

# MINNEOLA VACANT COMMERCIAL



0 SOUTHERN BREEZE DRIVE  
MINNEOLA, FL 34715

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Southern Breeze Dr



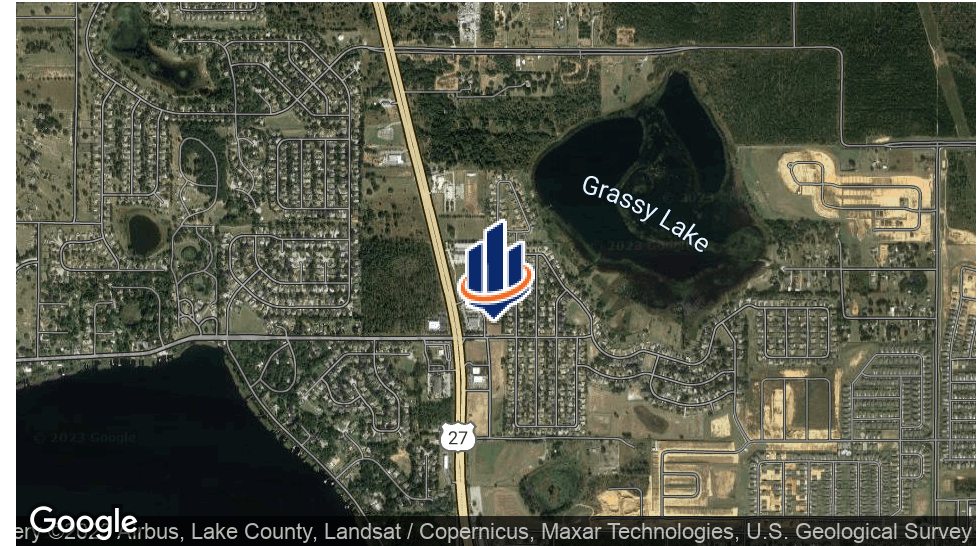
# Lake Minneola



SUBJECT



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$600,000</b>
Lot Size:	3,593 Acres
Price / Acre:	\$166,991
Zoning:	B-1
APN:	07-22-26-0002-000-08800, 07-22-26-0002-000-08700
Traffic Count:	37,500 Cars/Day [US 27]
Road Frontage:	255 ± FT [Southern Breeze Dr]
Utilities:	City of Minneola Water & Sewer

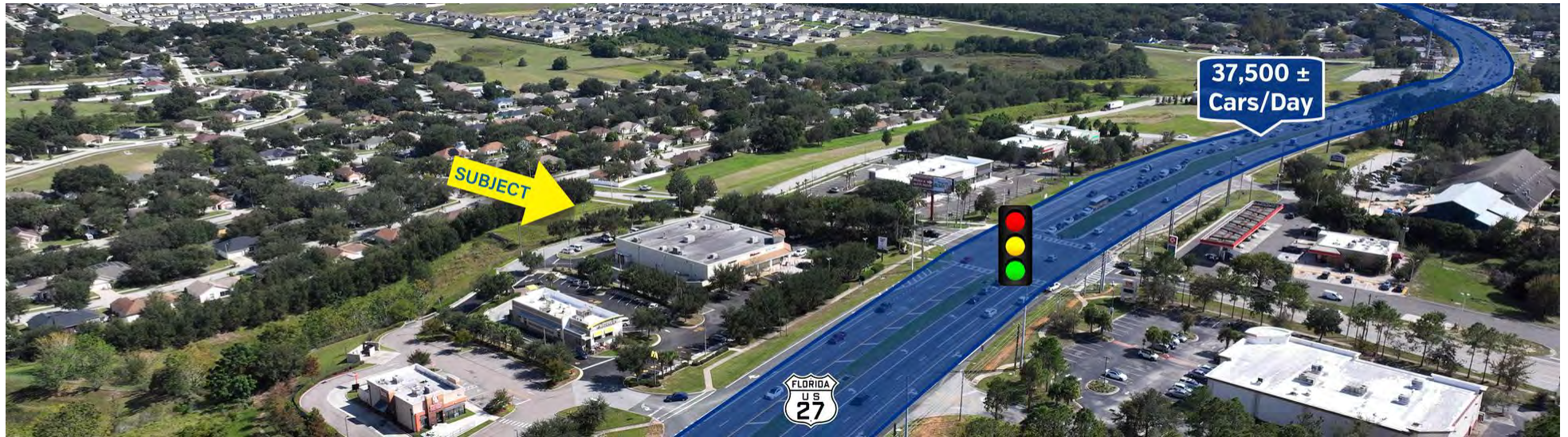
## PROPERTY OVERVIEW

Welcome to an exceptional opportunity in the vibrant heart of Minneola, Florida! This substantial 3,593-acre commercial land parcel, nestled within the thriving Lake County community, opens the door to a world of possibilities. Approximately .97 acres of the property boasts versatile B-1 zoning and enjoys a strategic location in close proximity to US 27. The B-1 business district is established to implement comprehensive plan policies for managing transitional areas between residential land uses and more intense commercial and industrial uses. This property is tailor-made for a diverse range of ventures, including offices, retail establishments, and medical spaces, offering endless potential for entrepreneurs.

One of the standout features of this property is its income-generating potential. As the fortunate owner of the 3,593 acres, you'll have control over the shared retention pond, providing a consistent and reliable source of income from neighboring properties. Notably, neighboring businesses like Walgreen's and McDonald's lend a touch of prestige to this investment opportunity.

Water and sewer from the City of Minneola are on site including a city fire hydrant on the southern border of the property. The water and sewer are available via lines along Southern Breeze Drive.

# Location & Site Description



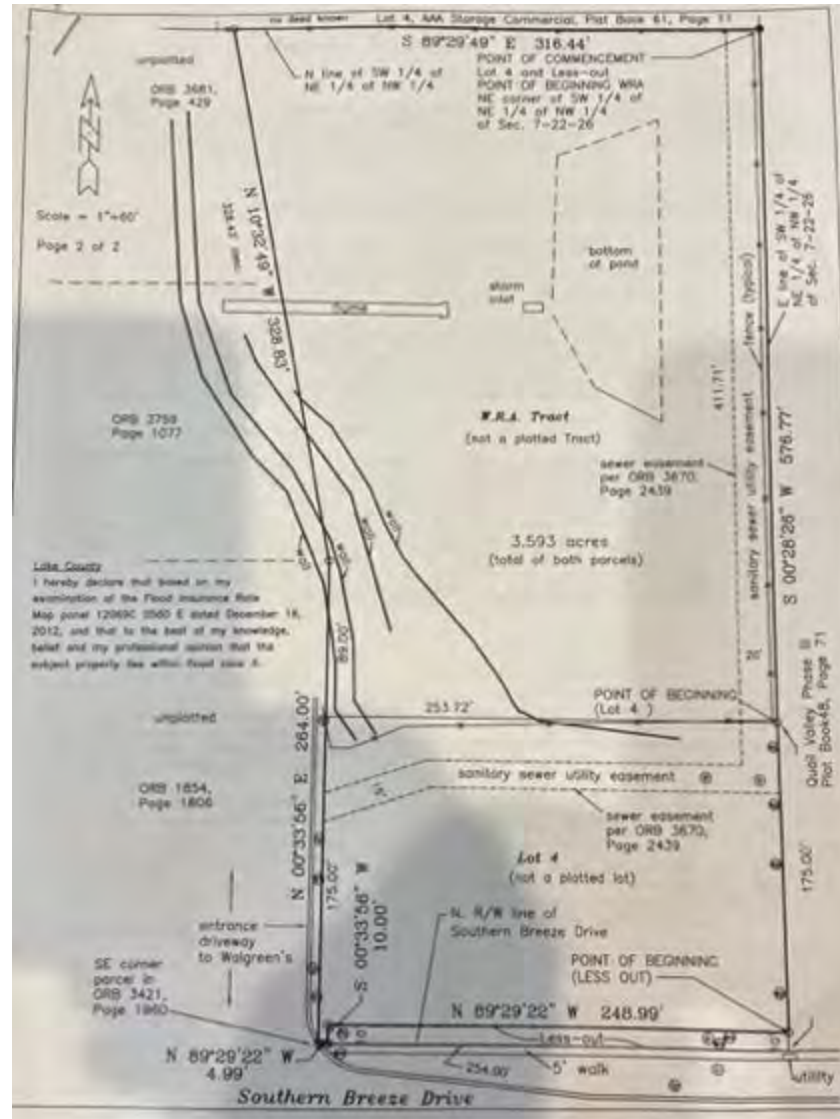
## LOCATION DESCRIPTION

Minneola is much more than just a place to do business; it's a thriving community where people live, work, and play. The property's proximity to residential areas ensures a built-in customer base for your business. Moreover, you'll find an array of amenities in the vicinity, including restaurants, shopping centers, and recreational facilities, placing you at the heart of a bustling community that deeply values convenience.

## SITE DESCRIPTION

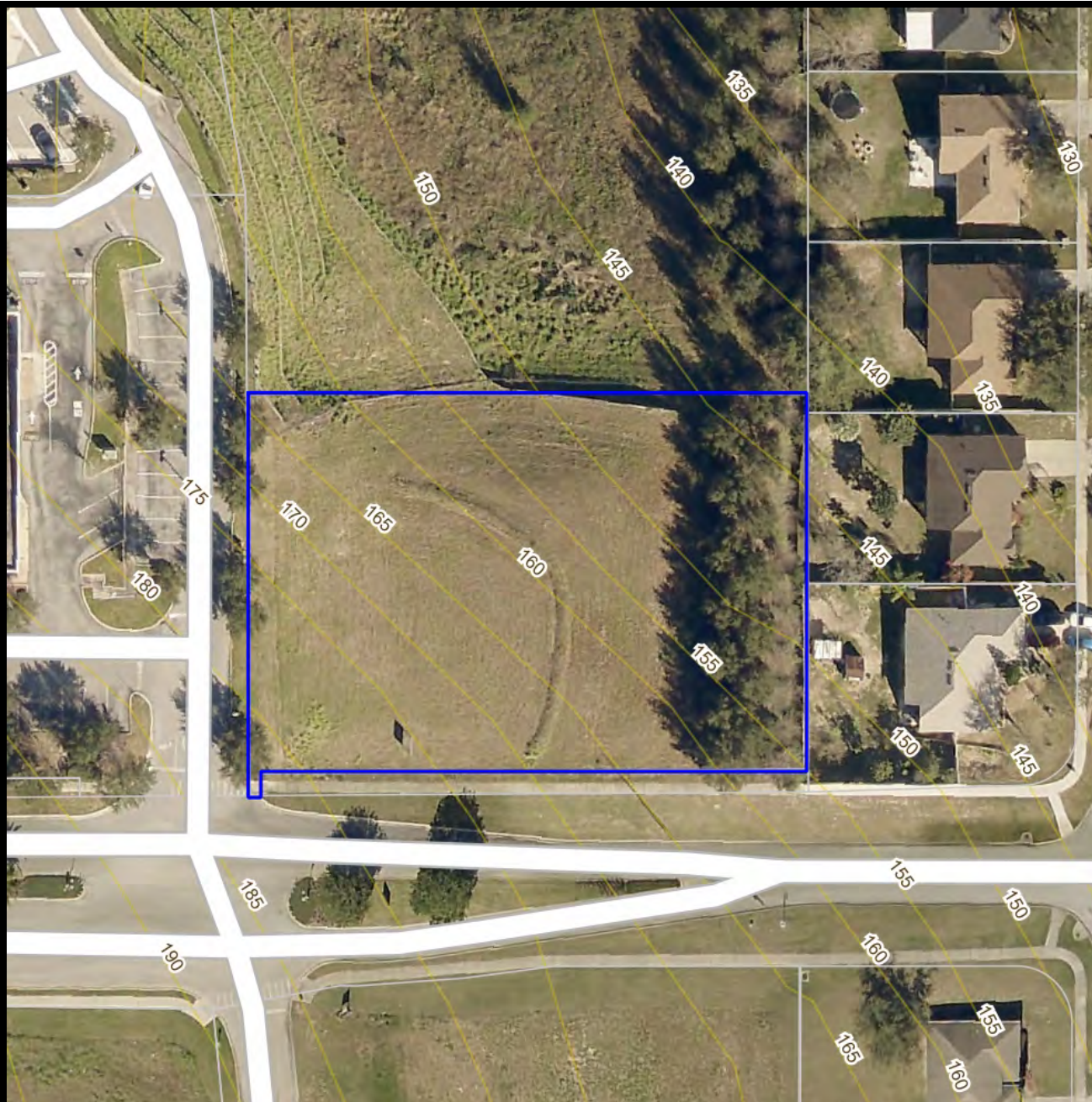
This 3.593-acre property is poised for development to enhance the thriving community of Minneola. With its exceptional location this versatile site offers many possibilities. Enjoy seamless access to major roadways and high-traffic exposure, making it a cornerstone for your next project.











# Boundary Survey

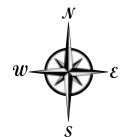


**Southern Breeze Dr**



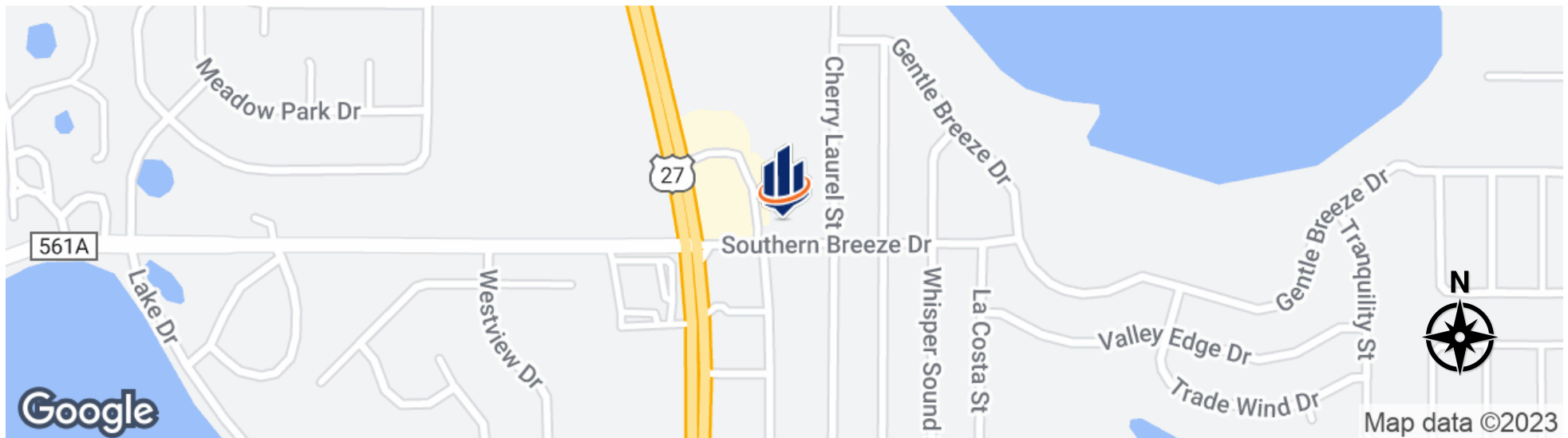
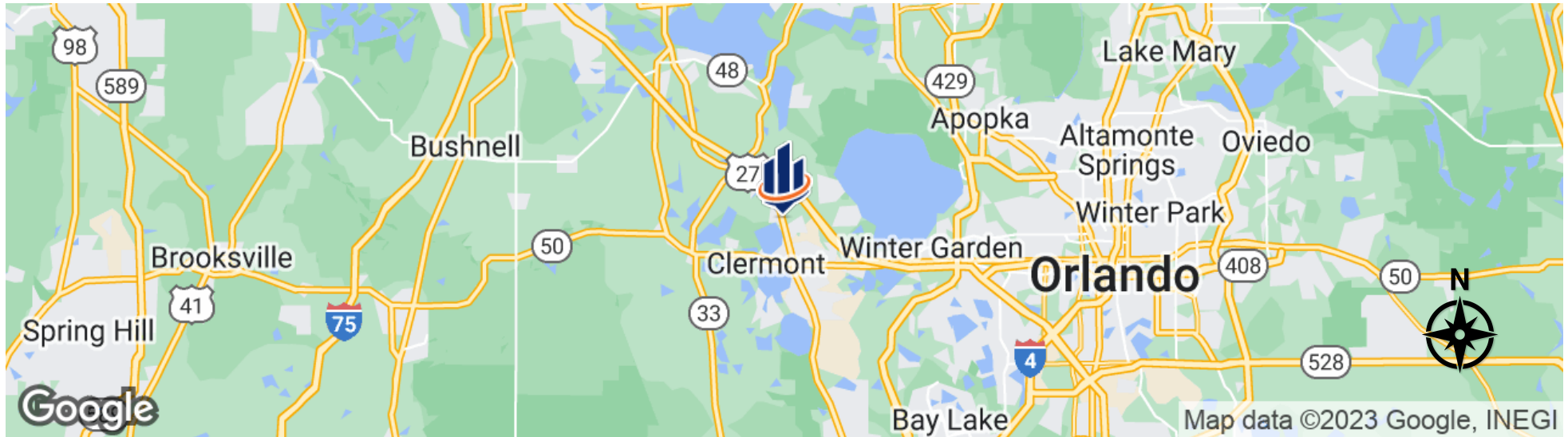


-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets OSM
-  Streets MapWise
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



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# Regional & Location Map

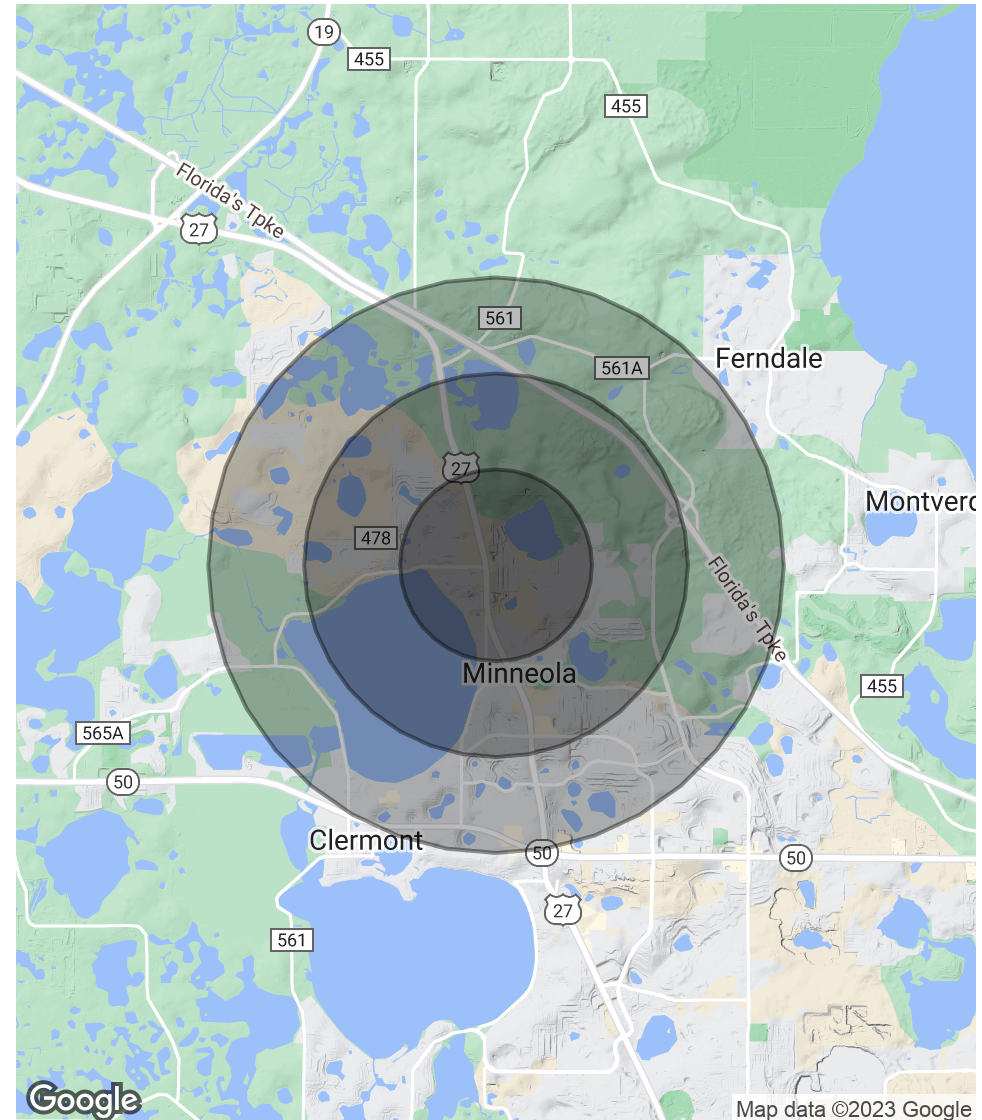




# Demographics Map & Report

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
Total Population	3,314	13,403	28,860
Average Age	38.8	40.2	42.1
Average Age (Male)	39.7	39.3	39.7
Average Age (Female)	38.1	40.6	42.7
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,070	4,420	10,150
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$76,129	\$73,907	\$73,778
Average House Value	\$278,489	\$256,131	\$244,249

\* Demographic data derived from 2020 ACS - US Census





## LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	410,139 [2022]
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. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the

# Retailer Map



Google

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

# Additional Photos







## **SHEA R. BOOSTER**

Associate Advisor

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### **PROFESSIONAL BACKGROUND**

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



## CLAY TAYLOR, ALC

Senior Advisor

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### PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®] and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

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