

GROVELAND COMMERCIAL LOT ALONG SR 50

HWY 50
GROVELAND, FL 34736

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Subject

50

33,500 ±
Cars/Day

Property Overview



OFFERING SUMMARY

Sale Price:	\$50,000
Acreage:	0.126 ± Acres
Price / Acre:	\$396,825
City:	Groveland
County:	Lake
Property Type:	Land: Land Other, Commercial
Traffic Count:	33,500 ± Cars/Day
Road Frontage:	65 ± FT

PROPERTY OVERVIEW

SR50 Commercial Lot in Groveland. This 65X85 parcel with 65' FT frontage on SR50 with a 33,500 DTC [traffic count], and zoned Town Center [allowed uses: Townhome, Live-Work, residential short-term rentals [less than 180 days], resort, retail, clinic, office, or sfr. Setbacks are 10' front and rear, no side setback and a maximum height of 40' with approximately 4, 225 ± SF buildable per-level with no parking.

Location Description



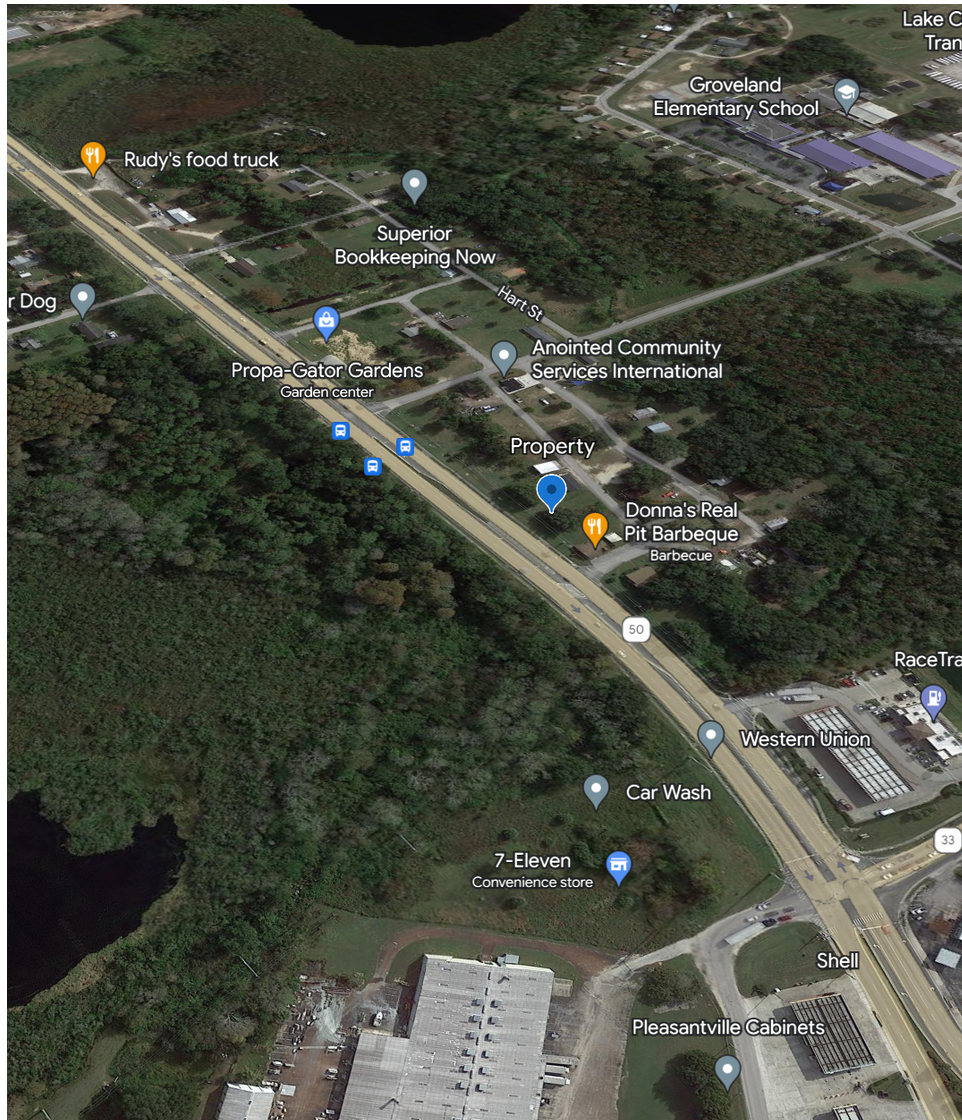
LOCATION DESCRIPTION

Groveland is located in sunny Central Florida at the crossroads of State Road 50, State Road 19, and State Road 33, located only a few minutes from the Florida Turnpike. The city is located 27 miles west of Downtown Orlando, 35 miles from Walt Disney World, and 70 miles from Tampa. Groveland is located only 9 miles from South Lake Hospital, the National Training Center, and the Special Olympics Florida year-round training facility. Lake-Sumter Community College is only 11 short miles away, offering the University of Central Florida and Saint Leo University extended campuses.

With a current population of over 21,000, our City with Natural Charm is projected to grow steadily into the next decade. Our community has expanded over the last few years, with many new residents coming from the Metropolitan Orlando area. Groveland prides itself on being one of the safest growing cities in Florida, with one of the most diverse communities sought after by families of all ages. Groveland is well known for its beautiful lakes, of which Lake County has more than five hundred, with many located in this southern region.

Our community has experienced many changes since it was first settled, from a name change, to changes in the industry, beginning with perfume, then lumber, citrus, and tourism. Our continued success is in large part due to our perfect location. Groveland is currently Celebrating its 100th birthday with a series of family-friendly community events. Groveland may be expanding, but the community still maintains its charming small-town appeal.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Other
- Commercial

Uplands / Wetlands:

All uplands 0 wetlands

Taxes & Tax Year:

\$351.46 [2022]

Zoning / FLU:

Town Center

Water Source & Utilities:

City of Groveland

Road Frontage:

Hwy 50/Blue St.

Current Use:

Vacant Lot

Property Details

Sale Price

\$50,000

BUILDING INFORMATION

Building Size

0 SF

Number of Lots

1

Best Use

Retail, Clinic, Office Townhome,
Residential short term rental less than
180 days, Live-work

PROPERTY INFORMATION

Property Type

Land

Property Subtype

Other

Zoning

Towncenter

Lot Size

0.126 Acres

APN #

19 22 25 0700 003 00200

Lot Frontage

65 FT

Lot Depth

85 FT

Traffic Count

33,500 Cars/Day

Traffic Count Street

Hwy 50

Traffic Count Frontage

65 FT

Power

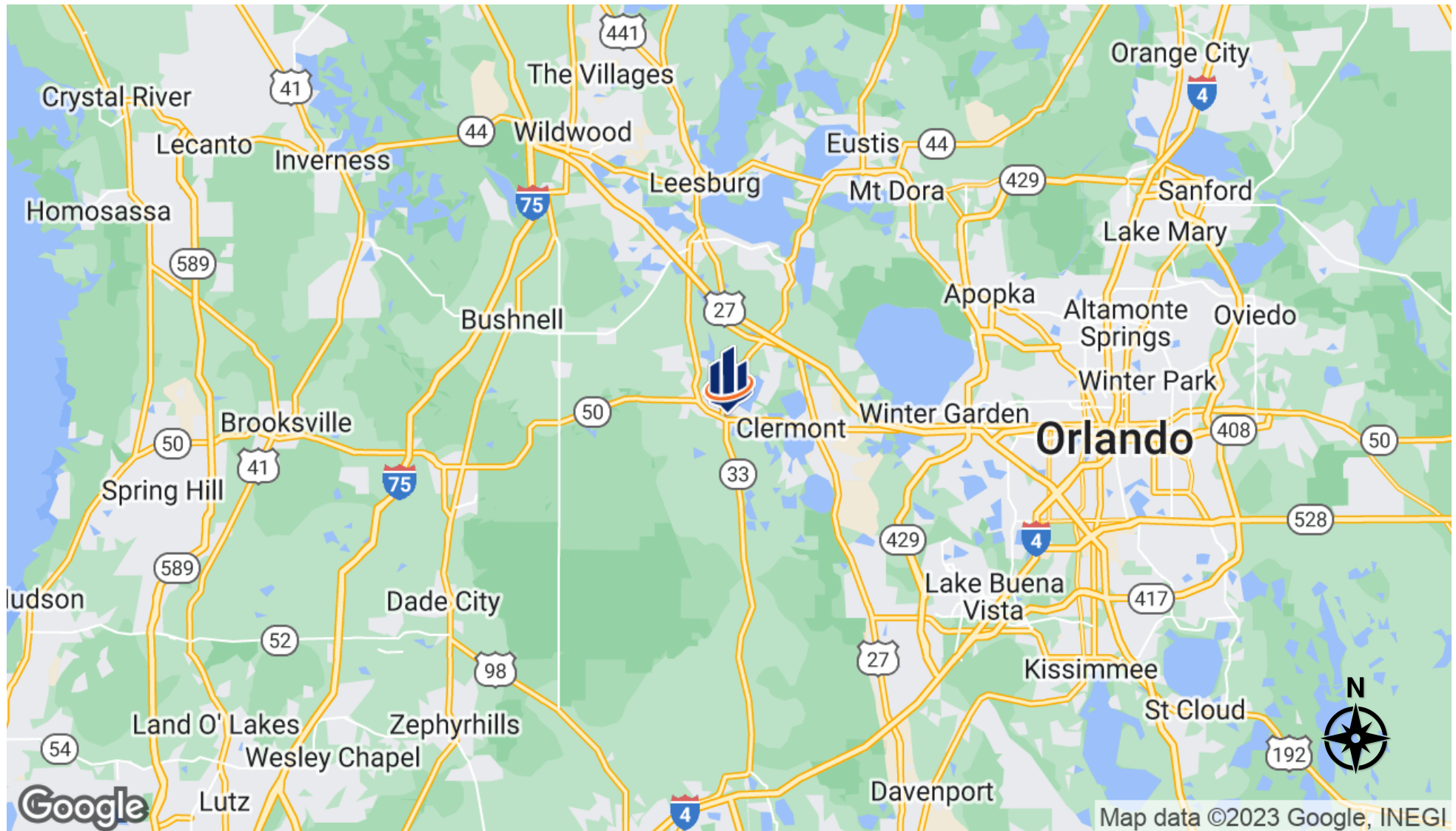
Yes



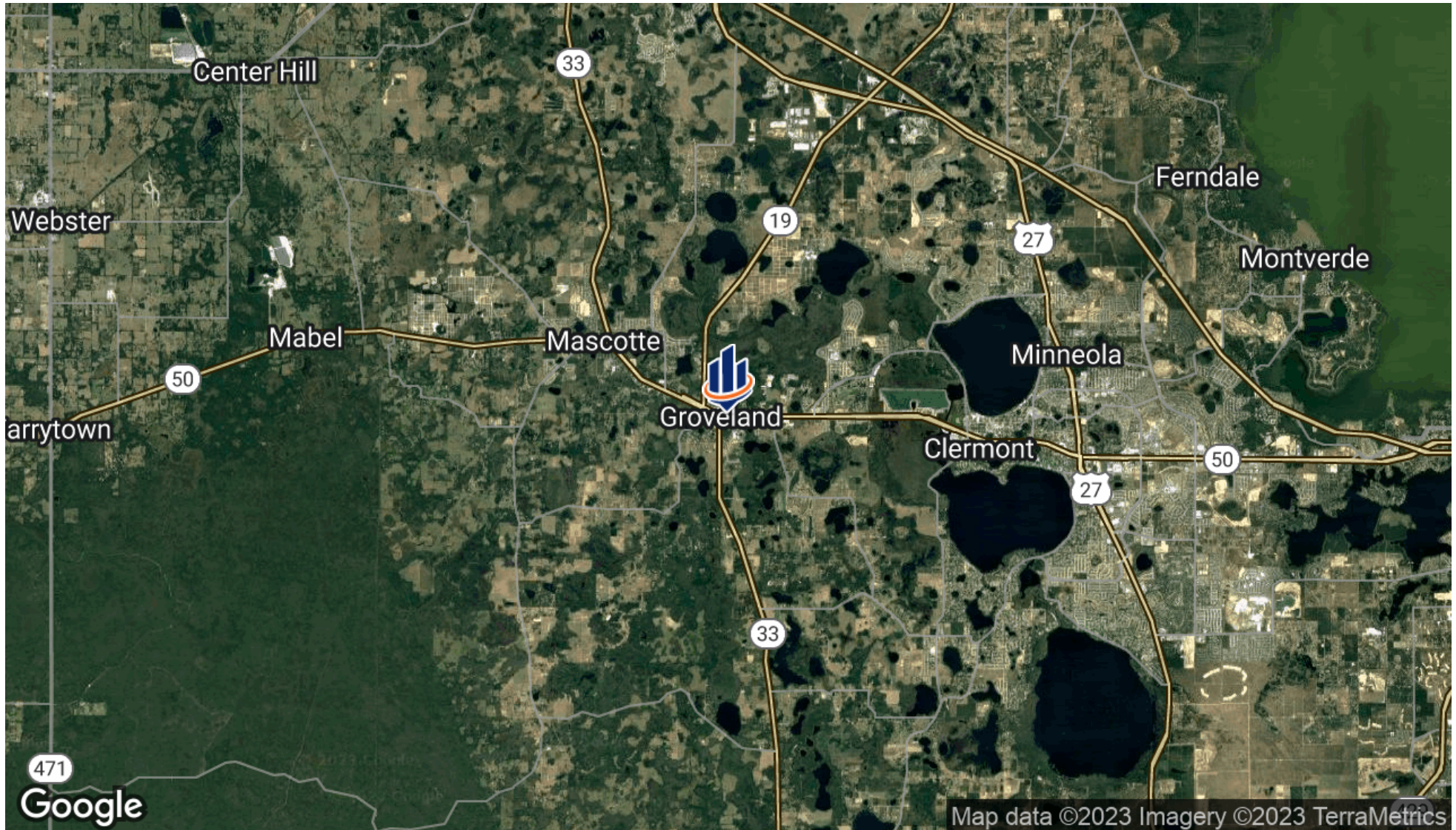
Additional Photos



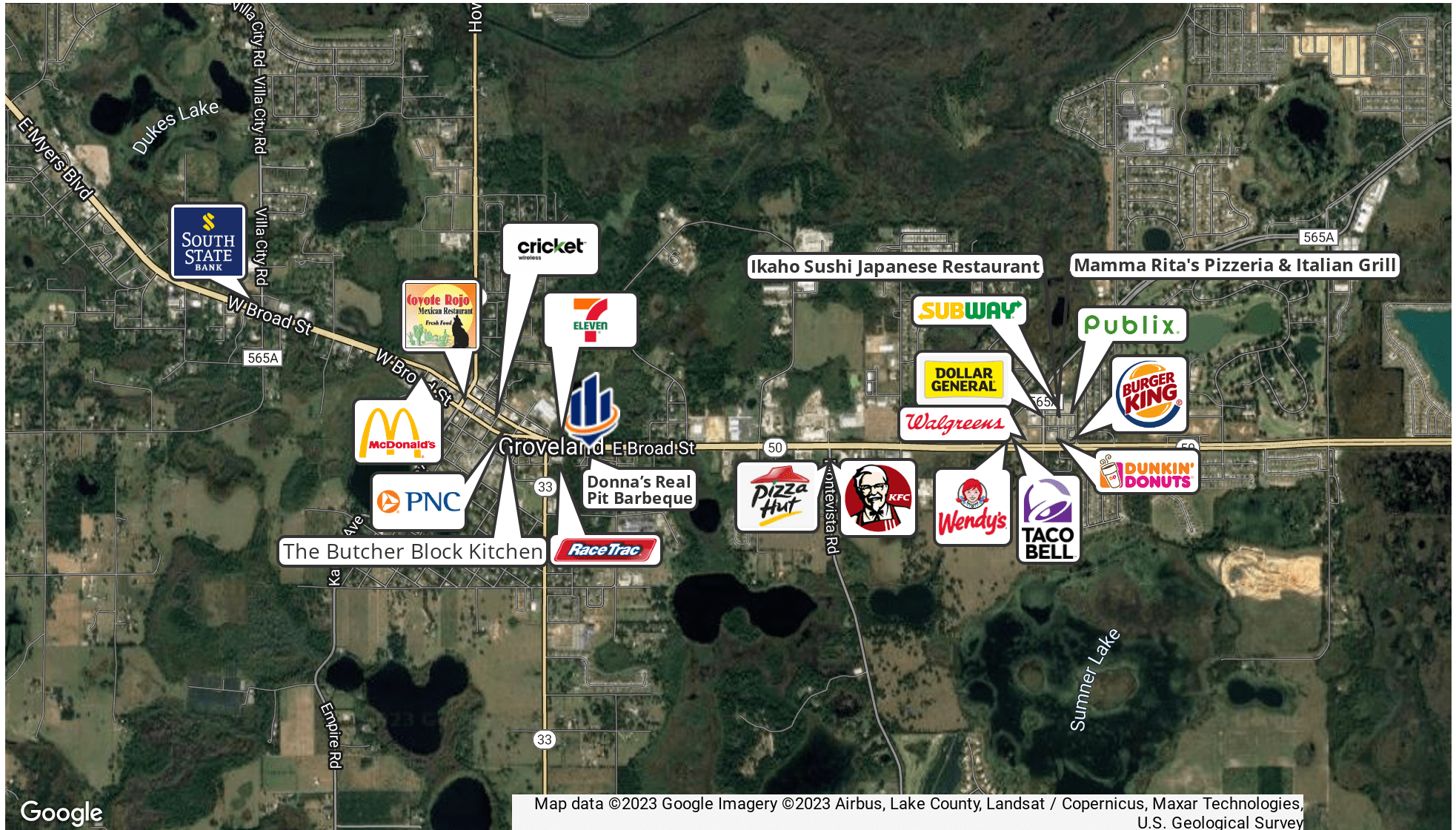
Regional Map



Aerial Map



Retailer Map



Google

Map data ©2023 Google Imagery ©2023 Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey



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PROFESSIONAL BACKGROUND

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

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property. Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 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 selling 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.

Marvin has been recognized by SVN for exemplary sales, including the Presidents Circle Award. He is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Throughout his education, 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:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing



For more information visit www.SVNsaunders.com

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