

# Dix Developments buys former motocross track in Leesburg for \$4.9M

*Dix Developments has acquired the 74-acre Blake Ridge property in Leesburg from retired motocross professional Blake Baggett for \$4.875 million.*

LAKE MARY,, FL, UNITED STATES, March 25, 2025 /EINPresswire.com/ -- DIX Developments Acquires 74-Acre Blake Ridge Property from Former Motocross Professional Blake Baggett

DIX Developments, under the leadership of CEO James Dicks, is pleased to announce the acquisition of the 74-acre Blake Ridge property, formerly known as El Chupacabra Ranch, from retired motocross professional Blake Baggett. This strategic purchase aligns with DIX Developments' ongoing commitment to expanding its residential portfolio across Florida.

## About Blake Ridge and El Chupacabra Ranch

Blake Ridge, encompassing 74 acres in Leesburg, Florida, was previously owned by Blake Baggett, a distinguished figure in the motocross community. Baggett, known by the nickname "El Chupacabra" for his late-race surges, achieved significant milestones in his career, including:

- 2012 AMA Pro Motocross 250 Class Champion
- Four career 250SX Class wins
- Two career Monster Energy Supercross podiums in the 450SX Class
- Member of the 2011 Motocross of Nations Champion Team USA

El Chupacabra Ranch, named after Baggett's moniker, was developed as an elite motocross training facility. The property featured both motocross and supercross tracks, a 6,000-square-foot

steel building with living quarters, and an 1,800-square-foot water truck building. The ranch was

renowned for its elevation changes and top tier training amenities, making it a sought-after location in the motocross community.

## Integration into Oak Ridge Community Development District

Blake Ridge is set to become an integral part of the Oak Ridge Community Development District (CDD), currently in the application process.

The Oak Ridge CDD is a comprehensive residential development plan encompassing:

- Oak Ridge: 718 single-family lots and 222 villas on 597 acres, with an anticipated completion in mid-2026.
- Huntington Oaks: 166 single-family lots and 144 villas on 84 acres, with an expected closing in June 2025 and commencement of earthwork in the same month.
- Blake Ridge: 216 single-family lots on 74 acres, with earthwork slated to begin in September 2025.

This acquisition underscores DIX Developments' strategic focus on expanding its footprint in Florida, particularly in regions from Brevard to Citrus, north of Highway 60. The company currently holds approximately 4,900 acres, either owned or under contract, with plans for about 15,000 residential lots, 3,000 apartment units, and over 3 million square feet of commercial retail space, all in various stages of entitlement.

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