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Little Everglades

800+ Residential Units  
and Commercial Buildout

Phillips Landing  
153 Residential Units



coming soon

1.02 AC  
AVAILABLE

0.93 AC  
AVAILABLE

1.73 AC  
AVAILABLE

Wawa  
coming soon

coming soon

RaceTrac

AutoZone  
coming soon

27

Mobil

Lake County  
Logistics Center  
New - 569,400 s.f.



American Way  
Facility  
New - 425,000 s.f.

Builders  
FirstSource

SR-19 (I-2,500AADT)



# Available

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



## Property Highlights

- 3 parcels available (Parcel A: 1.02 ac., Parcel D: 0.93 and Parcel E: 1.73 ac.) along US Highway 27, adjacent to Wawa Gas Station, Auto Zone, Big Dan's Carwash and Sherwin Williams all coming coming soon
- Rough-graded pads with utilities stubbed and shared retention. Proposed right-in/right-out access on U.S. Hwy 27, along with a proposed three-quarter access point along 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



## Contact



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