

Fruitland Park Development Land

2048 Miller Blvd, Fruitland Park, Florida 34731

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Miller Blvd

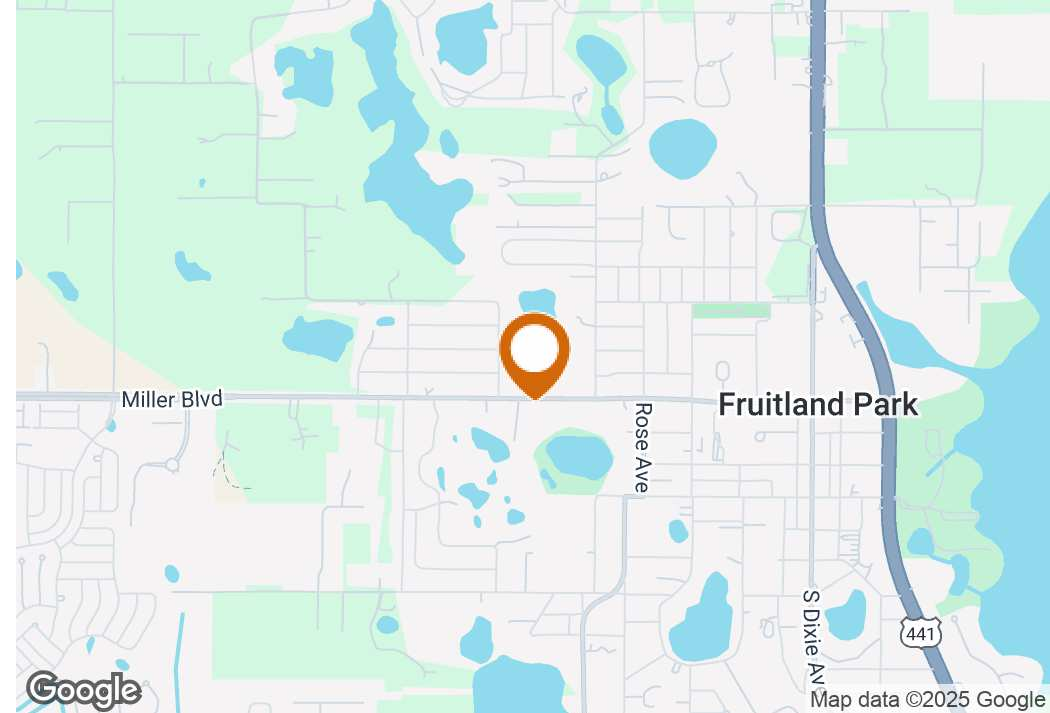
TABLE OF CONTENTS



Table of Contents

| | |
|---------------------------|----|
| Property Summary | 3 |
| Property Description | 4 |
| Specifications & Features | 5 |
| Aerial Map | 6 |
| Aerial Photo | 7 |
| Aerial Photo | 8 |
| Regional Map | 9 |
| Location Map | 10 |
| Demographics | 11 |
| Retailer Map | 12 |
| Additional Photos | 13 |
| Advisor Biography | 14 |

PROPERTY SUMMARY



Offering Summary

| | |
|----------------|---------------------------------|
| Sale Price: | \$1,199,000 |
| Lot Size: | 4.45 Acres |
| Price / Acre: | \$269,438 |
| Zoning: | A |
| PIN: | 04-19-24-0003-000-04000 |
| Road Frontage: | 365 ± FT (Miller Blvd) |
| Traffic Count: | 17,500 ± Cars/Day (Miller Blvd) |
| City: | Fruitland Park |
| County: | Lake |
| State: | Florida |
| Property Type: | Development Land |

Property Overview

Introducing an exceptional development opportunity in the thriving Fruitland Park area. This property features 4.45 acres of prime development land, ideal for office, retail, multifamily, or townhome opportunities. Its prime location provides convenient access to amenities and a growing market for commercial ventures to accommodate The Villages, which is located just west of the property. With its rich history and potential for growth, this property is an enticing prospect for investors seeking a promising investment in an increasingly sought-after area.

Property Highlights

- 17,500 ± Cars/Day on Miller Blvd
- Close proximity to the Villages
- Area of development

PROPERTY DESCRIPTION



Location Description

2048 Miller Blvd is well located in Fruitland Park, just east of The Villages, one of Central Florida's most active and rapidly expanding communities. The property sits west of U.S. Highway 441, offering convenient north-south access to Lady Lake, Leesburg, and Ocala, while also serving as a primary corridor for regional traffic and daily commuting. Nearby connections to local arterial roads provide efficient travel throughout Lake County, with close proximity to retail centers, medical services, and residential neighborhoods. The combination of access, visibility, and surrounding growth makes this a strategic location within the greater Villages and Lake County market.

Location Highlights

- Approximately 10 minutes to downtown Leesburg
- Close proximity to regional medical facilities, shopping corridors, and everyday services
- Located within an established growth corridor benefiting from continued residential and commercial expansion
- Convenient access to surrounding communities including Lady Lake, Wildwood, and southern Marion County

SPECIFICATIONS & FEATURES



Specifications & Features

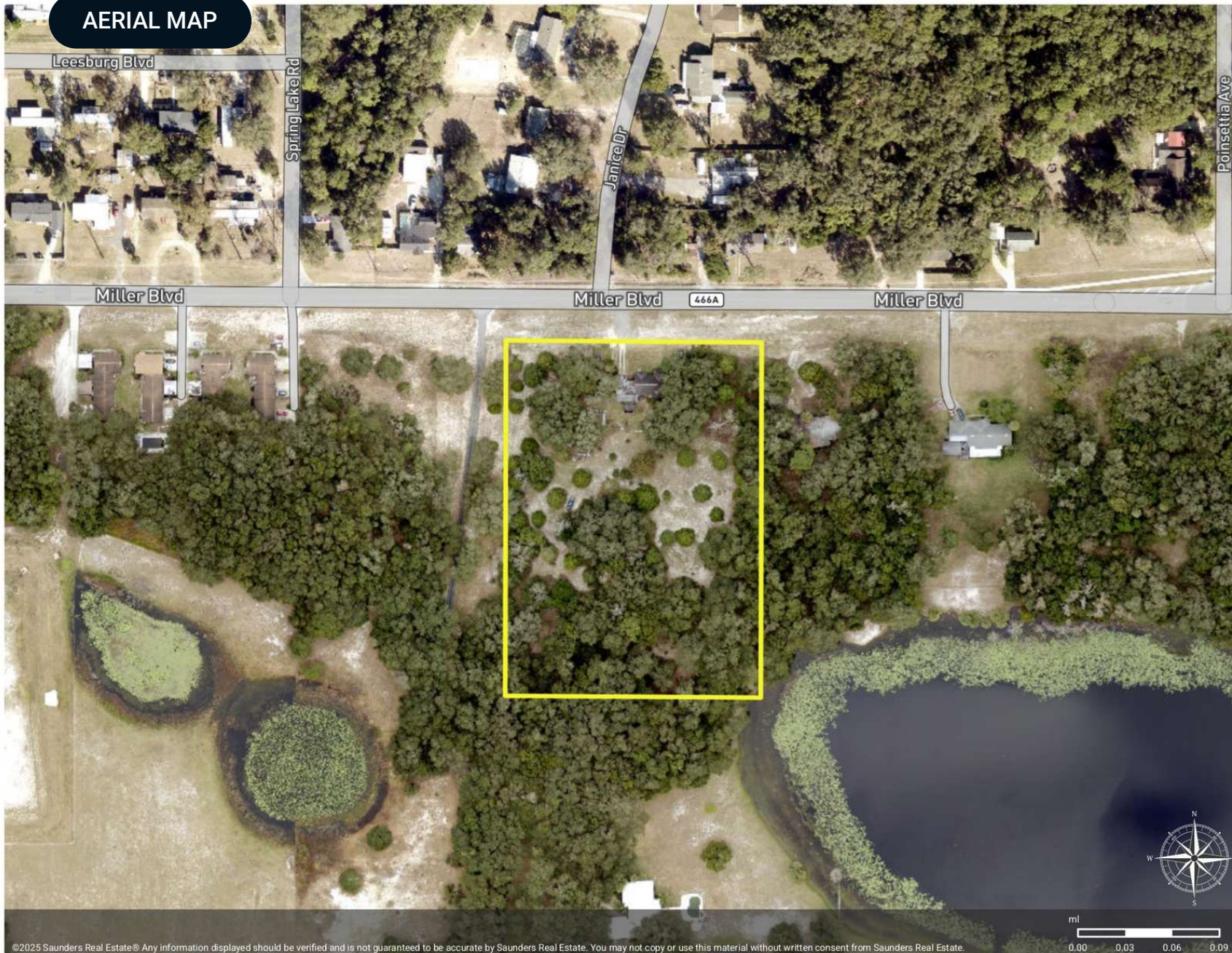
| | |
|---------------------|---|
| Uplands / Wetlands: | 96.9% Uplands 3.1% Flood Plain |
| Soil Types: | <ul style="list-style-type: none">• Candler Sand• Tavares Sand |
| Taxes & Tax Year: | \$1,140.87 - 2025 |
| Zoning / FLU: | A |
| Road Frontage: | 365 FT - Miller Blvd |
| Current Use: | Vacant home. Highest and best use would be development. |

AERIAL MAP



Fruitland Park Development Land

Polygon



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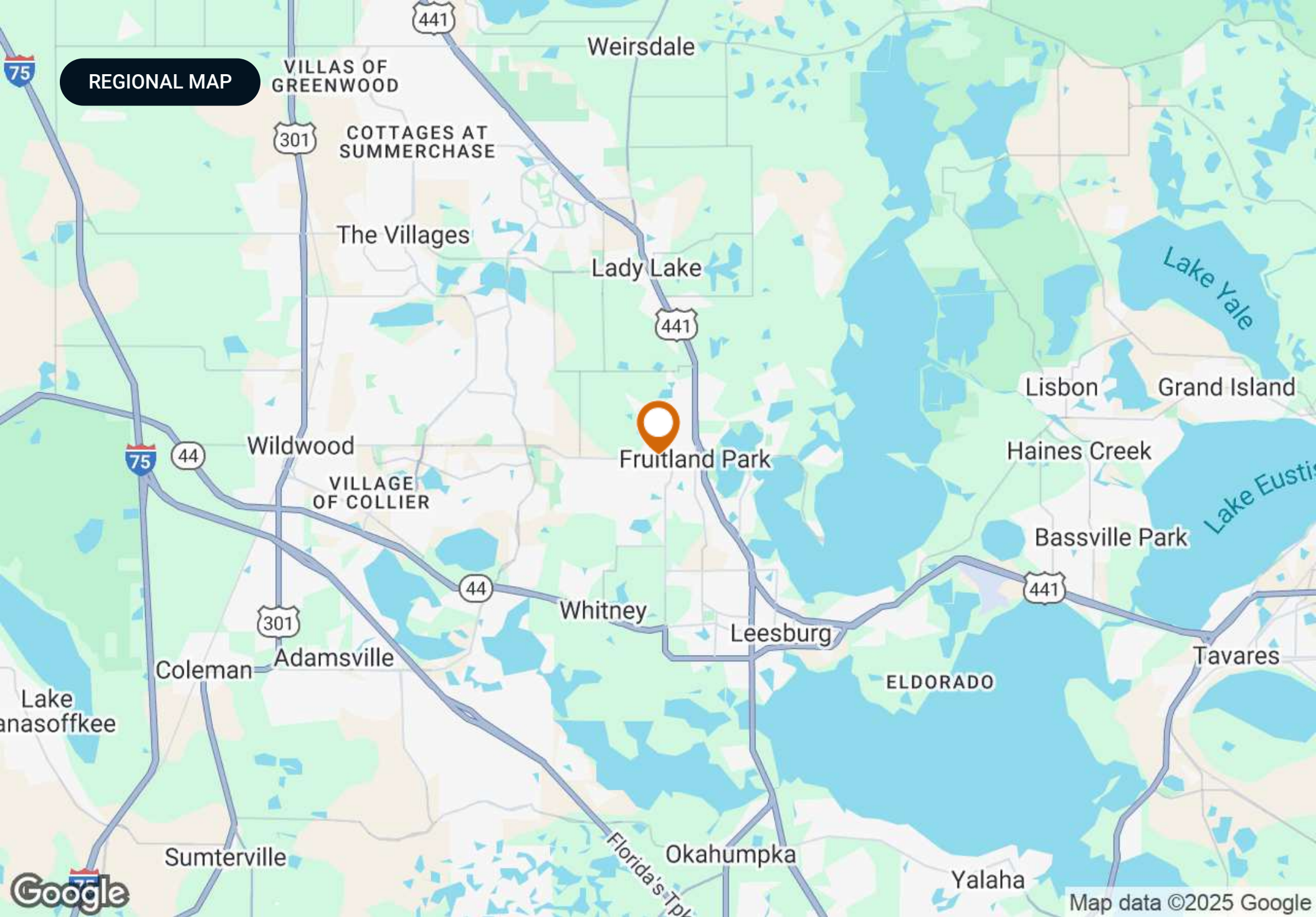
441

17,500 ±
Cars/Day

Miller Blvd

The Villages®





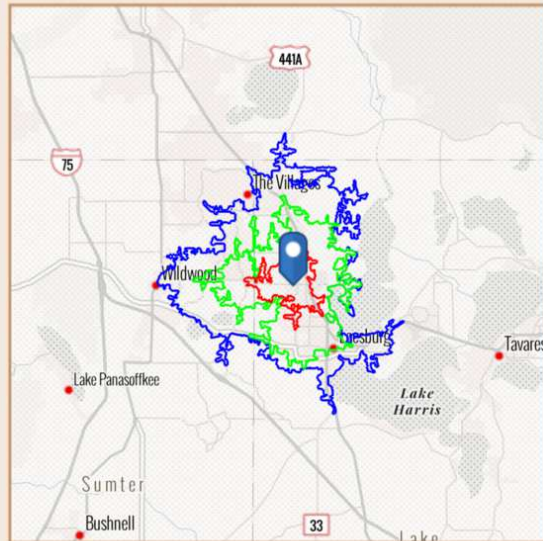


DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

2048 Miller Blvd, Fruitland Park, Florida, 34731

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



| | DRIVE TIME | | | GEOGRAPHY | | | |
|-------------------------|------------|-----------|-----------|-------------------------|---|-------------------|-------------|
| | 5 mins | 10 mins | 15 mins | Counties Lake County | CBSAs Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area | States Florida | USA |
| AGE SEGMENTS | | | | | | | |
| 0 - 4 | 4.78% | 3.57% | 2.46% | 4.48% | 5.07% | 4.69% | 5.39% |
| 5 - 9 | 5.11% | 3.68% | 2.56% | 4.84% | 5.43% | 5.03% | 5.75% |
| 10 - 14 | 5.13% | 3.88% | 2.78% | 5.20% | 5.87% | 5.34% | 5.98% |
| 15 - 19 | 4.91% | 3.59% | 2.60% | 5.24% | 6.71% | 5.84% | 6.47% |
| 20 - 34 | 13.61% | 10.41% | 7.72% | 15.94% | 21.69% | 18.43% | 20.33% |
| 35 - 54 | 18.75% | 14.39% | 11.13% | 22.32% | 26.35% | 24.41% | 25.20% |
| 55 - 74 | 34.58% | 39.48% | 43.41% | 27.72% | 21.48% | 25.55% | 22.82% |
| 75+ | 13.03% | 21.01% | 27.33% | 14.23% | 7.40% | 10.74% | 8.05% |
| HOUSEHOLD INCOME | | | | | | | |
| <\$15,000 | 14.1% | 12.1% | 8.9% | 9.7% | 6.9% | 8.0% | 8.3% |
| \$15,000-\$24,999 | 8.1% | 6.5% | 6.0% | 5.9% | 5.4% | 5.8% | 5.9% |
| \$25,000-\$34,999 | 6.7% | 7.5% | 7.9% | 7.5% | 6.2% | 6.7% | 6.3% |
| \$35,000-\$49,999 | 10.6% | 12.3% | 11.1% | 9.6% | 9.7% | 10.5% | 9.8% |
| \$50,000-\$74,999 | 16.7% | 17.5% | 17.7% | 17.2% | 17.0% | 16.9% | 15.6% |
| \$75,000-\$99,999 | 10.8% | 13.2% | 14.9% | 14.4% | 13.4% | 12.9% | 12.5% |
| \$100,000-\$149,999 | 16.0% | 17.7% | 19.3% | 19.4% | 19.9% | 18.4% | 17.8% |
| \$150,000-\$199,999 | 9.5% | 7.2% | 7.9% | 9.1% | 9.6% | 8.7% | 9.8% |
| \$200,000+ | 7.6% | 6.0% | 6.4% | 7.2% | 11.7% | 12.1% | 14.0% |
| KEY FACTS | | | | | | | |
| Population | 8,572 | 45,323 | 108,682 | 428,905 | 2,932,740 | 23,027,836 | 339,887,819 |
| Daytime Population | 7,686 | 48,235 | 121,850 | 385,396 | 2,983,283 | 22,846,618 | 338,218,372 |
| Employees | 3,421 | 14,699 | 28,768 | 188,466 | 1,520,600 | 10,832,721 | 167,630,539 |
| Households | 3,763 | 21,507 | 54,895 | 178,895 | 1,088,691 | 9,263,074 | 132,422,916 |
| Average HH Size | 2.27 | 2.09 | 1.96 | 2.37 | 2.65 | 2.43 | 2.50 |
| Median Age | 52.5 | 63.8 | 68.5 | 47.8 | 38.8 | 43.6 | 39.6 |
| HOUSING FACTS | | | | | | | |
| Median Home Value | 408,247 | 404,438 | 416,444 | 368,757 | 426,496 | 416,969 | 370,578 |
| Owner Occupied % | 75.2% | 77.8% | 81.5% | 76.9% | 61.7% | 67.2% | 64.2% |
| Renter Occupied % | 24.9% | 22.2% | 18.5% | 23.1% | 38.3% | 32.8% | 35.8% |
| Total Housing Units | 4,115 | 24,312 | 64,049 | 200,922 | 1,194,509 | 10,635,372 | 146,800,552 |
| INCOME FACTS | | | | | | | |
| Median HH Income | \$66,139 | \$65,970 | \$72,518 | \$75,113 | \$82,265 | \$78,205 | \$81,624 |
| Per Capita Income | \$40,632 | \$41,541 | \$47,286 | \$39,299 | \$41,326 | \$44,891 | \$45,360 |
| Median Net Worth | \$239,140 | \$336,477 | \$479,497 | \$280,511 | \$208,581 | \$253,219 | \$228,144 |

RETAILER MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Tim Sennett, MBA, ALC, CCIM

Senior Advisor

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Professional Background

Tim Sennett, MBA, ALC, CCIM is a Senior Advisor at Saunders Real Estate.

Since his first sale in 1985, Tim has specialized in the commercial and vacant land sector. In 1999, he earned his CCIM (Certified Commercial Investment Member) designation. Tim also holds his ALC (Accredited Land Consultant) designation through the REALTORS® Land Institute (RLI). His experience, combined with his CCIM and ALC recognitions, qualifies Tim as an expert in land and commercial real estate.

Tim has received numerous awards in his field, including Realtor of the Year. He has served various roles under REALTOR® Associations—including President—and has chaired several committees, like the Commercial Committee. Currently, Tim serves on the national Governmental Affairs Committee of the REALTORS® Land Institute (RLI) and serves on the board of directors for the RLI Florida Chapter.

Tim has served on the City of Leesburg's Planning and Zoning Commission for 16 years—13 years as chairman—and is a 2002 graduate of Leadership Lake County. He has twice served as President on the local hospice operations board as well as been selected to be on their Board Emeritus. Tim has also served on the Board of Directors for Central Florida Health Alliance, the two local hospitals' governing board, and four times as president on the local Boys and Girls Club Board. He has been awarded President of the Year, Jaycee of the Year, and his Senatorship from the United States, Florida, and Leesburg Jaycee organizations.

In pursuing his education, Tim earned an AA from Lake Sumter Community College, a BA in Business from Barry University, and an MBA from Crummer Graduate School of Business at Rollins College.

Tim was born in Florida and grew up in the Leesburg area. He has two daughters, Jessie and Tre'Lannah, and two "grandbuddies," Jackson and Jonah.

Tim specializes in

- Commercial
- Vacant Land



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