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Little Everglades

800+ Residential Units
and Commercial Buildout

Phillips Landing

153 Residential Units

1.02 AC
AVAILABLE

coming soon

0.93 AC
IN NEGOTIATIONS

Wawa
coming soon

coming soon

RaceTrac

AutoZone
coming soon

1.73 AC
AVAILABLE

27

Mobil

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

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

Builders
FirstSource

O'Brien Rd

SR-19 (12,500 AADT)



Available

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



Property Highlights

- 2 parcels available (Parcel A: 1.02 ac. 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



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