

# GROVELAND 1 ACRE INDUSTRIAL LOT

SAMPEY  
GROVELAND, FL 34736

Marvin Puryear  
C: 352.267.5900  
mpuryear@svn.com

Sampey Rd



# Property Overview



**Sale Price**

**\$400,000**

## PROPERTY OVERVIEW

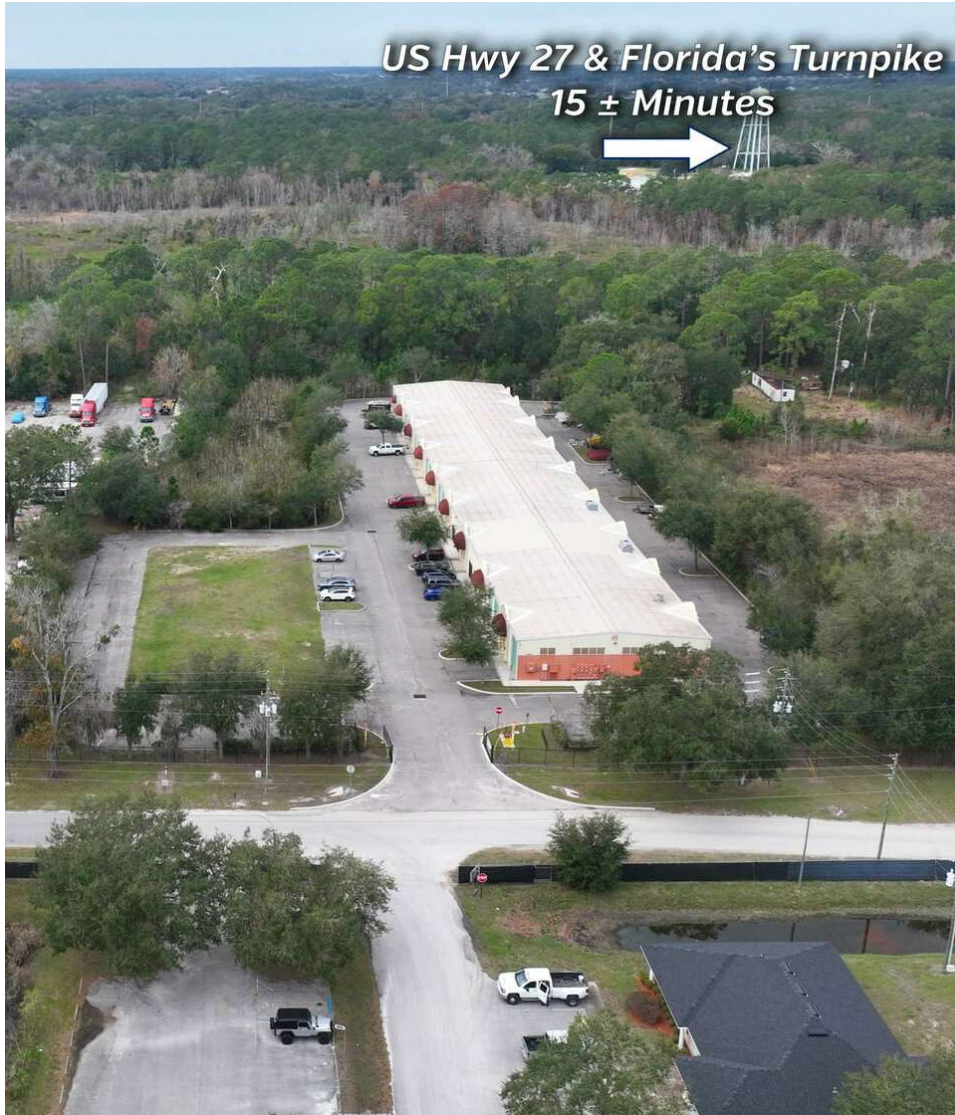
One acre finished industrial lot in Groveland along Sampey Road, just off State Road 50, approved for a 10,000 ± SF building. It also features a finished parking lot with water and sewer [city of Groveland], power, phone/internet on site.

## OFFERING SUMMARY

Lot Size:	1 Acres
City:	Groveland
County:	Lake
Property Type:	Industrial
	110 ± FT
Property Taxes:	\$1,729.17 [2023]

It is situated less than one mile off of State Road 50 and is in proximity to major thoroughfares and cities. The site is only 10 ± minutes south of the Florida Turnpike, 35 ± minutes west of Orlando and I-4 and just 40 ± minutes east of I-75. Proximity to these thoroughfares is ideal access to the entire state of Florida.

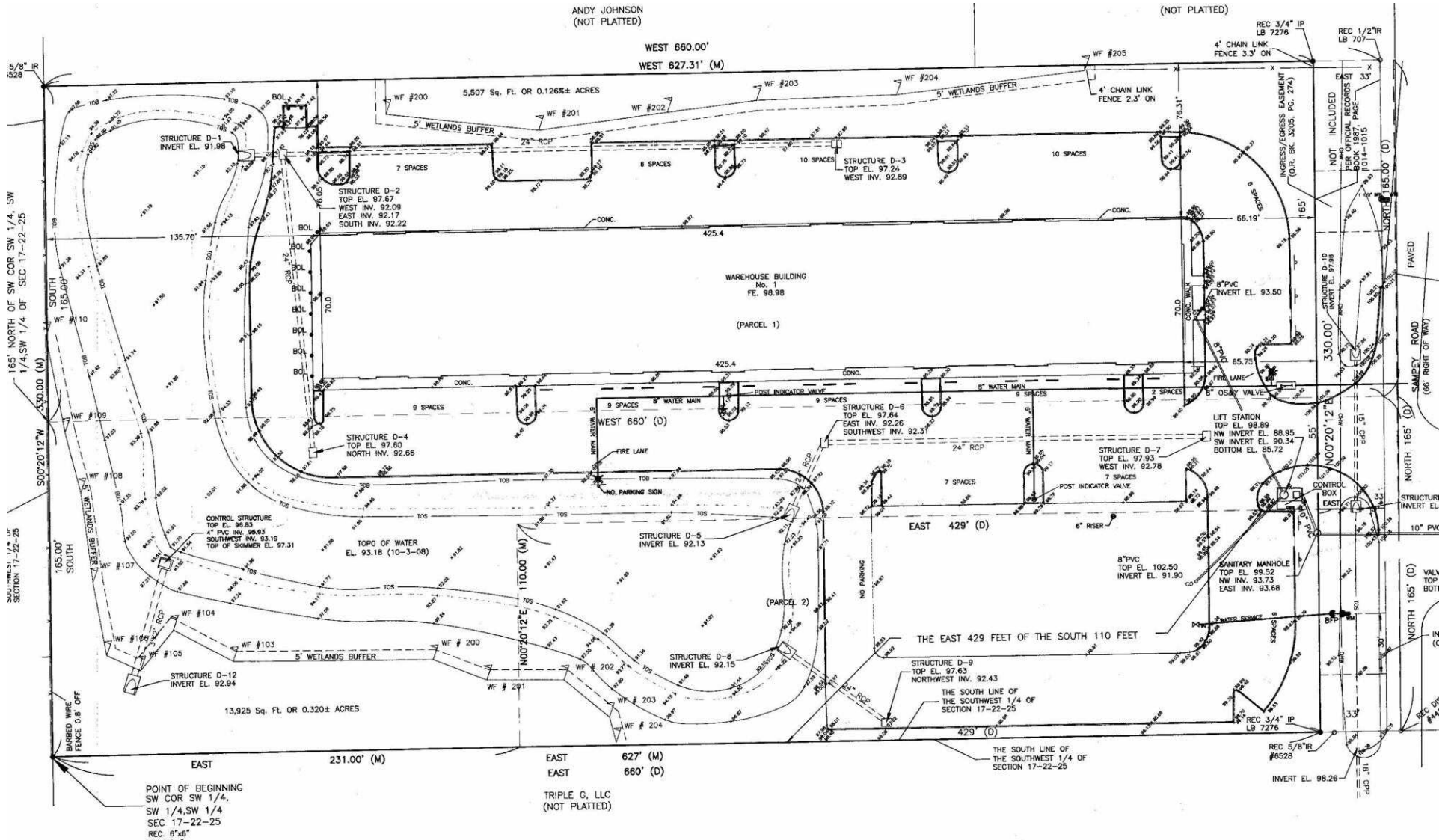
# Specifications & Features

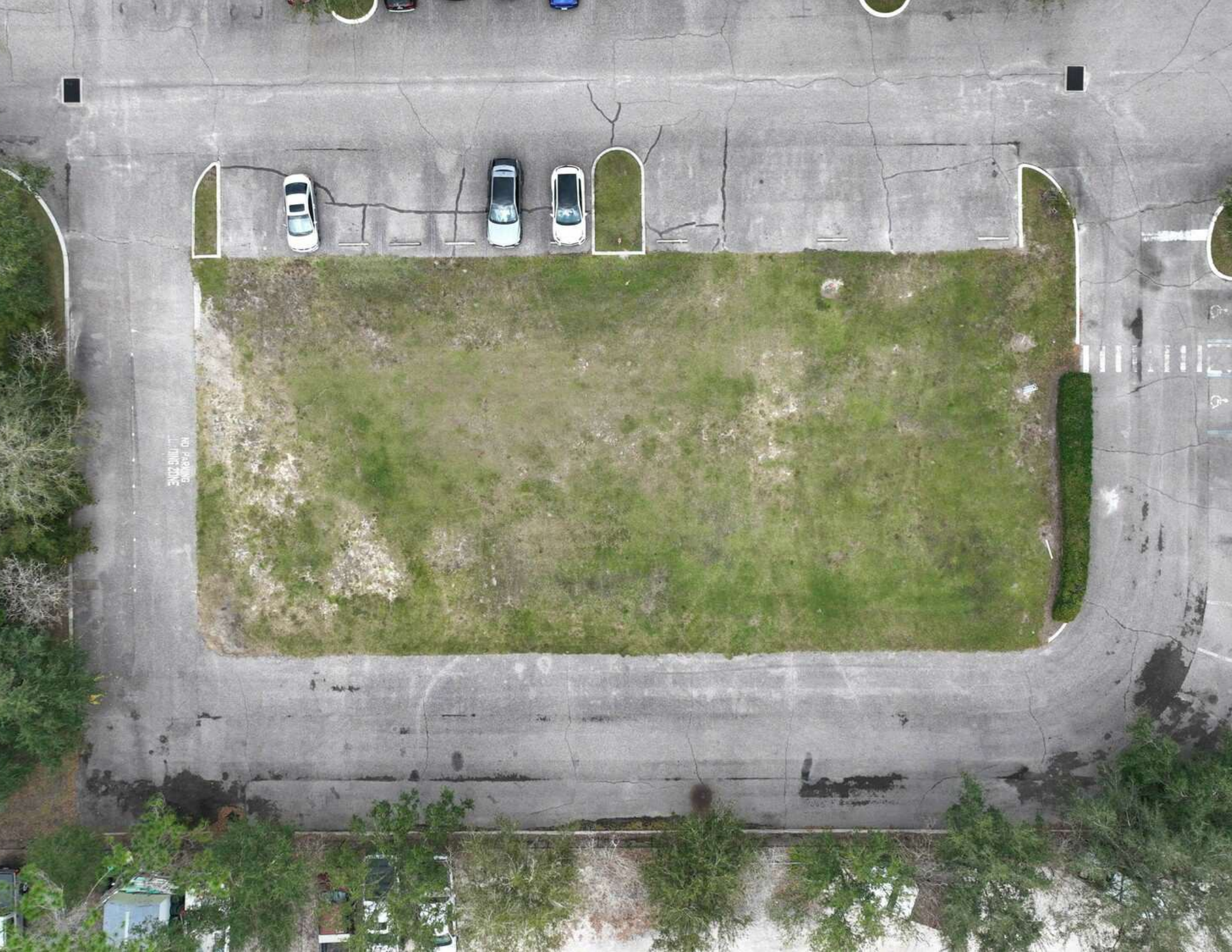


## SPECIFICATIONS & FEATURES

Land Types:	Land Other
Uplands / Wetlands:	Uplands 0.64 ± Acres / Wetlands 0.37 ± acres
Taxes & Tax Year:	1,729.17 [2023]
Zoning / FLU:	Industrial
Water Source & Utilities:	City of Groveland
Road Frontage:	110 ± FT
Fencing:	Yes
Current Use:	Vacant Lot

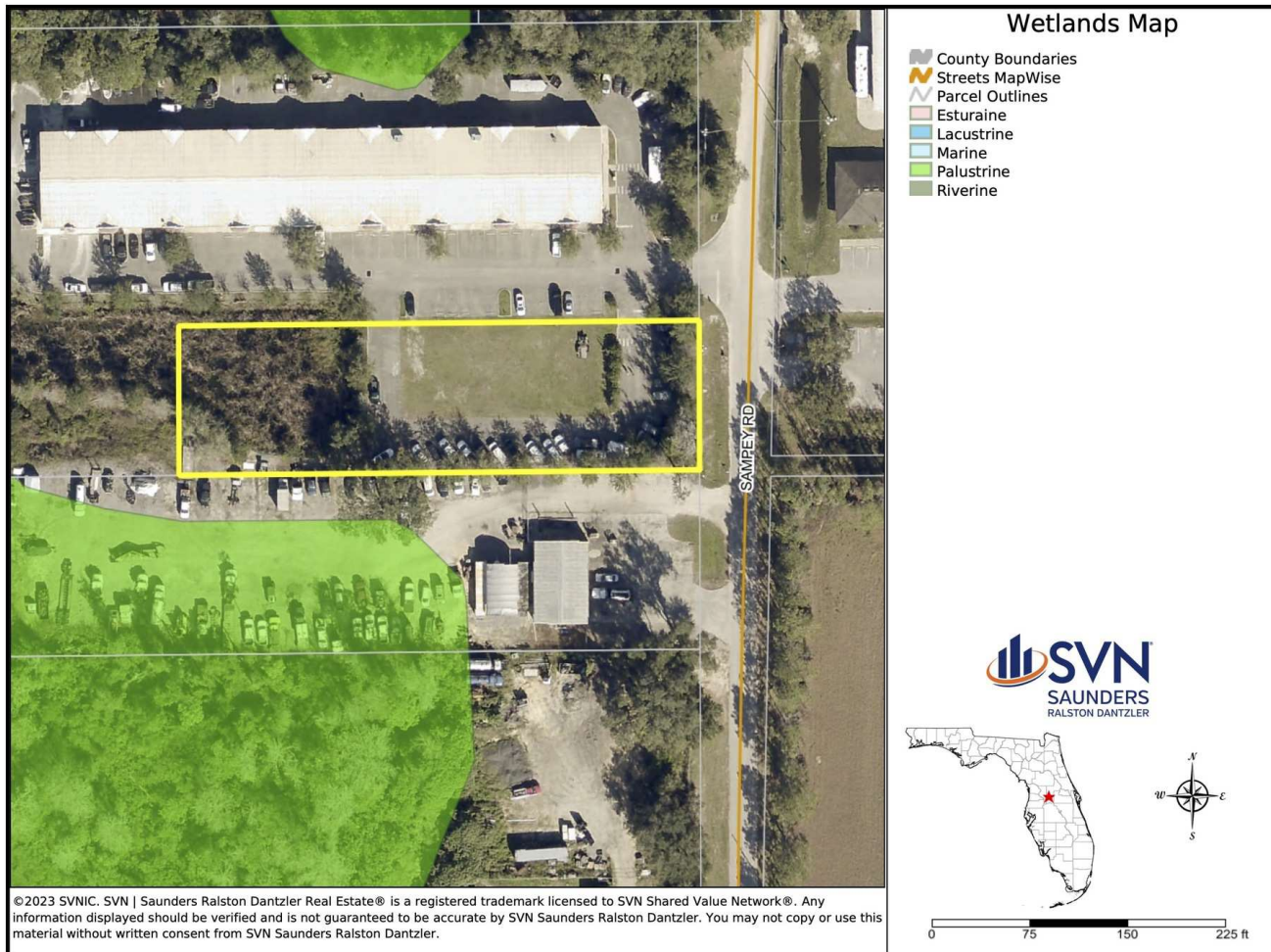
# Boundary Survey



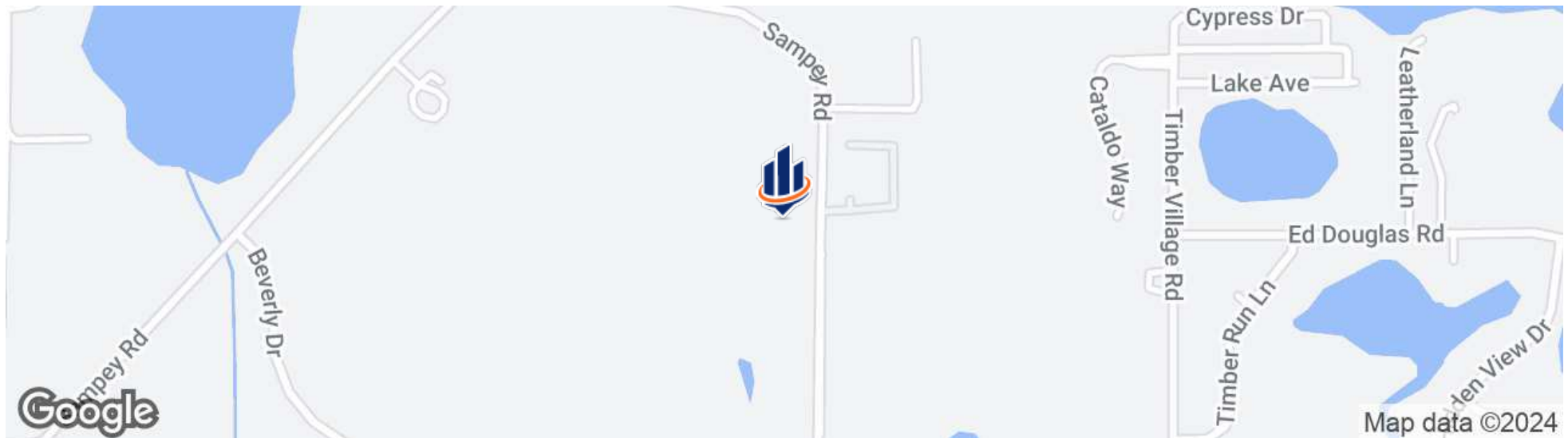
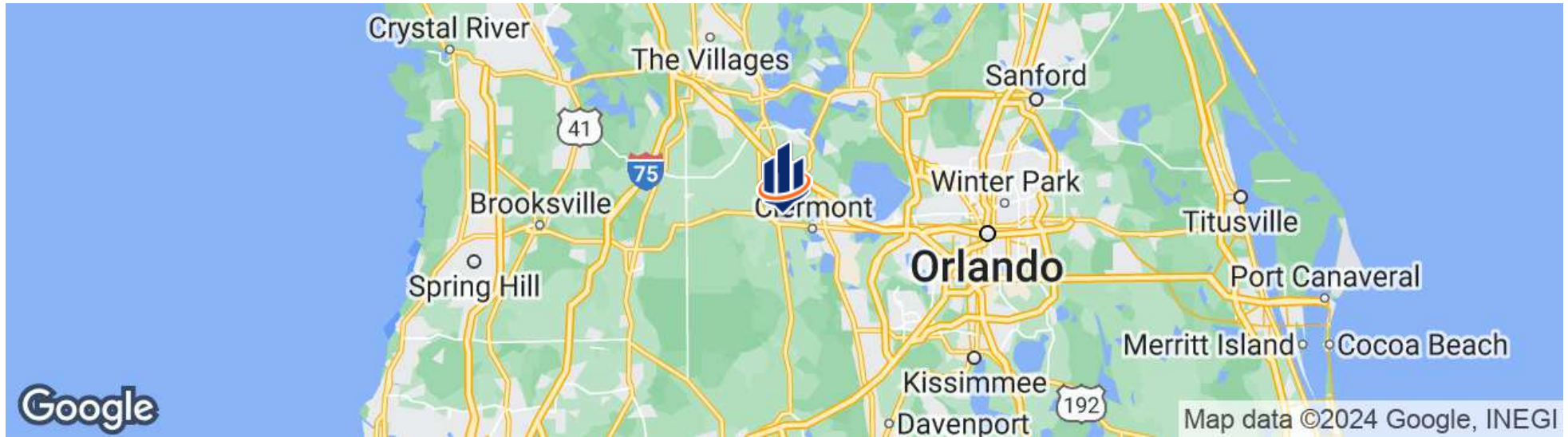


NO PARKING  
ZONING ZONE

# Wetlands Map



# Regional & Location Map



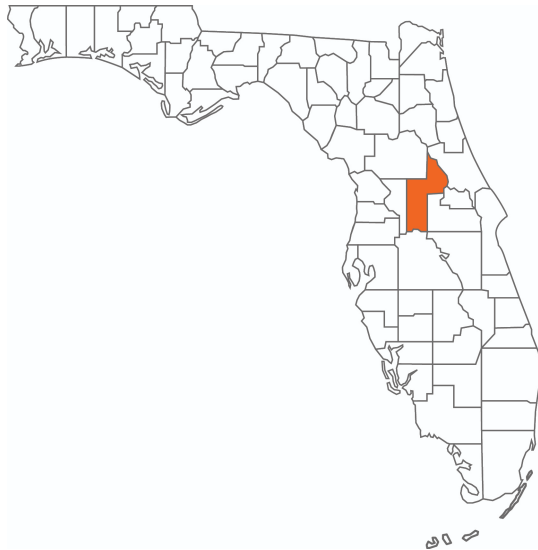
# Retailer Map





# Local Major Distribution Centers





## 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

**SR 50**  
**2 ± Minutes**

**Sampey Rd**



# Advisor Biography



## MARVIN PURYEAR

Senior Advisor

mpuryear@svn.com

Direct: 877.518.5263 x354 | Cell: 352.267.5900

## 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.

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.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

