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Phillips Landing

153 Residential Units

Little Everglades

800+ Residential Units
and Commercial Buildout

Wawa
coming soon

1.21 AC
AVAILABLE

1.03 AC
AVAILABLE

0.93 AC
AVAILABLE

RaceTrac
now open

0.91 AC
AVAILABLE

1.73 AC
AVAILABLE

**Builders
FirstSource**

American Way
Facility

New - 425,000 s.f.

Lake County
Logistics Center

New - 569,400 s.f.



HYPONEX

Mobil

Available

US Hwy 27 & O'Brien Rd
Groveland, Florida 34736







Property Highlights

- 3 parcels available (Parcel A: 1.21 ac., Parcel B: 1.03 ac. and Parcel D: 0.93 ac.) along US Highway 27, adjacent to Wawa Gas Station coming soon
- Rough-graded pad with utilities stubbed and shared retention. Proposed right-in/right-out access point on U.S. Hwy 27, along with a proposed three-quarter access point to the rear of the site via O'Brien Road
- Adjacent to Phillips Landing, a neighborhood anticipated to have 153 single-family homes upon completion
- Across the street from the newly-completed, 569,400 s.f. Lake County Logistics Center
- The Florida Turnpike is currently undergoing a widening project from Minneola to the north ramp of U.S. 27; it will transform the Turnpike Mainline from four to eight lanes to positively impact Groveland's economic development
- Average household income of \$115,232, demonstrating a well-educated workforce employed in healthcare, scientific and technology fields in the three-mile radius

Demographics

(ESRI 2025)

POPULATION		
	1 MI.	542
	3 MI.	8,128
	5 MI.	28,687
HOUSEHOLDS		
	1 MI.	245
	3 MI.	3,658
	5 MI.	11,061
AVERAGE HH INCOME		
	1 MI.	\$84,967
	3 MI.	\$115,232
	5 MI.	\$107,781
MEDIAN AGE		
	1 MI.	54.2
	3 MI.	55.1
	5 MI.	50.4

