

LAND FOR SALE

O'BRIEN RD COMMERCIAL ACREAGE

S O'BRIEN ROAD @ US HWY
19

Groveland, FL 34736

PRESENTED BY:

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TABLE OF CONTENTS

3

PROPERTY INFORMATION

Property Summary

4

5

LOCATION INFORMATION

Regional Map

6

Location Map

7

Benchmark Demographics

8

County

9

10

MAPS AND PHOTOS

Market Area Map

11

Trade Area Map

12

Neighborhood Aerial

13

Additional Photos

14

15

AGENT AND COMPANY INFO

Advisor Biography

16

Advisor Biography 2

17

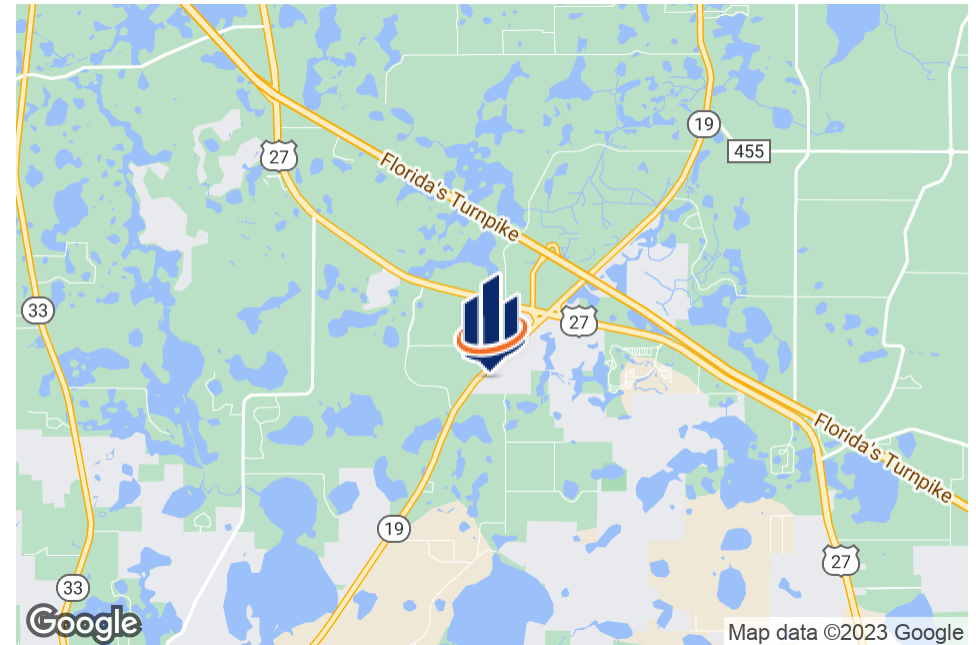
Disclaimer

18

SECTION 1

PROPERTY
INFORMATION





SALE PRICE	\$5,000,000
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OFFERING SUMMARY

ACRES:	56.6 ± AC
PRICE/ACRE:	\$97,173
ZONING:	A - Mixed Development or Light Industrial - PUD
MARKET:	Central Florida
SUBMARKET:	Lake County
APN:	282125000200002300
VIDEO:	View Here

PROPERTY OVERVIEW

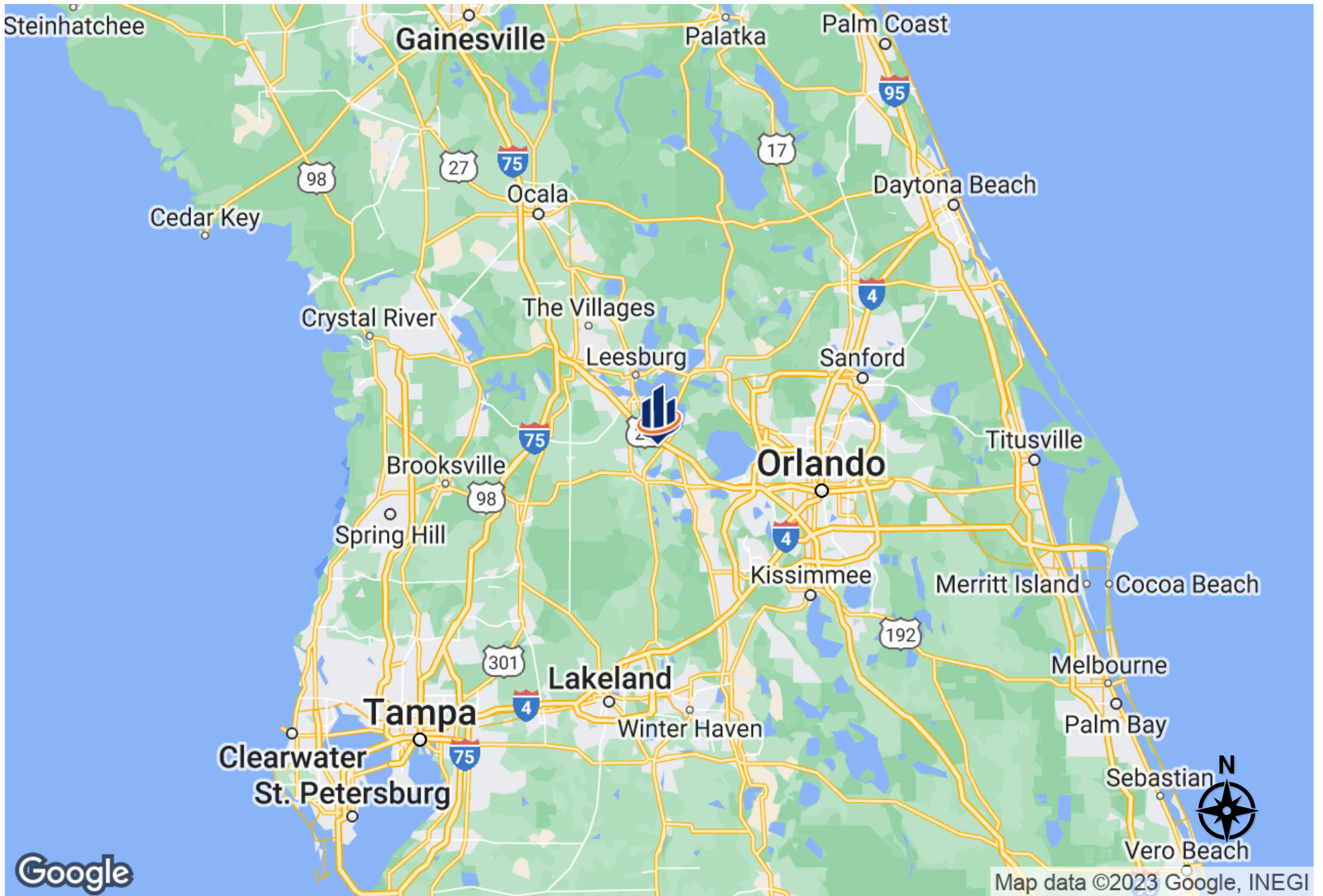
Approximately 56 ± acres of land directly on US Hwy 19 and South O'Brien Road. The subject property currently has a mixed-use PUD, but it can also be rezoned to industrial. The site is directly across from one of Lake County's Premier Industrial Parks. Major highway interchanges, including the FL Turnpike entrance (less than two miles from the property), features excellent accessibility to major Central Florida markets. Minneola, Clermont, Groveland, and South Leesburg are having incredible growth, all pushing towards this location.

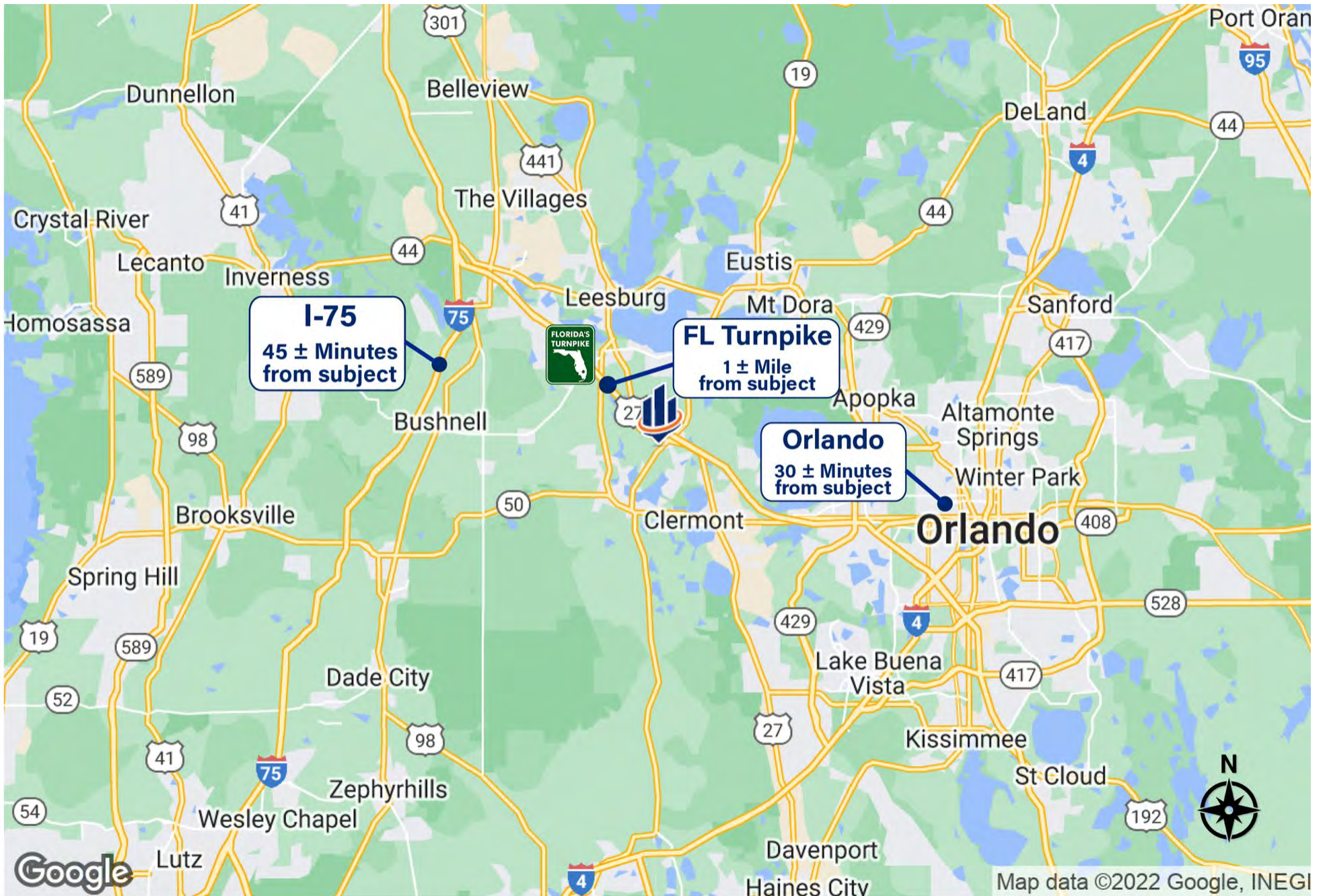
SECTION 2

LOCATION
INFORMATION

FL Turnpike
1 ± Mile







BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles	15 Mins	30 Mins	Lake	MSA	FL	US
Population	5,574	25,317	121,801	84,832	516,788	367,924	2,638,858	21,587,015	333,793,107
Households	2,388	9,196	46,266	32,953	191,065	147,882	971,374	8,438,100	126,083,849
Families	1,742	6,972	34,225	23,959	134,659	101,304	647,644	5,454,945	82,747,156
Average Household Size	2.03	2.63	2.60	2.54	2.65	2.46	2.67	2.51	2.58
Owner Occupied Housing Units	2,168	8,162	37,824	27,036	138,807	113,926	589,455	5,459,375	80,135,109
Renter Occupied Housing Units	220	1,033	8,442	5,917	52,258	33,956	381,919	2,978,725	45,948,740
Median Age	48.2	46.7	46.1	47.5	41.1	48.0	37.5	42.50	38.50
<i>Income</i>									
Median Household Income	\$56,087	\$60,463	\$58,517	\$55,841	\$57,074	\$53,249	\$58,921	\$56,362	\$62,203
Average Household Income	\$74,374	\$74,810	\$74,882	\$71,537	\$79,377	\$72,397	\$82,905	\$81,549	\$90,054
Per Capita Income	\$26,323	\$27,204	\$28,427	\$27,717	\$29,448	\$29,149	\$30,638	\$31,970	\$34,136
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	2.12%	1.95%	2.05%	1.97%	2.15%	1.94%	1.96%	1.33%	0.72%
Households	2.74%	1.93%	1.93%	1.86%	2.11%	1.82%	1.87%	1.27%	0.72%
Families	2.63%	1.85%	1.87%	1.79%	2.06%	1.76%	1.83%	1.23%	0.64%
Owner HHs	2.80%	1.95%	1.94%	1.92%	2.22%	1.84%	1.82%	1.22%	0.72%
Median Household Income	1.31%	1.18%	1.25%	1.14%	1.38%	1.32%	1.49%	1.51%	1.60%

More than 500,000 people within a 30-minute drive time!

The immediate market is expected to grow in a greater rate compared to Lake County



LAKE COUNTY

FLORIDA

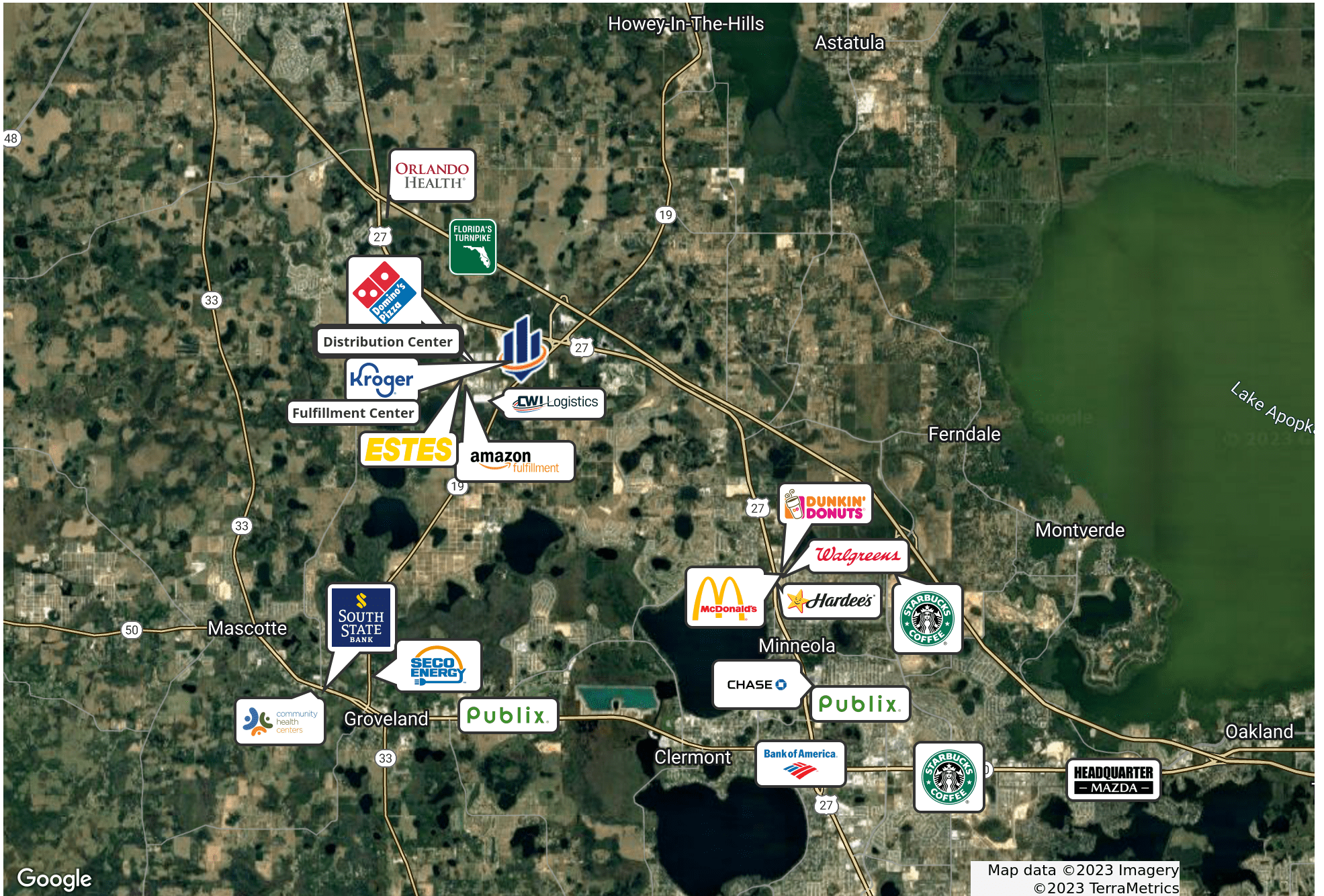
FOUNDED	1887	DENSITY	385.2 [2019]
COUNTY SEAT	Tavares	POPULATION	367,118 [2019]
AREA	953 sq mi	WEBSITE	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area (7 miles south of Clermont), is also an area of significant economic growth focused on sports and wellness.

SECTION 3

MAPS AND
PHOTOS











I-75
45 ± Minutes

SECTION 4

AGENT AND COMPANY INFO





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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

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, 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.

Trish 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

Disciplines:

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial
- Market analysis
- Pro-forma and property valuations on commercial real estate
- Court-ordered sales
- Estate properties
- Experienced with bankruptcies, trusts, and probate

Awards

- RPAC - REALTORS® Political Action Committee - Major Investor - Golden 'R' President's Circle

Trish's industry leadership roles include:

RALSC - Realtors Association of Lake and Sumter Counties - 2021 President Elect

CFCAR - Central Florida Association of Realtors - Vice President Admin. 2020

FAR - Florida Association of Realtors - Director 2020, 2021

NAR - National Association of Realtors - Director 2020

RPAC - Realtors* Political Action Committee - Major Investor - Golden 'R' President's Circle



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PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Marvin is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included being a broker for 60 agents in two international franchised brokerages in the Central Florida area: a top 50 ERA residential brokerage and a Coldwell Banker Commercial brokerage.

During this time, Marvin was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Property Disposition/Sales
- Leasing
- International Marketing
- Negotiation
- Networking
- Land Use
- Property Valuation

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