



## **SPECIAL PURPOSE PROPERTY FOR LEASE WITH 40 ACRES & 7,800 SF**

10215 GOPHER ROAD  
HOWEY IN THE HILLS, FL 34737



**Presented By:**

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

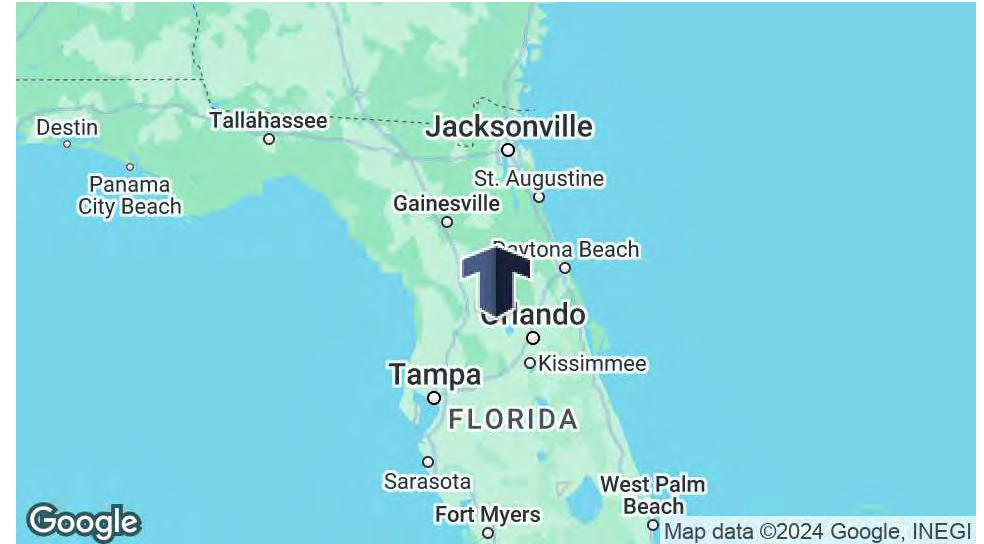


# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,800 SF
Lot Size:	40 Acres
Grounds	Fully Fenced
Entrance	Private Gated

## PROPERTY OVERVIEW

Discover the unmatched potential of this exceptional 40-acre estate, now available for lease. Whether you need land, a building, or a combination of both, this property can be tailored to suit your organization's or company's specific needs. With fully fenced grounds and a private gated entrance, this unique estate was originally crafted as a personal residence by one of the area's top luxury home builders. This versatile property is perfect for an animal care organization, rehabilitation center, retreat or much more.

With 40 acre available for expansion, the possibilities are endless. The main residence offers over 7,800 square feet of luxurious living space, including a detached garage with guest or in-law quarters, a barn for storage, and a wealth of high-end features. Every detail is designed for luxury, from hardwood floors and custom closets to designer lighting and a whole-house backup generator. Whether you're seeking the full estate or just a portion of this property to lease, it can be customized to your requirements.

## Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Located in the serene and picturesque town of Howey-in-the-Hills, Florida, this property at 10215 Gopher Road offers a peaceful rural setting while maintaining convenient access to nearby amenities. Nestled just off State Road 19 and close to the intersection of Gopher Road and South Dewey Robbins Road, the property is easily accessible from major routes.

The location provides quick access to the charming downtown area of Howey-in-the-Hills, with its local shops and restaurants, and is just a short drive to nearby towns like Tavares and Mount Dora. Additionally, the property is approximately 30 minutes from Orlando, 45 minutes from Orlando International Airport, and 35 minutes from the Mall at Millenia making it an ideal balance between tranquil countryside living and accessibility to the city.



## Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

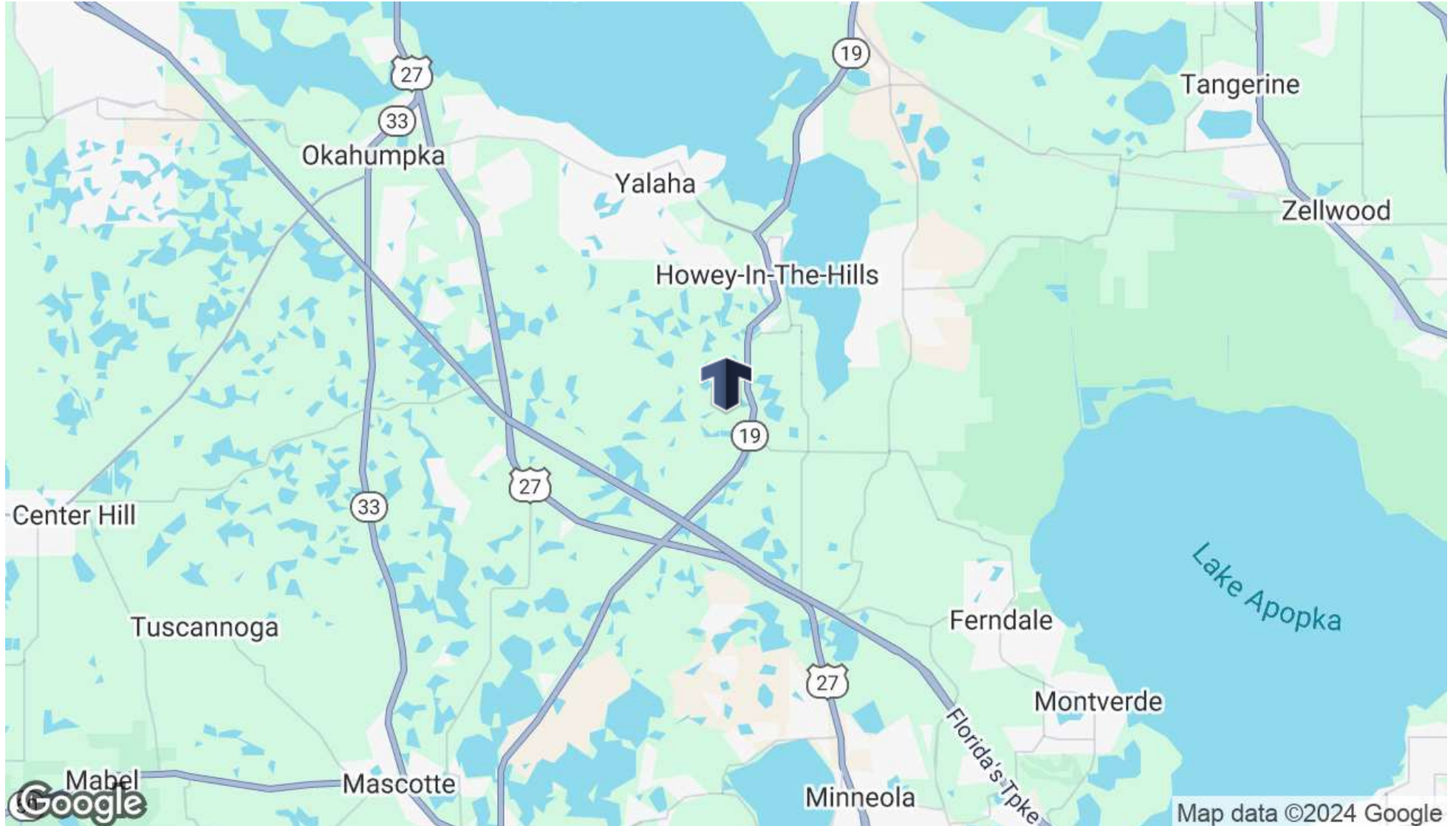


# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## REGIONAL MAP



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## AERIAL MAP



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## AERIAL TOPO MAP



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## AERIAL OF BUILDING



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## MAIN BUILDING FEATURES



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## SPECIAL AMENITIES



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## OUTDOOR OASIS



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



## GARAGE & GUEST QUARTERS



### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737



40 ACRES



Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com



# 10215 GOPHER ROAD

HOWEY IN THE HILLS, FL 34737

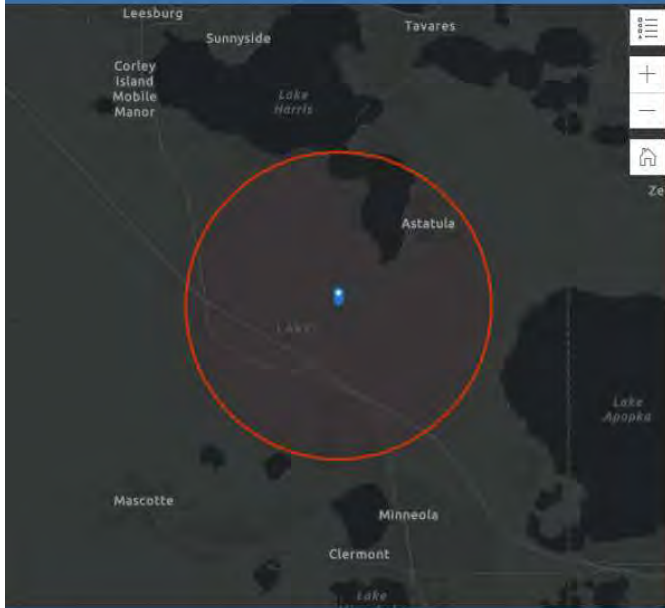


## DEMOGRAPHICS MAP & REPORT

### DEMOGRAPHIC PROFILE

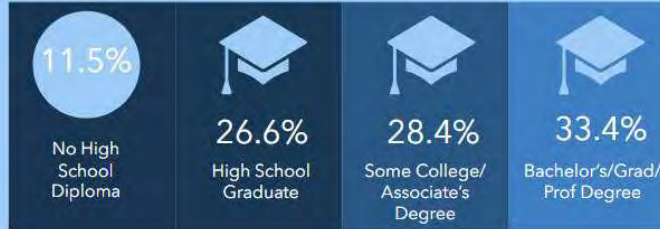
10215 Gopher Rd, Howey In The Hills, Florida, 34737 2

Ring of 5 miles

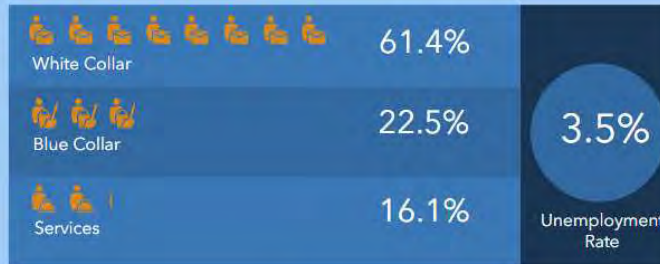


This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

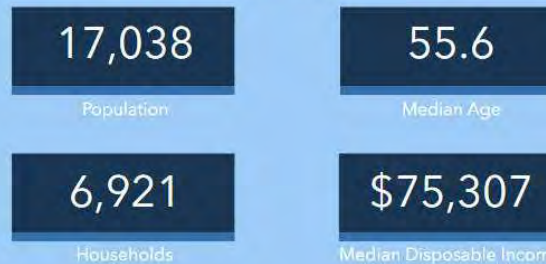
#### EDUCATION



#### EMPLOYMENT



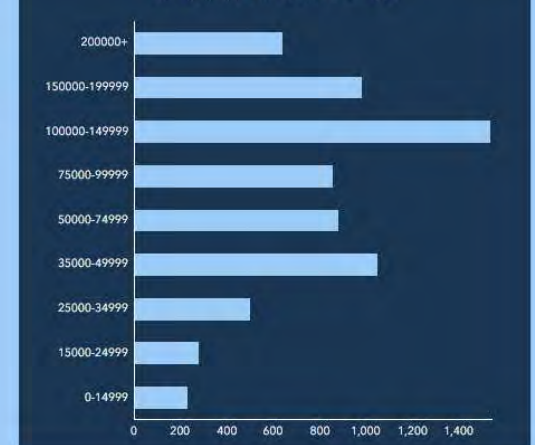
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)



#### Presented By:

**Kevin Riley**

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

**Michael Castle**

412.745.5000 x201

michael@totumrealtyadvisors.com

**Paige Myers**

412.745.5000 x203

paige@totumrealtyadvisors.com