



# Weirsdale 30 Acre Tract

State Road 42, Weirsdale, Florida 32195

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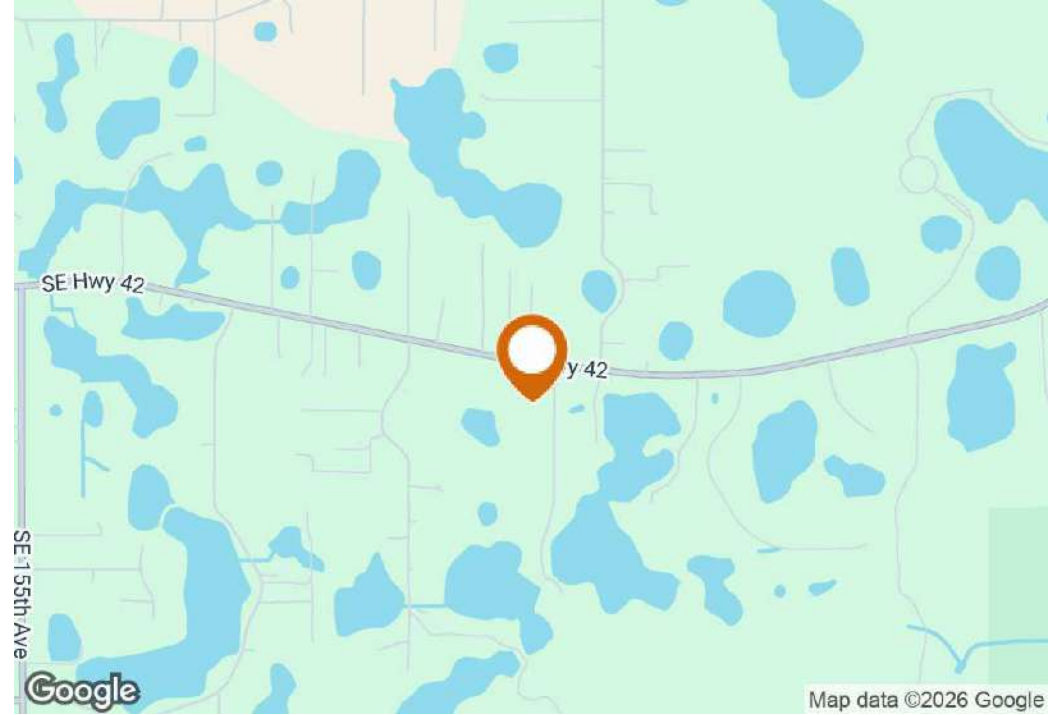
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SECTION 1

# Property Information

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$1,800,000
Lot Size:	30 Acres
Price / Acre:	\$60,000
Zoning:	A-1
PIN:	49584-000-00
Market:	Ocala
Submarket:	The Villages
City:	Weirsdale
County:	Marion
State:	Florida
Property Type:	Acreage and Estates, Farms and Cropland

## Property Overview

Beautiful 30 acre tract located directly on CR 42. About 10 years back, this site had a substantial, thriving orange grove. The land has good soil for a future citrus grove or for building your estate. Site is zoned A-1 with a FLU - RL Rural Low. Great highway road frontage, approximately 685' and a lot depth of almost 2000'. On the back of the site is a 2-acre freshwater pond. SJRWMD Permitted Production Well, last renewal was in 2017; this will need to be updated. Per the permit, this is an 8" well at 200' depth and a 100' casing depth. The permit expired in 2022. Diesel motor set in place and approximately 19 acres was set up with irrigation. The site has a nice slope, high point 116' and falls towards the back to 70'.

## Property Highlights

- 2 acre pond
- Zoned A-1
- Direct CR 42 highway frontage
- Close to The Villages, Lake Weir, Ocala, and the National Forest

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	Uplands: 27.81 Acres, Wetlands: 1.92 Acres
<b>Soil Types:</b>	Candler Sand: 17.40 Acres Sparr Fine Sand: 7.91 Acres Apopka Sand: 4.42 Acres
<b>Taxes &amp; Tax Year:</b>	2025: \$2,240.49
<b>Zoning / FLU:</b>	Zoning: A-1, FLU: RL
<b>Lake Frontage / Water Features:</b>	Pond on back of site - 2 AC mol
<b>Water Source &amp; Utilities:</b>	Private
<b>Road Frontage:</b>	660 ± FT on SR 42
<b>Nearest Point of Interest:</b>	Lake Weir, The Villages
<b>Fencing:</b>	None
<b>Current Use:</b>	15 ± Acre -Old Citrus Grove 13 ± Wooded Rolling Terrain 2 ± Pond
<b>Land Cover:</b>	Wooded and Old Groves
<b>Structures &amp; Year Built:</b>	Diesel Generator Shed

## LOCATION DESCRIPTION



## Location Description



Discover the tranquil charm of Weirsdale, FL, a hidden gem in a peaceful yet strategically located retreat. Nestled in the heart of Central Florida's lush landscapes, this location offers a seamless blend of rural serenity and urban convenience. The area is renowned for its equestrian pursuits, with nearby attractions such as the Grand Oaks Resort and Carriage Museum drawing enthusiasts from far and wide. Black Horse Resort Ranch, which is nestled in the Ocala National Forest, is just a short drive away. The Villages is a bustling hub of retail, dining, and entertainment. With its idyllic setting and proximity to both nature and amenities, Weirsdale presents a compelling investment opportunity for those seeking a harmonious balance of work and leisure.

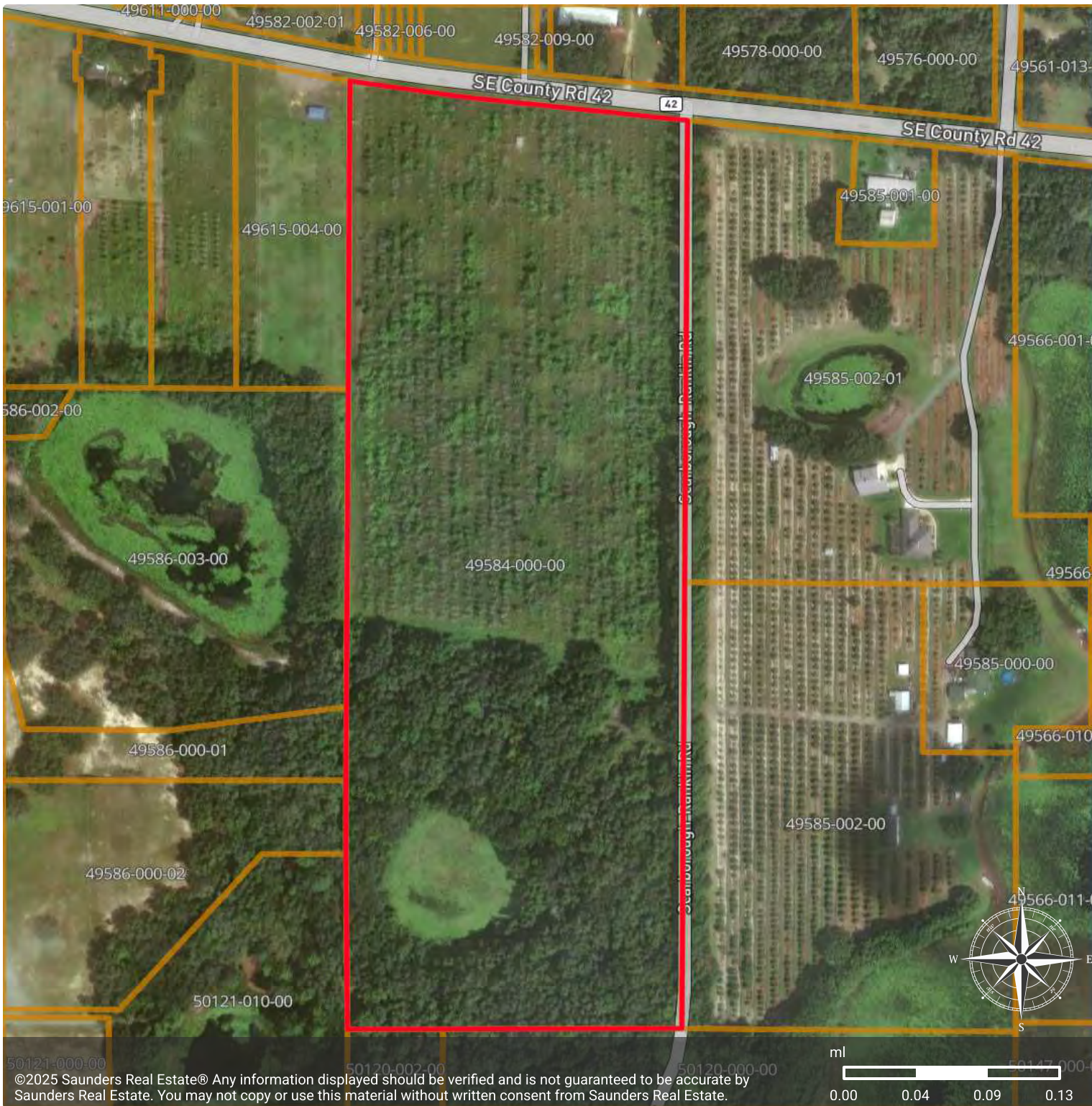


SECTION 2





# Location Information

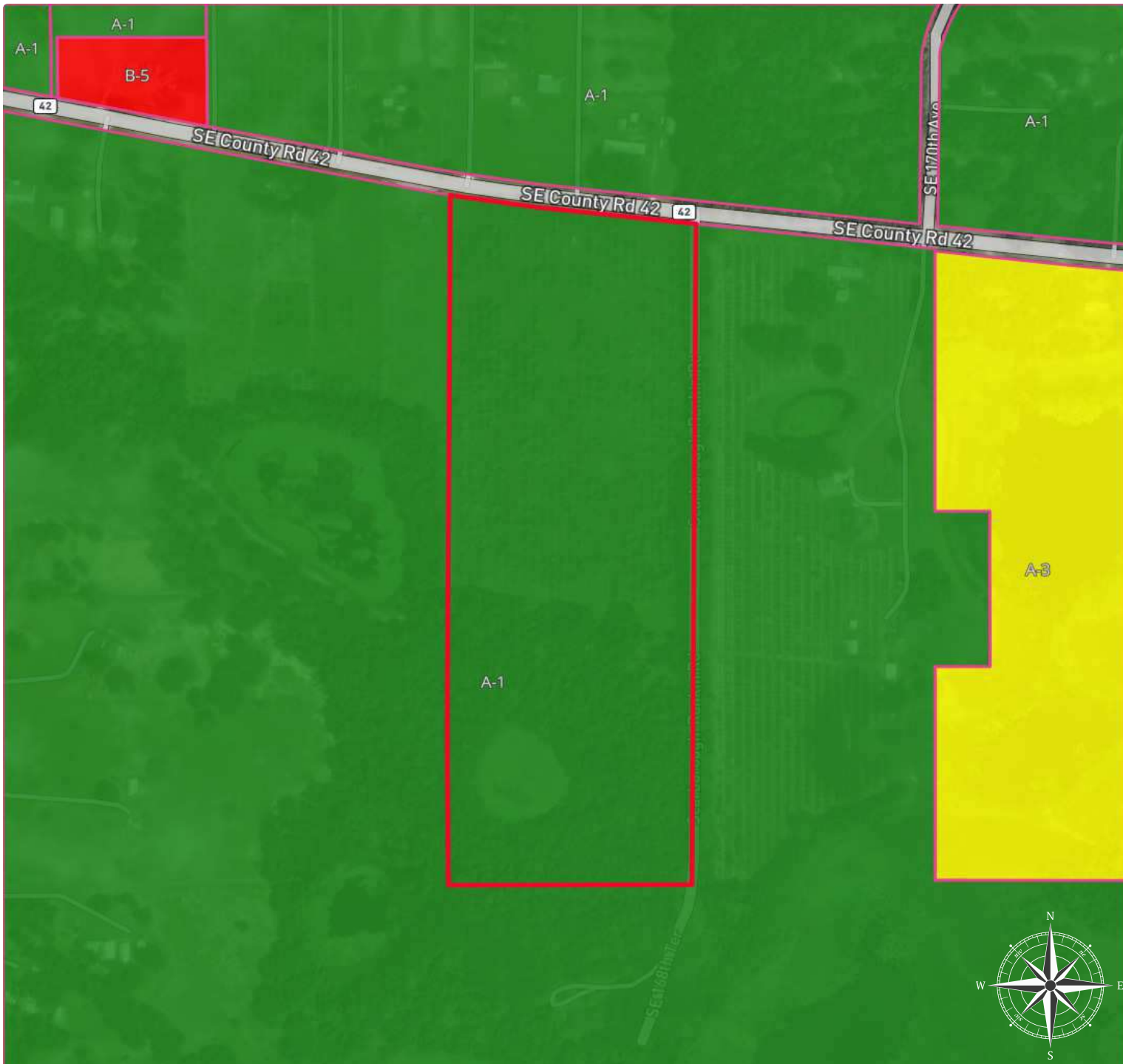
## Weirsdale

-  Polygon
-  Parcel






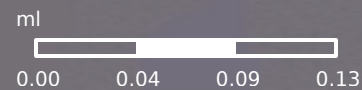
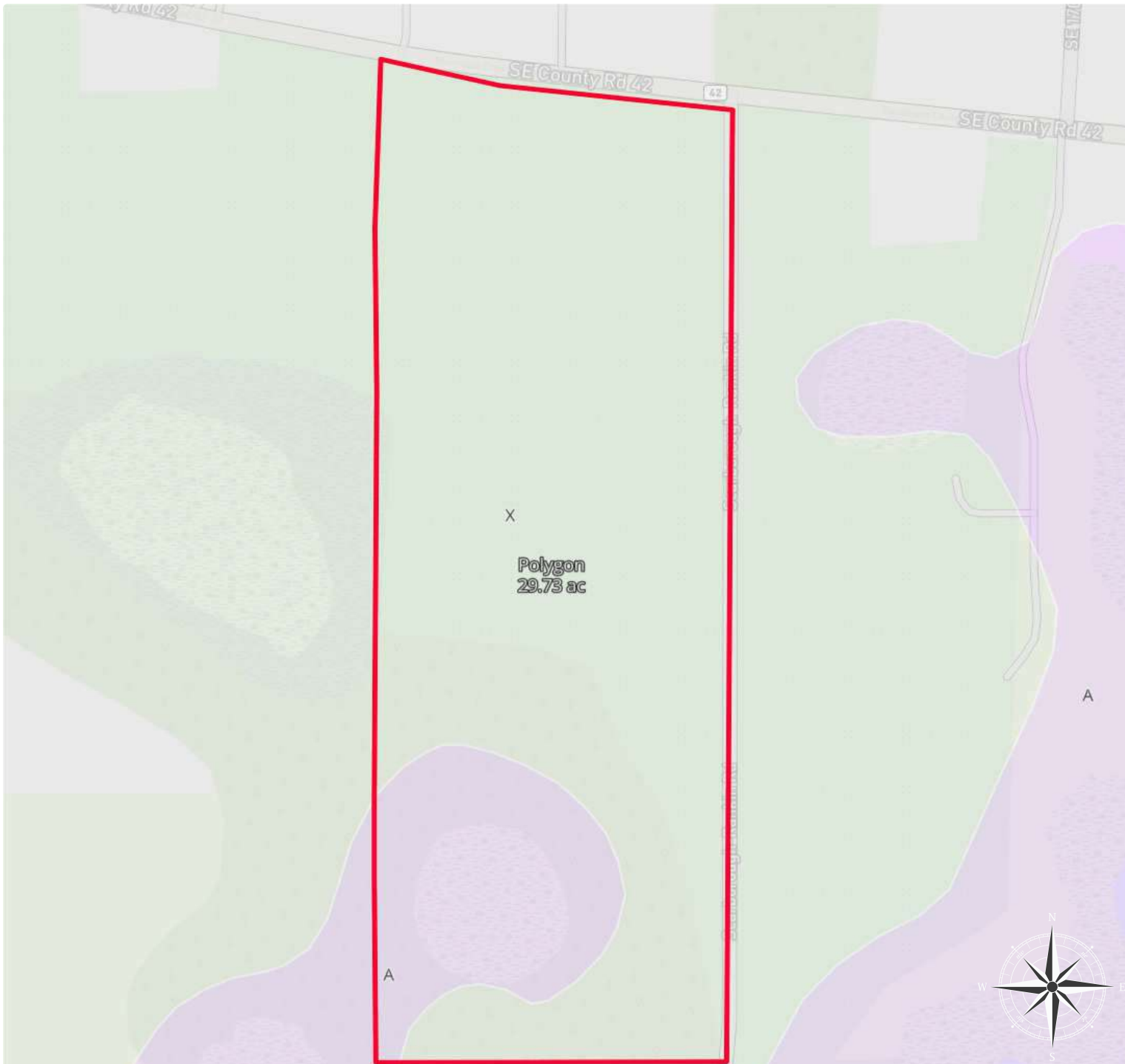
## Weirsdale

-  Polygon
-  Zoning: Agricultural
-  Zoning: Commercial
-  Zoning: Residential



## Weirsdale - 30 Acres on CR 42

-  Polygon
-  FEMA Flood Zones DFIRM: Outside any floodplains
-  FEMA Flood Zones DFIRM: 100 year, BFE no



## Weirsdale - 30 Acres on CR 42

- ▭ Polygon
- ▭ Wetlands 2023: Vegetated Non-Forested Wetlands
- ▭ Wetlands 2023: Lakes



LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

### Population

	2 Miles	5.5 Miles	10 Miles
Total Population	3,492	62,618	196,063
Average Age	58	63	62
Average Age (Male)	58	62	61
Average Age (Female)	58	63	62

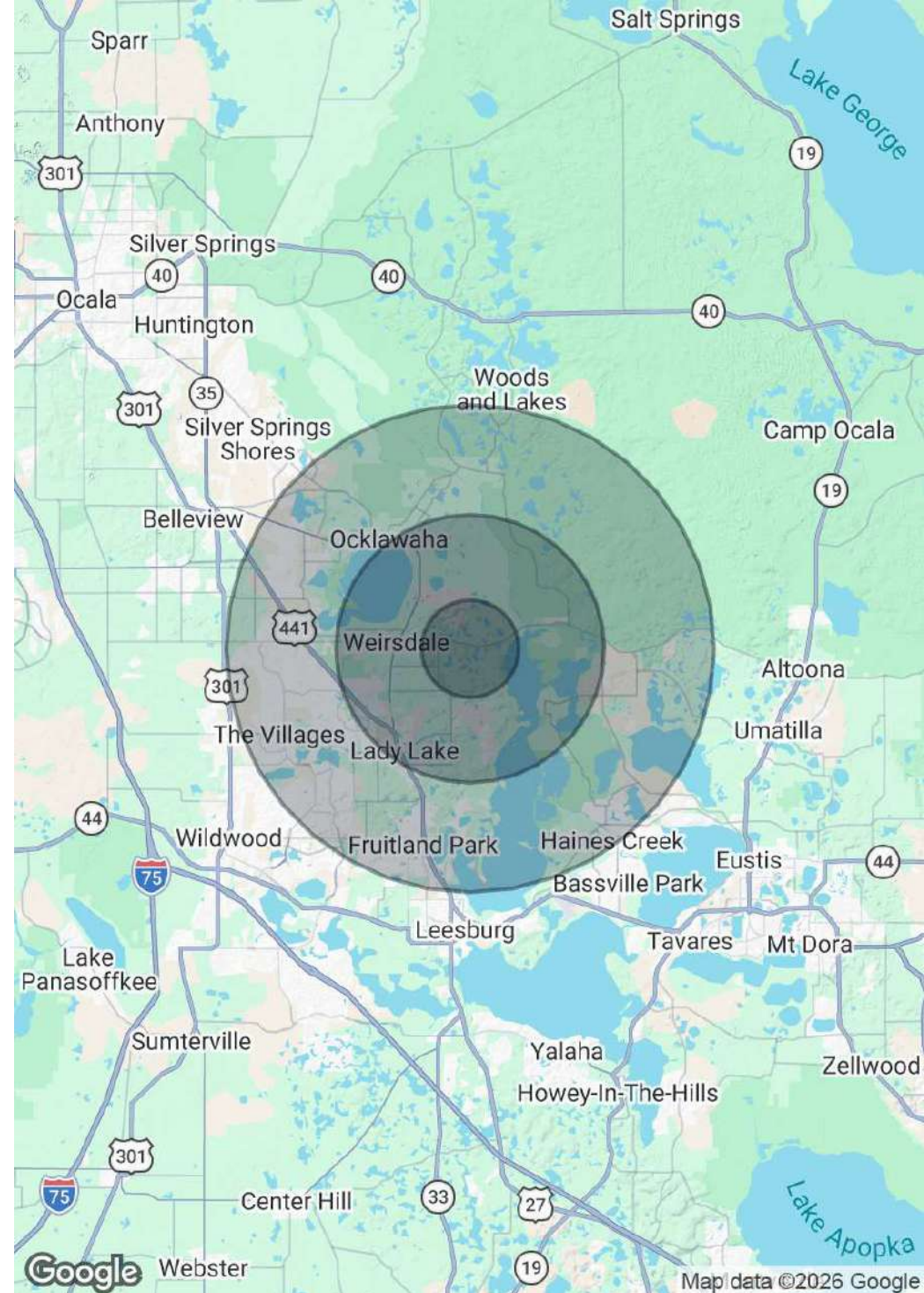
### Households & Income

	2 Miles	5.5 Miles	10 Miles
Total Households	1,653	32,727	99,676
# of Persons per HH	2.1	1.9	2
Average HH Income	\$85,569	\$76,445	\$82,201
Average House Value	\$325,439	\$294,897	\$354,082

### Traffic Counts

	2 Miles	5.5 Miles	10 Miles
	11,300/day		

Demographics data derived from AlphaMap

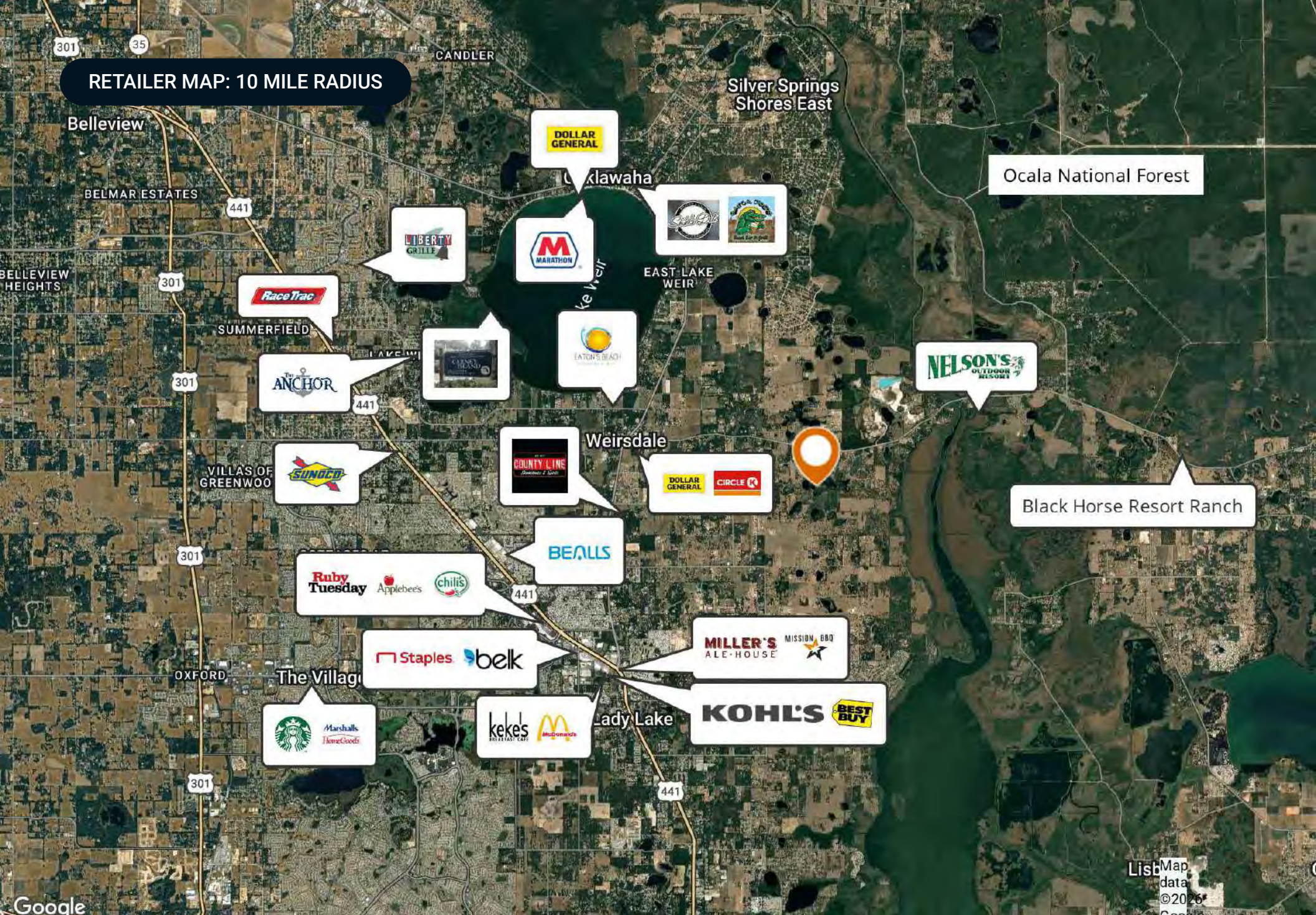




SECTION 3

# Maps And Photos

# RETAILER MAP: 10 MILE RADIUS



DOLLAR GENERAL

LIBERTY GRILLE

MARATHON

WORLD OF OUTDOORS

RaceTrac

EATEN'S BREAD

THE ANCHOR

THE GREAT ESCAPE

NELSON'S OUTDOOR RESORT

SUNOCO

COUNTY LINE

DOLLAR GENERAL CIRCLE K

Weirsdale

BEALLS

Ruby Tuesday Applebees chilis

Staples belk

MILLER'S ALE-HOUSE MISSION BBQ

OXFORD

The Village

Lady Lake

Starbucks Marshalls HomeGoods

kekes McDonalds

KOHL'S BEST BUY

Black Horse Resort Ranch

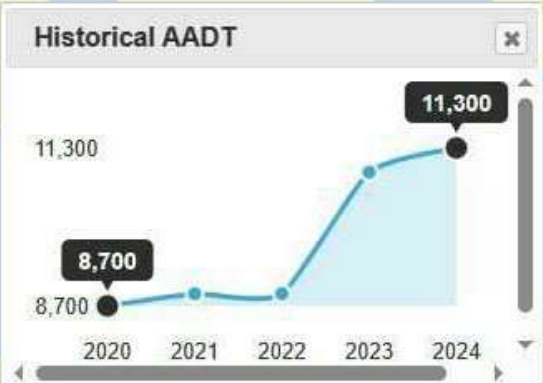
List Map data ©2026

**FINANCIAL INSTITUTIONS: 5 MILE RADIUS**



**TRAFFIC COUNT: SR 42**

**Daily Traffic Info:**  
Road Name: SE HWY 42  
From: CR-25  
To: N/A  
Year: 2024  
AADT: 11300  
Roadway: 36130000  
Cosite: 360111  
County: Marion  
Lat/Long: 28.97986, -81.87429  
[Historical AADT Chart...](#)





ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Trish Leisner, CCIM

Senior Advisor

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## Professional Background

Trish Leisner, CCIM is a Senior Advisor at Saunders Real Estate.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined Saunders Real Estate to expand her commercial services offerings through the firm's marketing strategies and advisor team.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales
- Estate Properties
- Bankruptcies, Trusts, And Probate



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