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**FOR SALE – COMMERCIAL DEVELOPMENT SITE**  
**US Highway 50 & American Legion Road, Mascotte, FL 34753**

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**\$ OFFERED AT: \$1,050,000 \$899,000**

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**PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY**

Introducing a **prime 3.93-acre commercial lot** in the fast-growing city of **Mascotte, Florida**. Strategically positioned near the intersection of **US Highway 50 and American Legion Road**, this **shovel-ready parcel** offers excellent visibility and access in a high-traffic corridor. Zoned for **non-residential mixed-use** and **pre-approved by the City for a building of up to 21,000 square feet**, the site is fully entitled and supported by a completed environmental study—making it a **turnkey opportunity** for developers, investors, and end users alike.

Located in a **rapidly expanding area**, this site is surrounded by increasing commercial and residential development, offering strong potential for long-term value. Its proximity to local attractions such as **Truskett Park, Historic Downtown Clermont and Citrus Tower** adds to the area's appeal, creating a **vibrant and dynamic community setting** ideal for a range of commercial uses.

This property's **strategic position within one of Central Florida's most active growth corridors**: Mascotte to Clermont "Route 50 West" presents a rare opportunity to participate in the area's ongoing expansion and economic momentum.



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## HIGHLIGHTS





- ✓ Lot Size: 3.93 Acres
- ✓ Zoning: Commercial – Non-Residential Mixed Use
- ✓ Pre-Approved Building Size: Up to 21,000 SF
- ✓ Development Ready: Environmental Study Completed
- ✓ Utilities Available Nearby
- ✓ High Visibility & Excellent Frontage on US Hwy 50
- ✓ Flat Topography – Easy to Clear and Build
- ✓ Prime Location in Mascotte Area
- ✓ Versatile Investment Potential
- ✓ Excellent for Commercial Enterprises
- ✓ Ideal for Office Spaces
- ✓ Flexible Zoning for Mixed-Use Projects
- ✓ Dynamic Investment Opportunity
- ✓ Envious Position for Ambitious Developments









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## LOCATION ADVANTAGES

-  Intersection of US Hwy 50 & American Legion Road
-  Quick Access to SR 33, Clermont, Groveland, and Orlando
-  Located in a Growing Corridor with New Developments Nearby – Route 50 West
-  Strong Traffic Counts & Expanding Demographics

## SURROUNDING AMENITIES

-  **Truskett Park** – Community recreation just minutes away
  -  **Mascotte Elementary School** – Strong educational presence nearby
  -  **Bay Lake** – Natural beauty & residential growth
  -  **Route 50 West** – Major regional connector
  -  **Minneola** – Booming residential community with new development
  -  **Historic Downtown Clermont** – Dining, shopping, events & charm just minutes away
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## A SMART CHOICE FOR DEVELOPERS & INVESTORS

Position yourself in a **thriving, upward-trending market** with this strategically located site. With infrastructure in place, local approvals secured, and the region experiencing consistent economic growth, this is a rare opportunity to build and grow in step with the community.

## IDEAL USES

- Retail Shopping Center
- Medical or Professional Offices
- Restaurant or Drive-Thru
- Mixed-Use Commercial Development



**CONTACT ME FOR MORE INFORMATION OR A SITE VISIT!**