

Clermont CBD Approved Apartment Site/Commercial Lot

922 West Minneola Avenue, Clermont, Florida 34711

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The Residences
at
VICTORY
VILLAGE

PROPERTY SUMMARY



Sale Price

\$1,500,000

Property Overview

This .60-acre commercial development lot is located in the heart of the Clermont CBD, and is less than 1 block from Clermont's Victory Point, Lake Minneola, the Coast-to-Coast trail, and numerous restaurants, shops and bars. This property has been fully approved for 25 apartments (19-2br 2ba, 6- 3br 2ba); Full site plan, and construction plans are available. The property is zoned CBD (Clermont) which includes most retail/office/entertainment uses. Utilities are at the site.

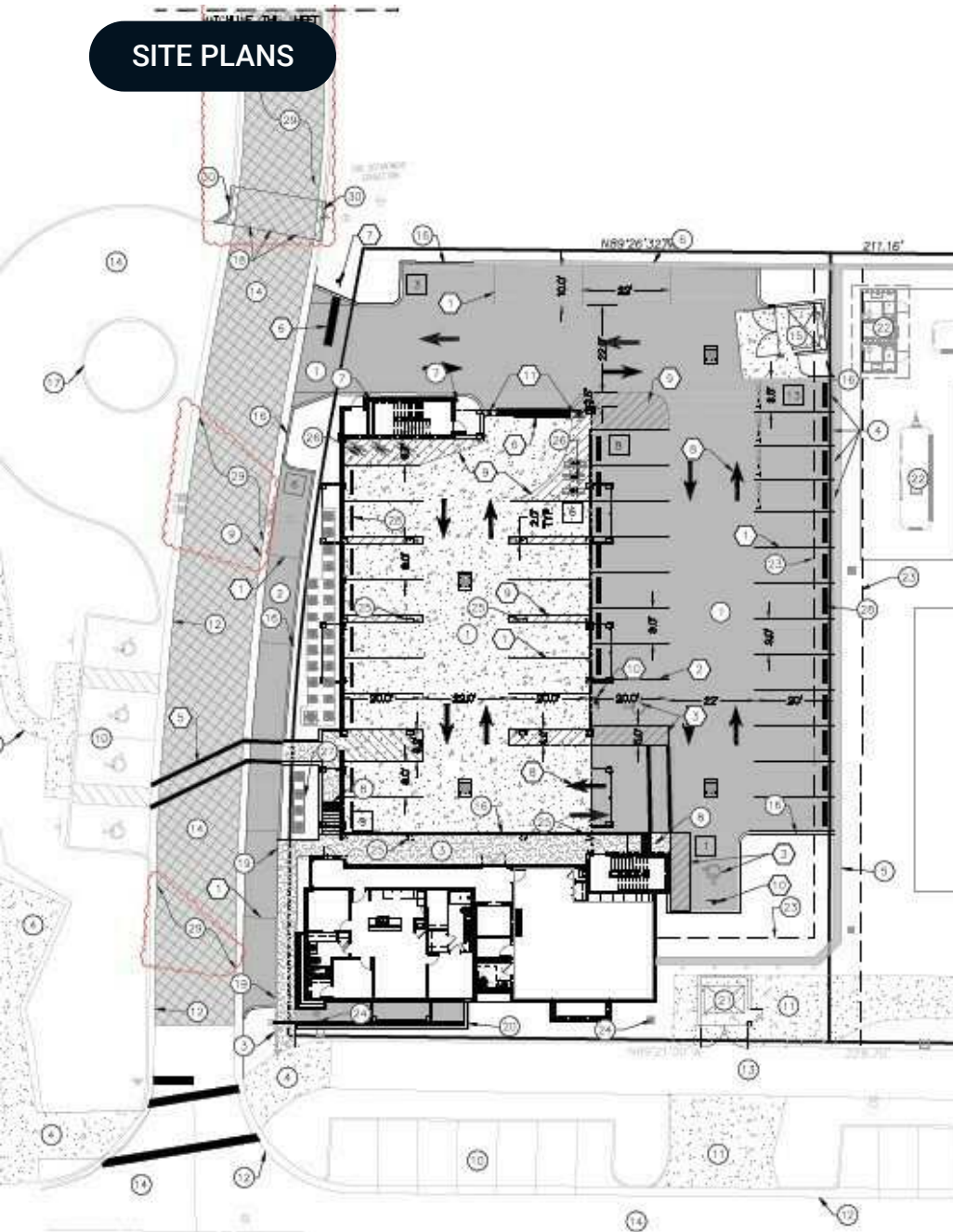
Offering Summary

Acreage:	0.6 Acres
State:	Florida
City:	Clermont
County:	Lake
Property Type:	Development Land
Zoning:	CBD (Clermont)

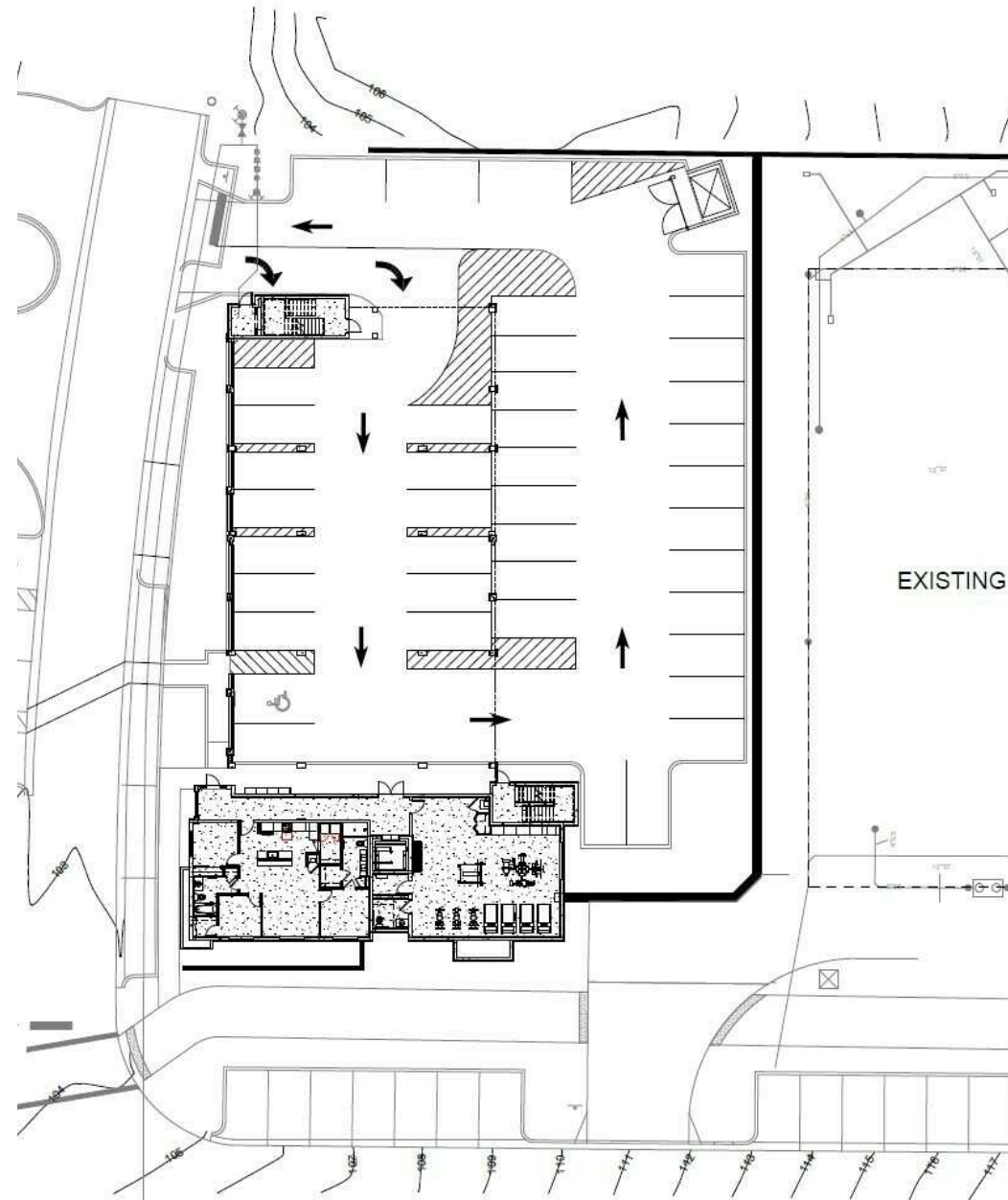
There are 47 parking spaces (street parking) on the East and South sides of the property, and a new city parking lot is half a block away. In addition to the existing restaurants, the Lake, trail and other shops are within a block, new restaurants, apartments, retail, and condos are in process making this a very desirable location.

Clermont, 30 miles west of Orlando, has been nationally certified as a Runner-Friendly and Bicycle-Friendly Community. Located at the halfway point of the Florida Coast-to-Coast Trail, Clermont's South Lake Trail offers a variety of attractive amenities for trail users, including restrooms, shade, benches, information kiosks, Wi-Fi, wayfinding signs, water fountains and showers. An impressive selection of lodging, restaurants and shops are also accessible via the trail. Through the City of Clermont's award-winning Master Plan, many enhancements have been made to our trail system, including Legacy Loop Trail, Meet Us in the Middle Plaza, and the Clermont Wi-Fi Trail. The Meet Us in the Middle Plaza will be a gathering place that will hallmark the midpoint of the Florida Coast-to-Coast Trail, connecting the east and west coasts of Florida in a celebratory fashion intentionally designed as a one-of-kind trailhead and park experience.

SITE PLANS



Site Plan

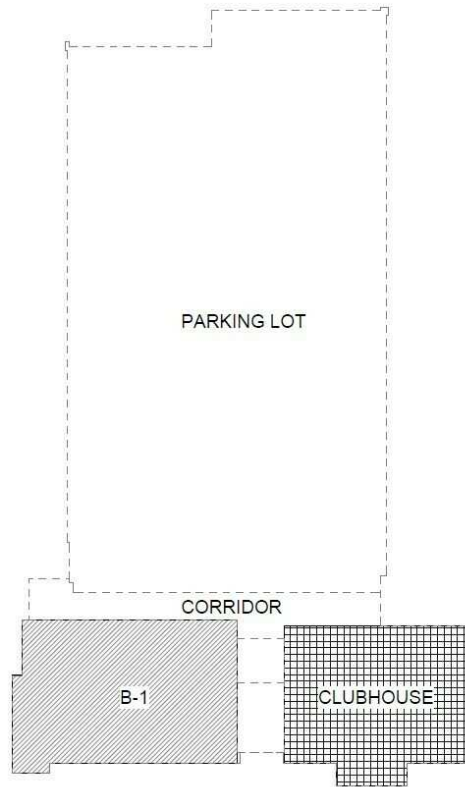
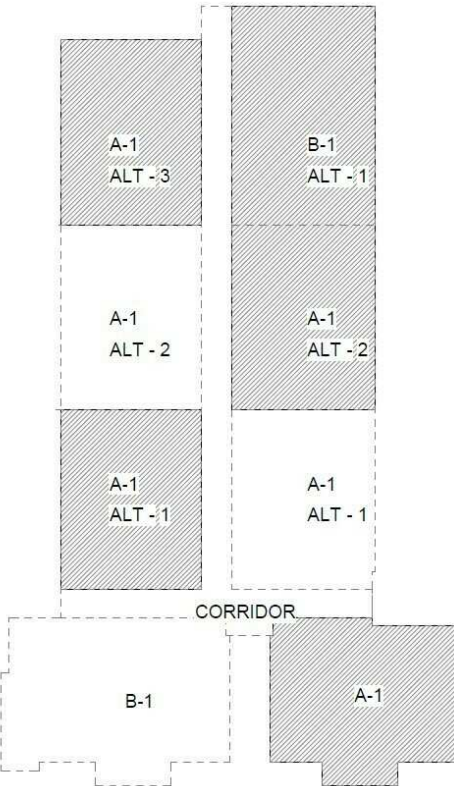


Parking Site Plan

UNIT PLANS AND CROSS SECTION

UNITS PLANS

UNITS PLANS



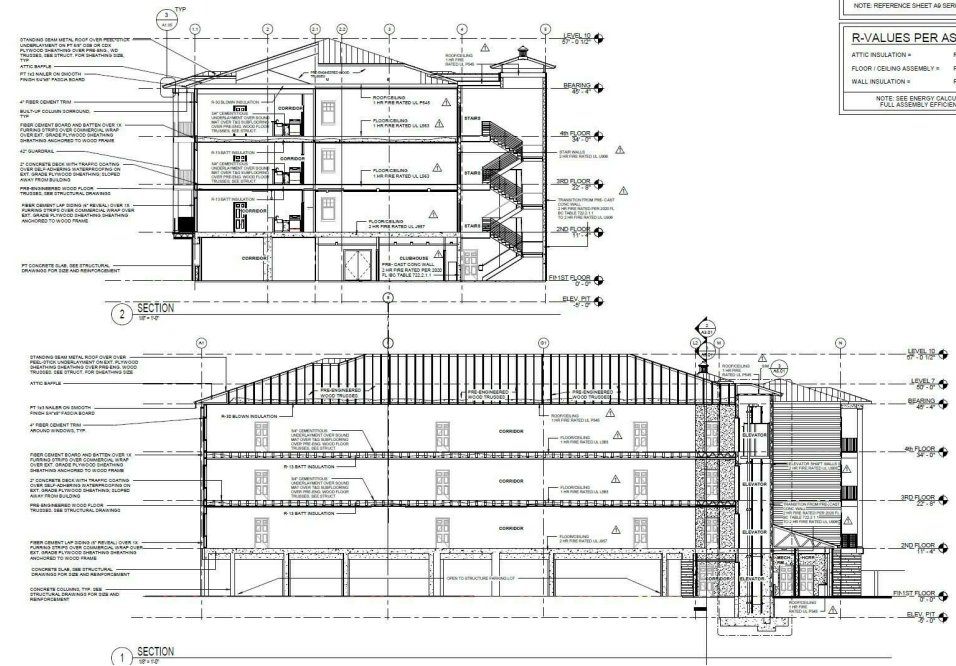
LEVEL 2 - 4

LEVEL 1

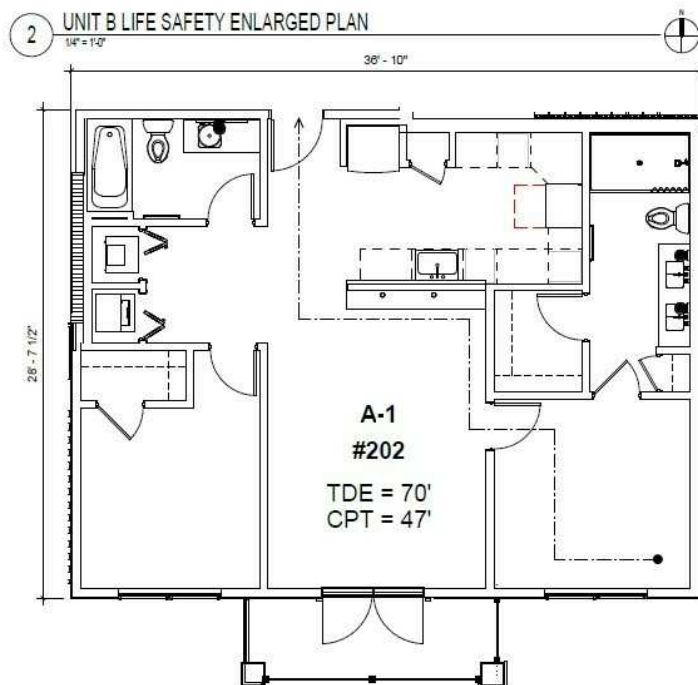
2 BUILDING MATRIX
302' x 110'

1 BUILDING MATRIX
302' x 110'

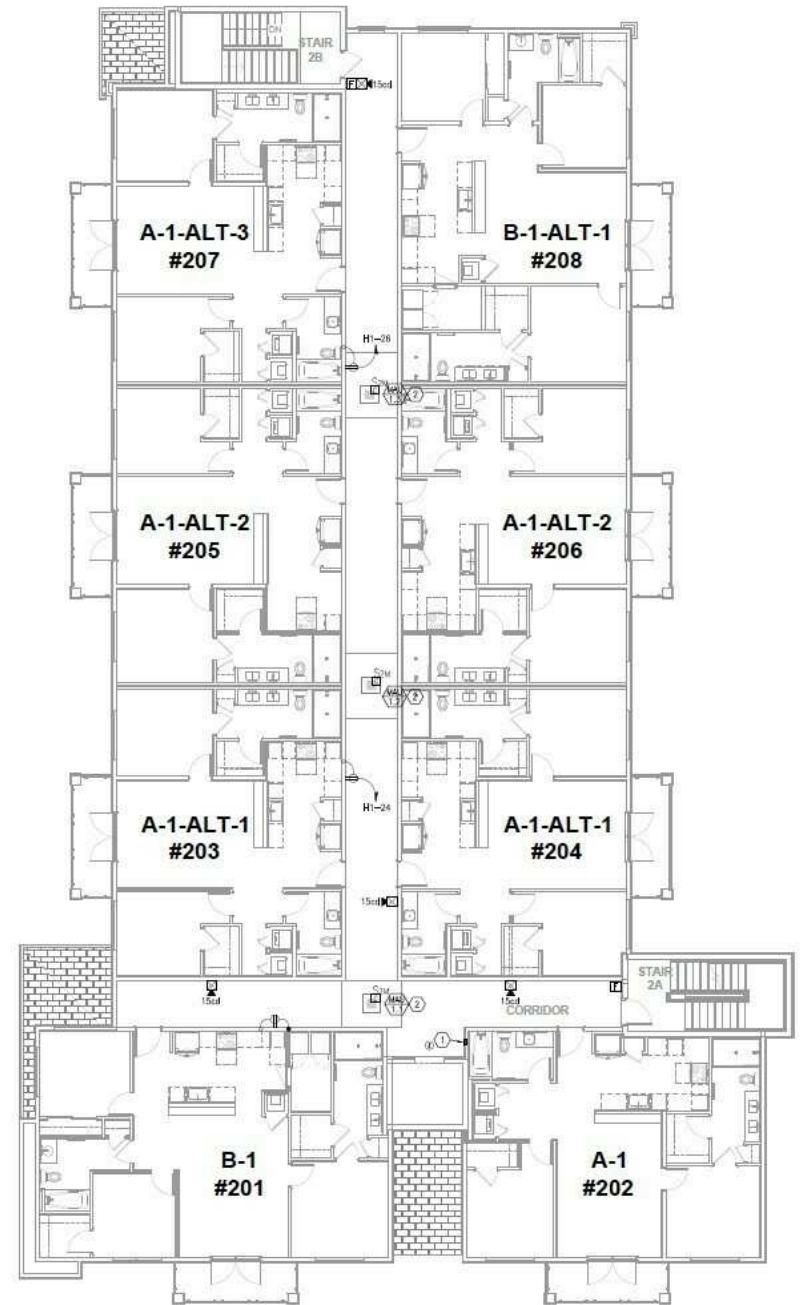
DEVELOPMENT UNIT MIX TABULATION:	
BUILDING 1	LEGEND:
A-1 UNITS: 3	UNIQUE UNITS
A-1 ALT - 1 UNITS: 6	SIMILAR UNITS
A-1 ALT - 2 UNITS: 6	CLUBHOUSE
A-1 ALT - 3 UNITS: 3	
TOTAL A-1 UNITS: 18	
B-1 UNITS: 4	
B-1 ALT - 1 UNITS: 3	
TOTAL B-1 UNITS: 7	
TOTAL DEVELOPMENT UNITS: 25	



UL ASSEMBLY CALLOUTS:	
1 HR RATED WALL ASSEMBLY U.L. U200	
1 HR RATED WALL ASSEMBLY U.L. U201	
1 HR RATED WALL ASSEMBLY U.L. U205	
1 HR RATED ROOF / CEILING ASSEMBLY U.L. P545	
1 HR RATED FLOOR / CEILING ASSEMBLY U.L. L205	
NOTE: REFERENCE SHEET A4 SERIES FOR U.L. DETAILS	
R-VALUES PER ASSEMBLY:	
ATTIC INSULATION +	R-30 OR GREATER
FLOOR / CEILING ASSEMBLY +	R-13 OR GREATER
WALL INSULATION +	R-7 OR GREATER
NOTE: SEE ENERGY CALCULATIONS FOR FULL ASSEMBLY EFFICIENCY DETAILS	

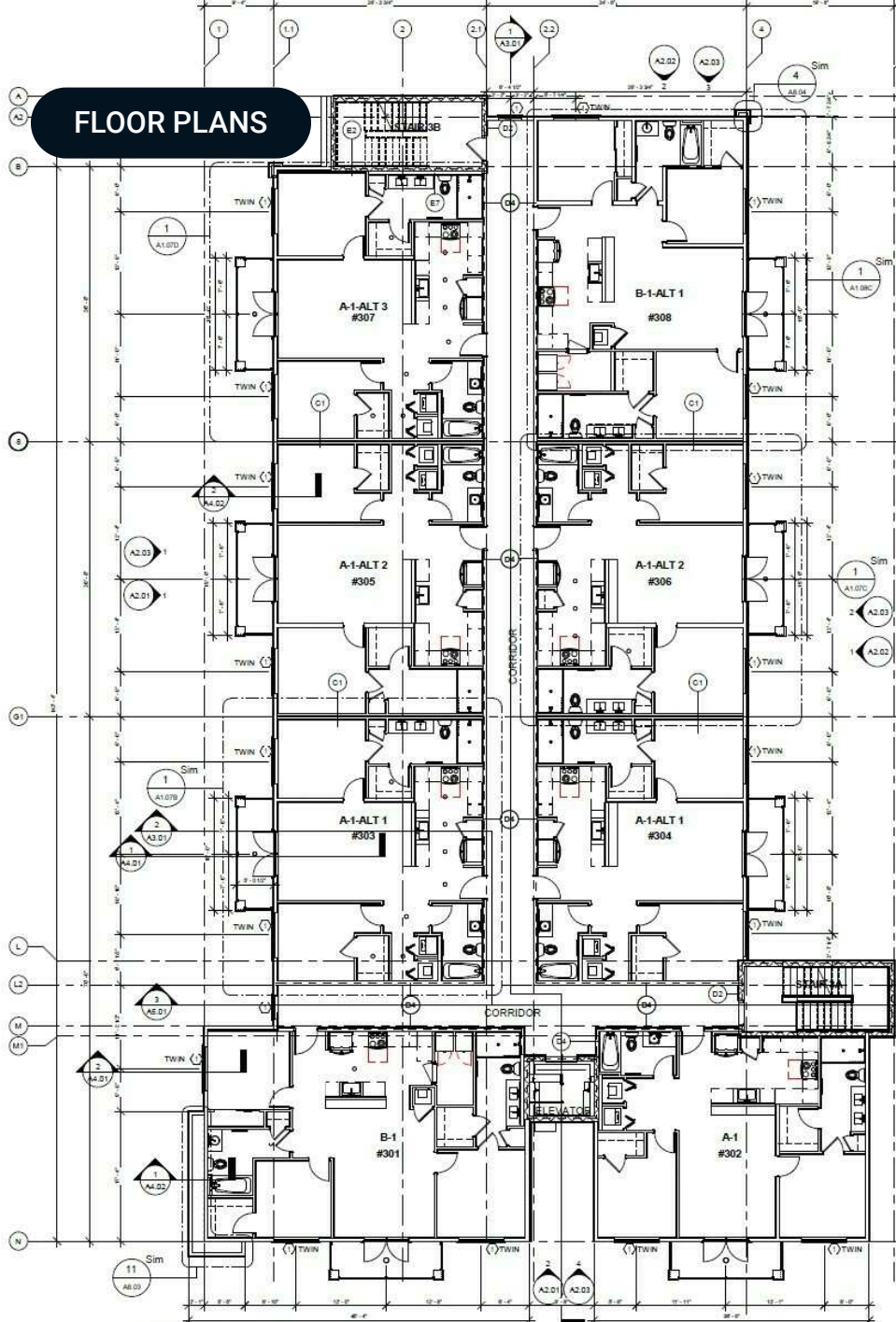


Units A1 and B1 Floorplan

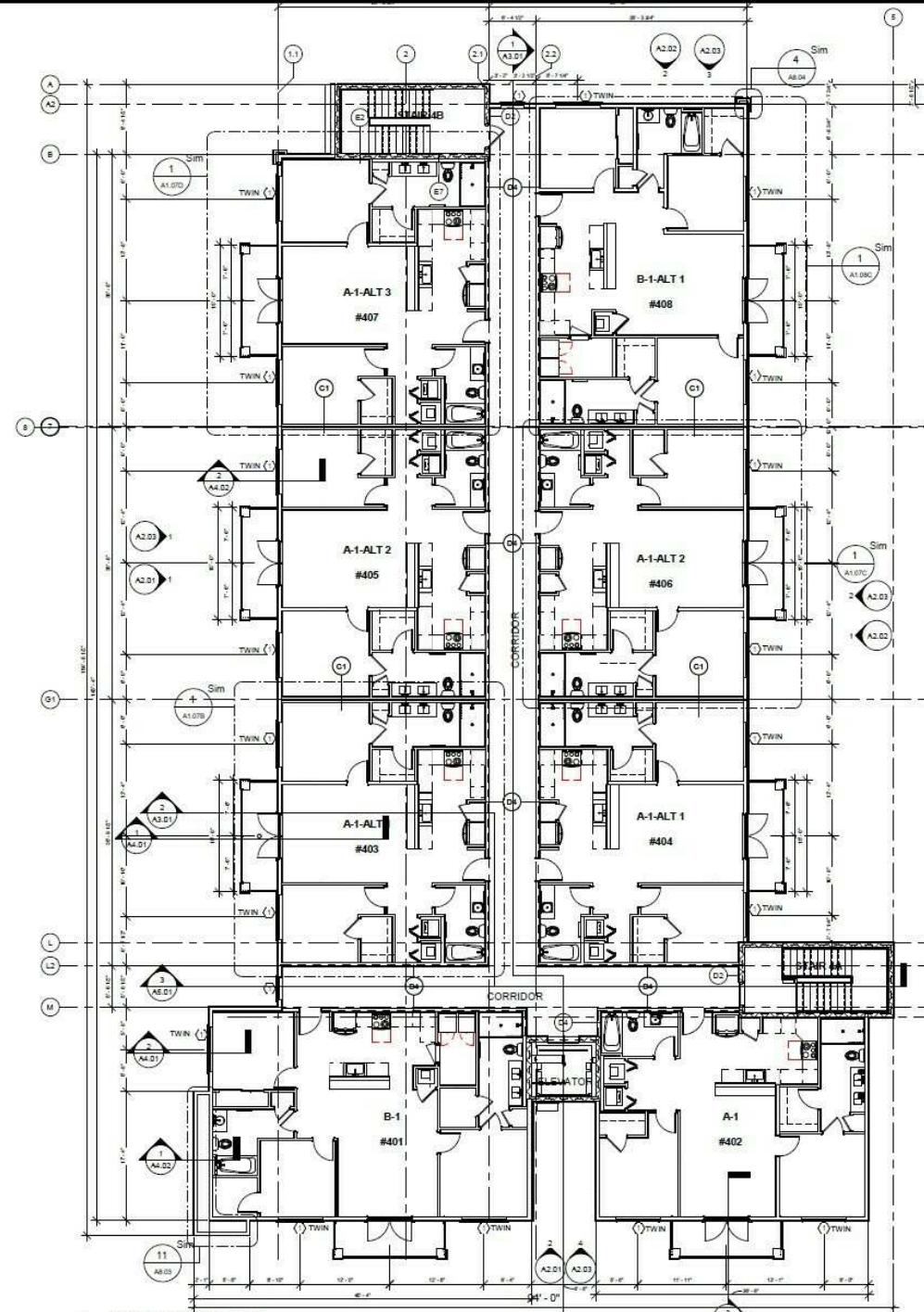


Level 2 Floorplan

FLOOR PLANS



Apartment Level 3 Floor Plan

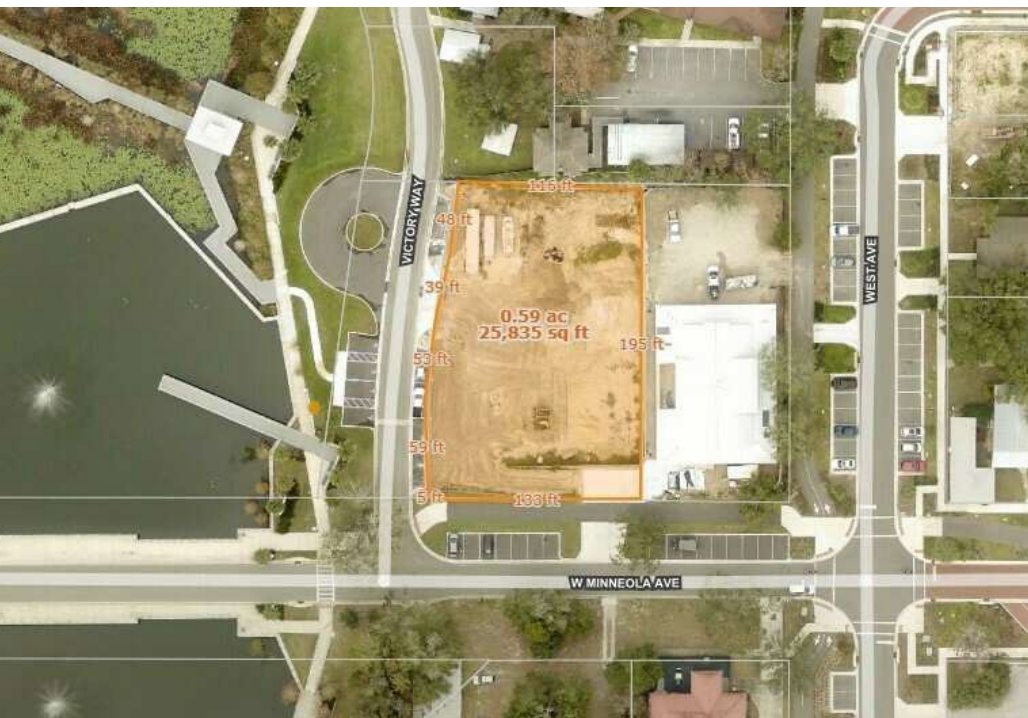


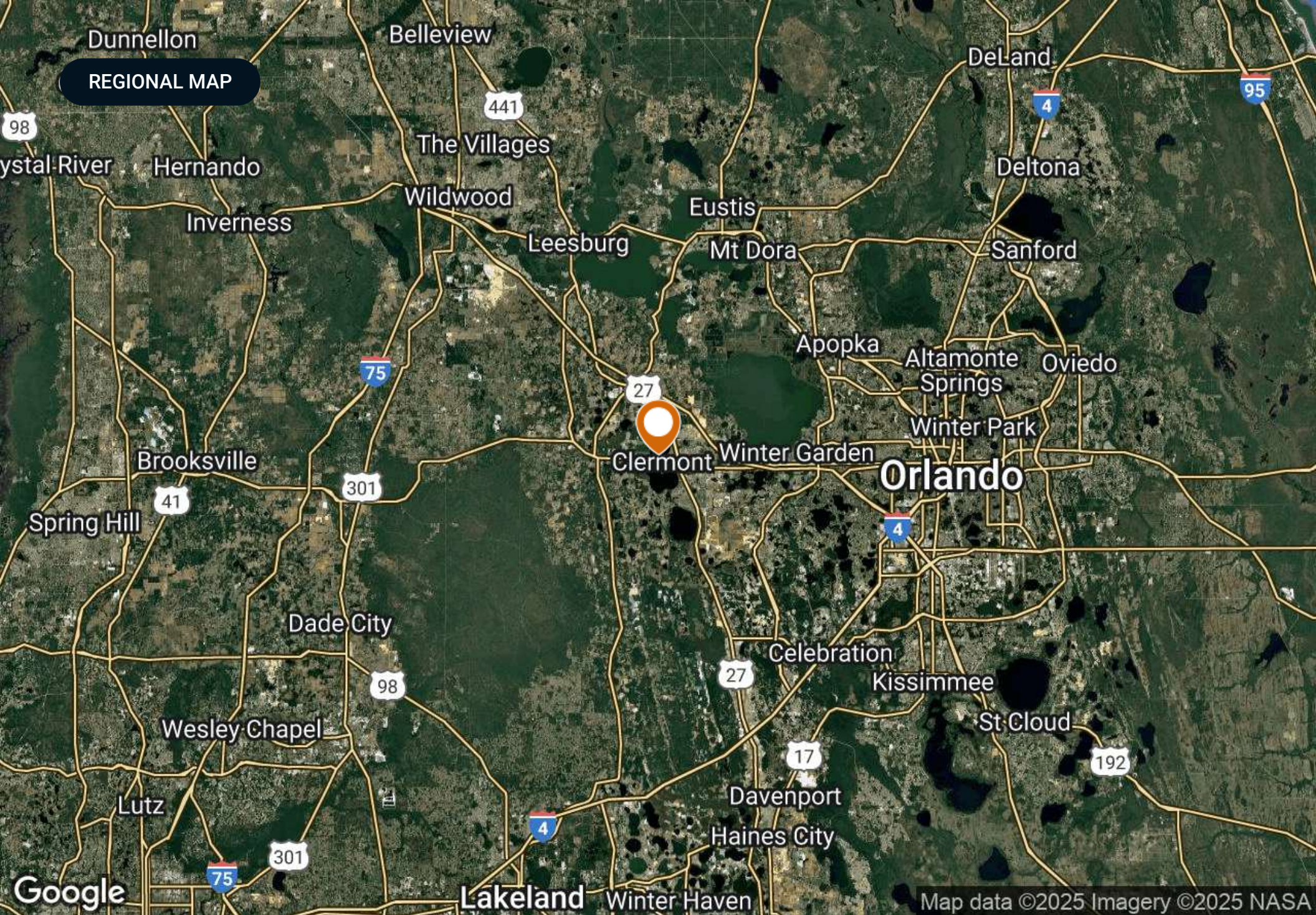
Apartment Level 4 Floor Plan

CONCEPTUAL RENDERING



ADDITIONAL PHOTOS





Dunnellon

Belleview

REGIONAL MAP

98

Crystal River

Hernando

Inverness

The Villages

Wildwood

Leesburg

Eustis

Mt Dora

DeLand

Deltona

Sanford

Apopka

Altamonte
Springs

Oviedo

Winter Park

Brooksville

Clermont

Winter Garden

Orlando

Spring Hill

Dade City

Celebration

Kissimmee

St. Cloud

Wesley Chapel

Lutz

Davenport
Haines City

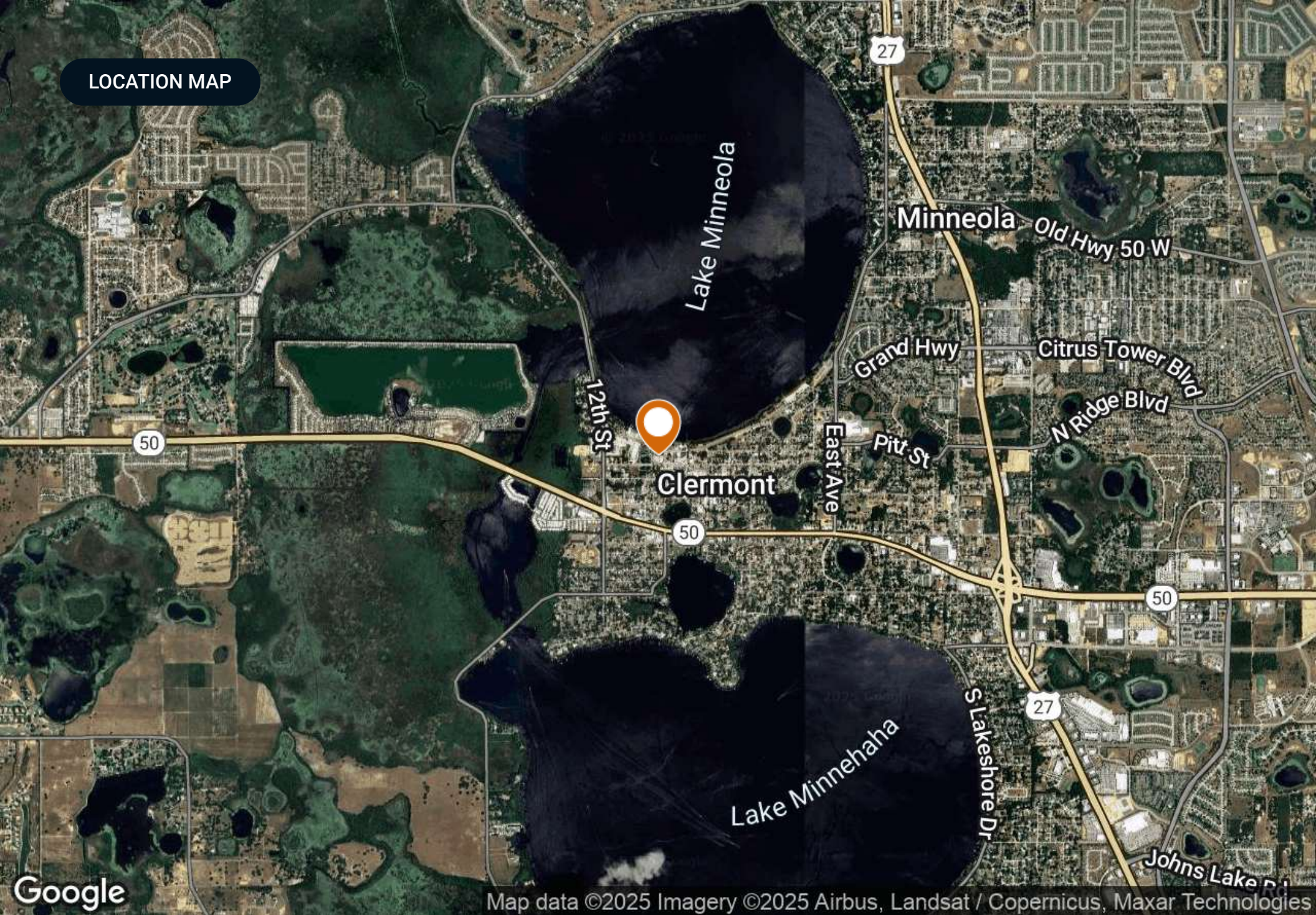
Lakeland

Winter Haven

Google

Map data ©2025 Imagery ©2025 NASA

LOCATION MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Lake Minneola

RETAILER MAP

NEW Mixed Use Lakefront
Condo, Apartment, and Retail/Restaurant



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

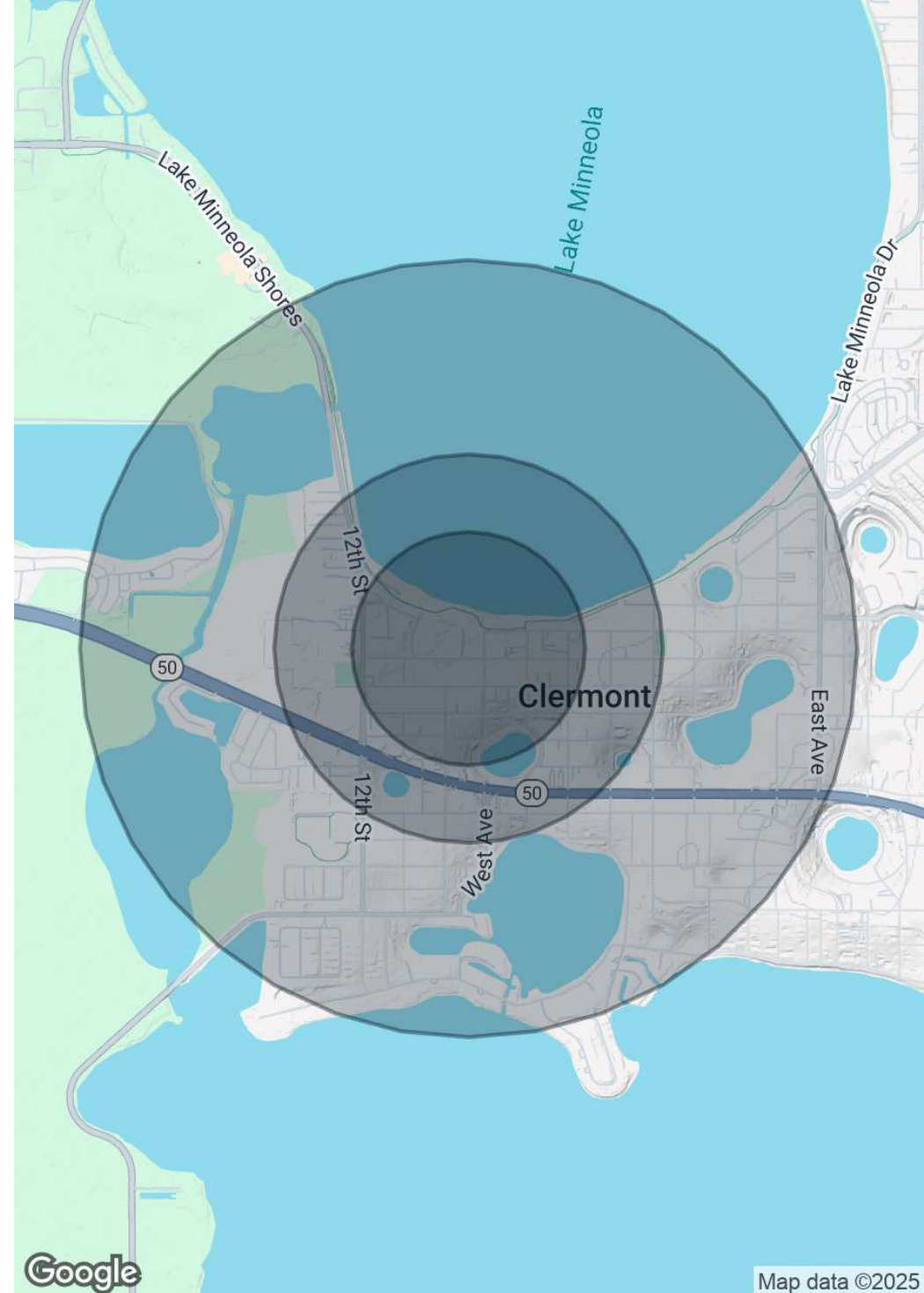
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	261	1,102	4,438
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	41	42	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	106	445	1,778
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,791	\$102,647	\$109,663
Average House Value	\$393,866	\$420,475	\$448,132

Demographics data derived from AlphaMap





CITY

Clermont

LAKE COUNTY

Founded 1916

Population 47,823 (2023)

Area 11.5 sq mi

Website www.clermontfl.gov

Major Employers
South Lake Hospital
Vista Clinical and
Diagnostics
PUR Clinic
South Lake Pain Institute
University of Florida
Cancer Center

Clermont was founded in 1884 and incorporated in 1916. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. As the largest city in Lake County, Clermont continues to expand along with Central Florida's growing population.

Clermont's rolling hills and lakes are a strong draw to homebuyers, and Clermont still has that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in Clermont. With a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.



For more information visit www.saundersrealestate.com

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