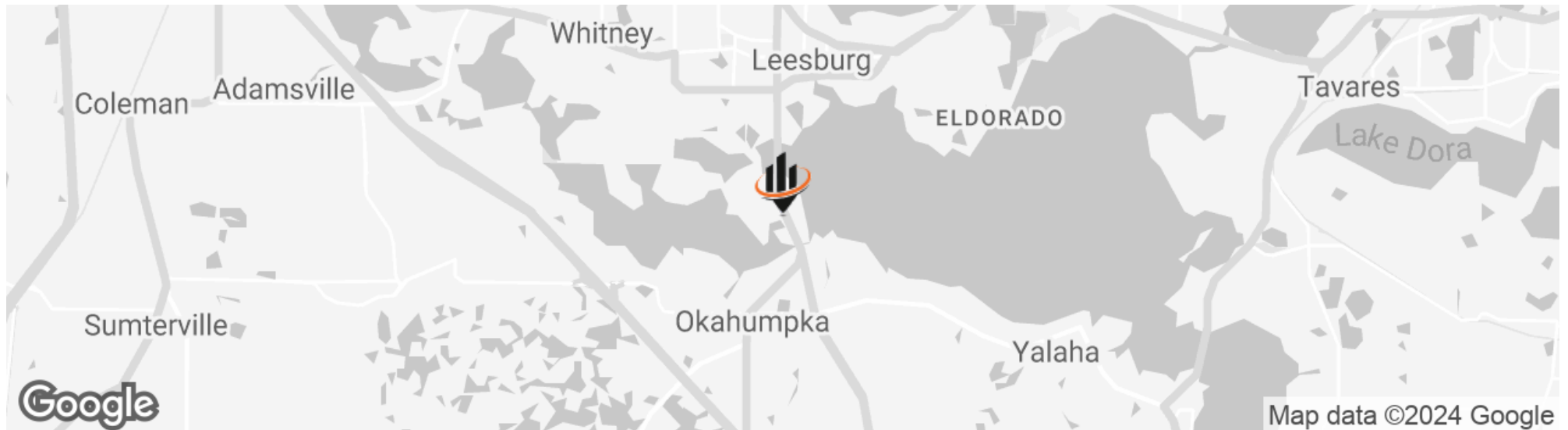
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LOCATION MAP



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