

E Hwy 50 in Clermont – Retail Dev Land Across from Lowe's

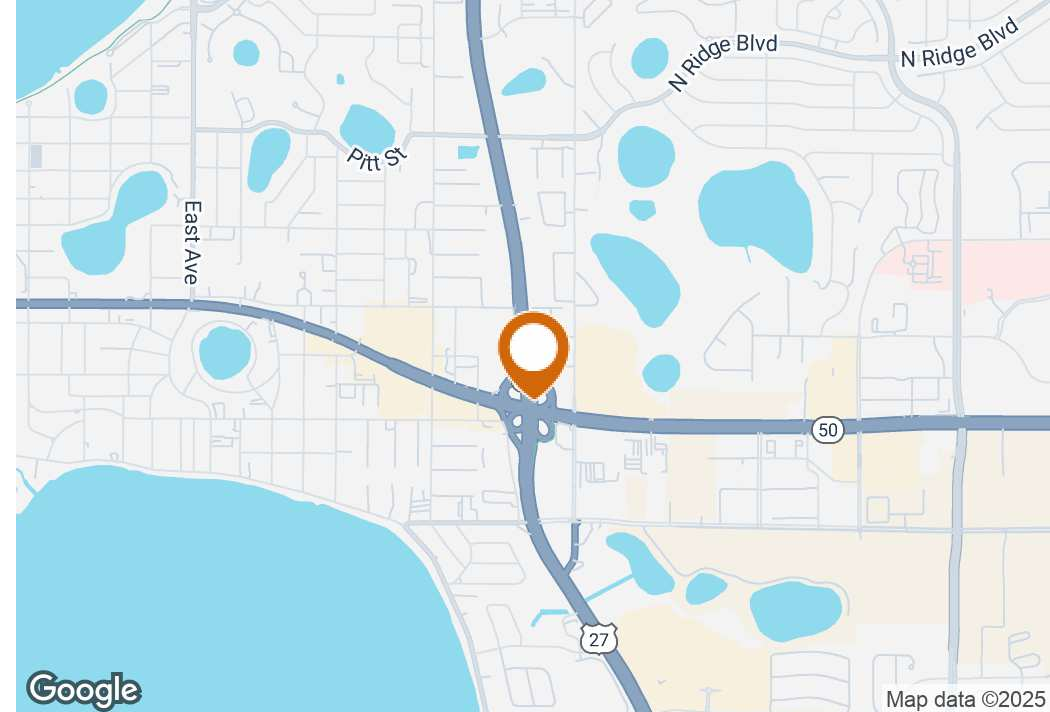
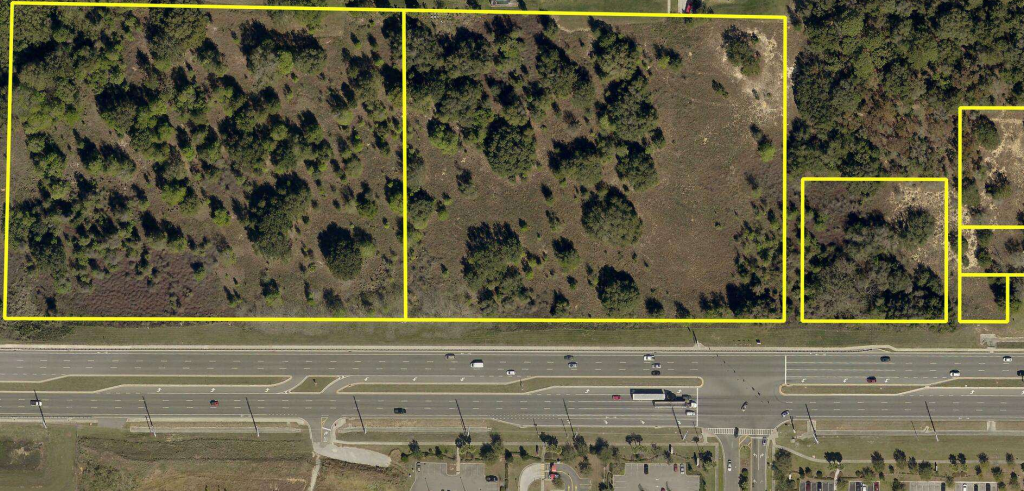
E Hwy 50, Clermont, Florida 34711

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HOBBY LOBBY

DICK'S
SPORTING GOODS

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$6,500,000
Land Size:	17.68 ± Acres (16.79 ± Upland Acres)
Zoning:	UE (City of Clermont)
Property Use:	Vacant Commercial
Traffic Count:	48,000 Cars/Day on Hwy 50
Utilities:	Water & Wastewater - City of Clermont
Taxes:	\$33,506.20 (Combined)
PIN:	2665769, 3877821, 1695830, 1695821, 1695856, 1695864, 3880875

Property Overview

This vacant commercial property consists of 17.68 +/- acres with excellent frontage along Hwy 50 in Clermont, FL. Located directly across from Lowes and Dick's Sporting Goods, this property has excellent visibility on Hwy 50 that features a traffic count of 48,000 cars per day. There are more than 27,000 people within a 2 mile radius with a median household income of more than \$62,000 within a 10 minute drive-time.

Property Highlights

- Zoned UE with FLU Commercial.
- The city will work with the developer to discuss PUD, Retail, Residential, Mixed-Use, Multifamily
- Excellent frontage with 1,675 FT on Hwy 50

REGIONAL LOCATION



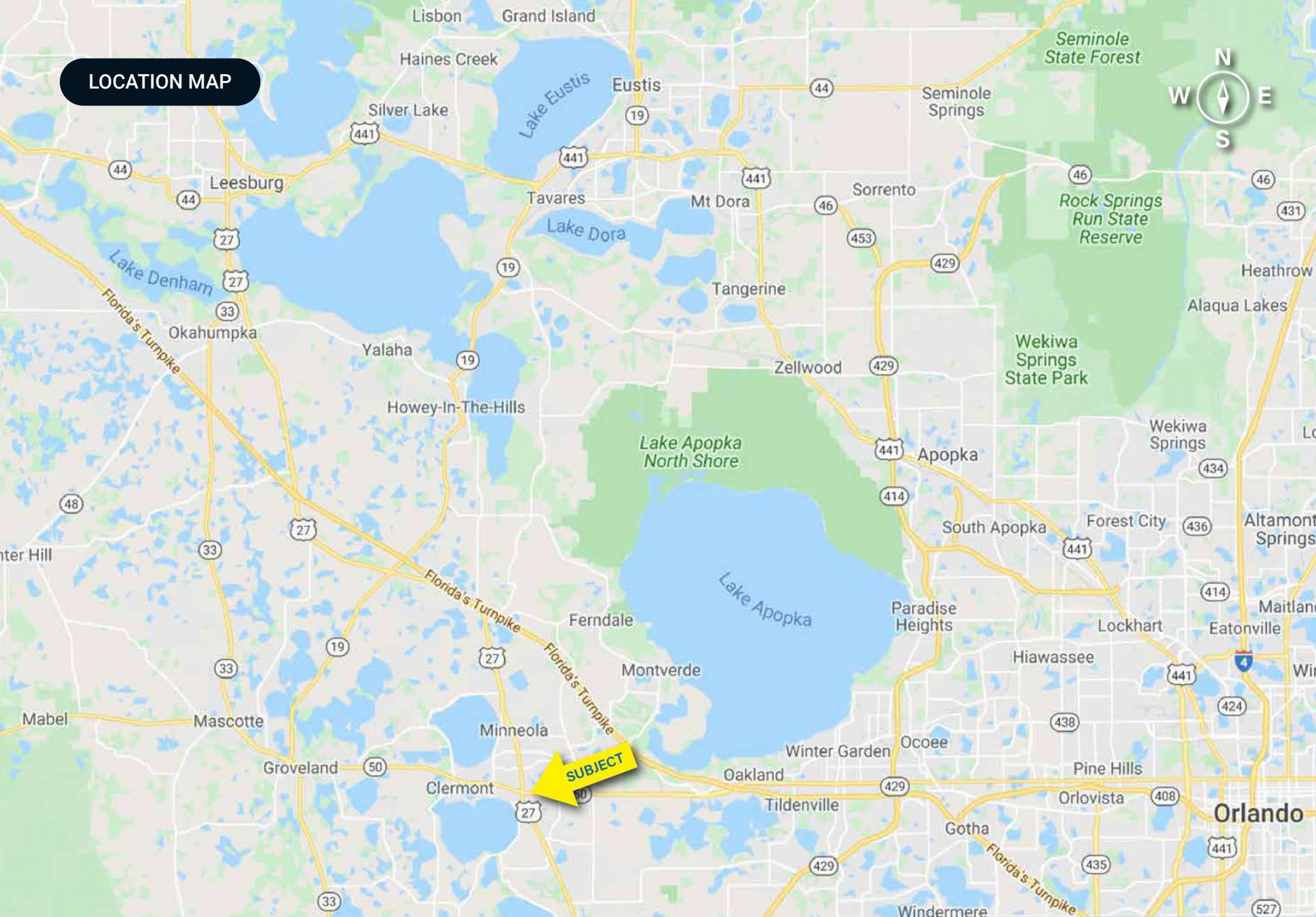
SANFORD



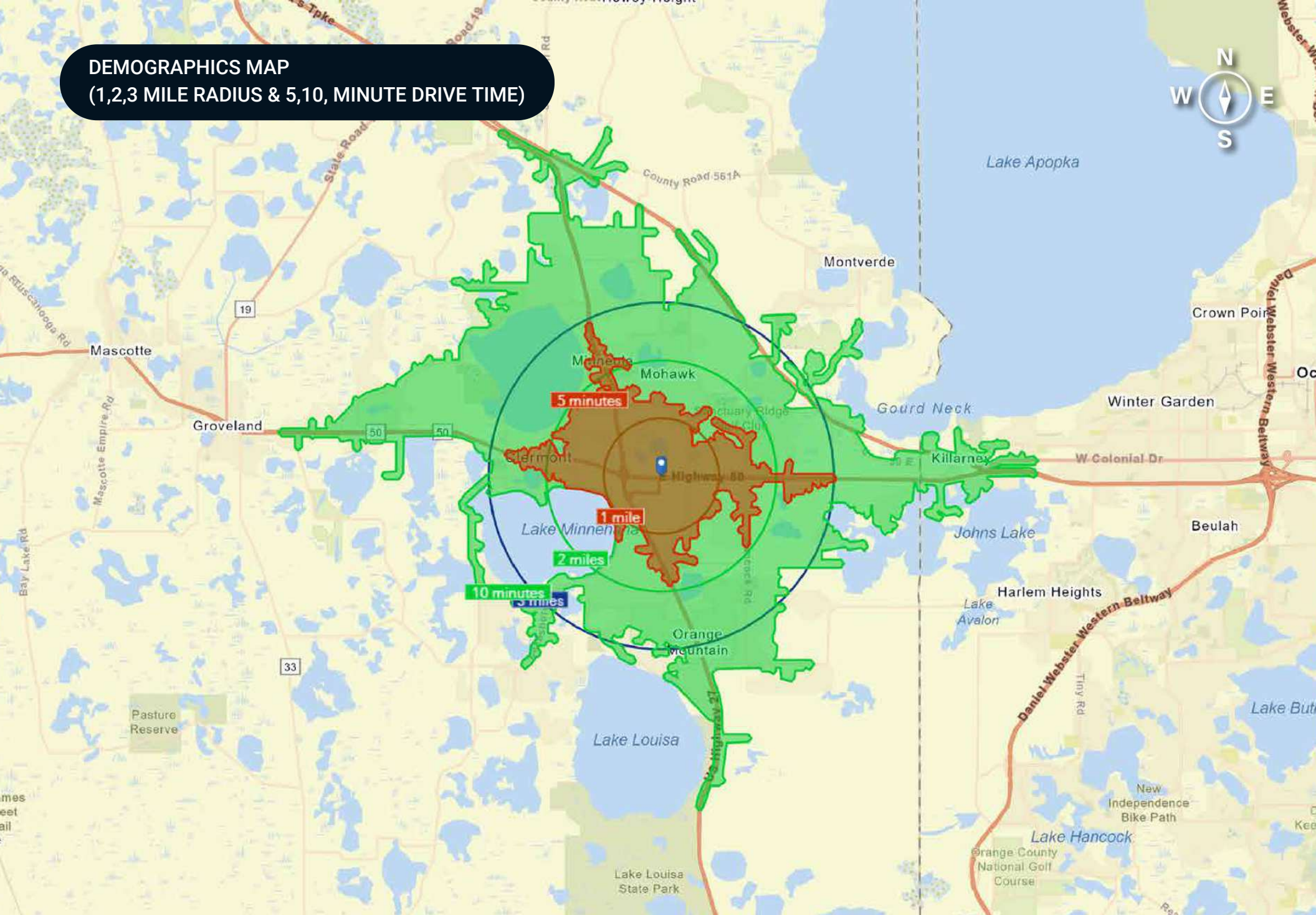
ORLANDO

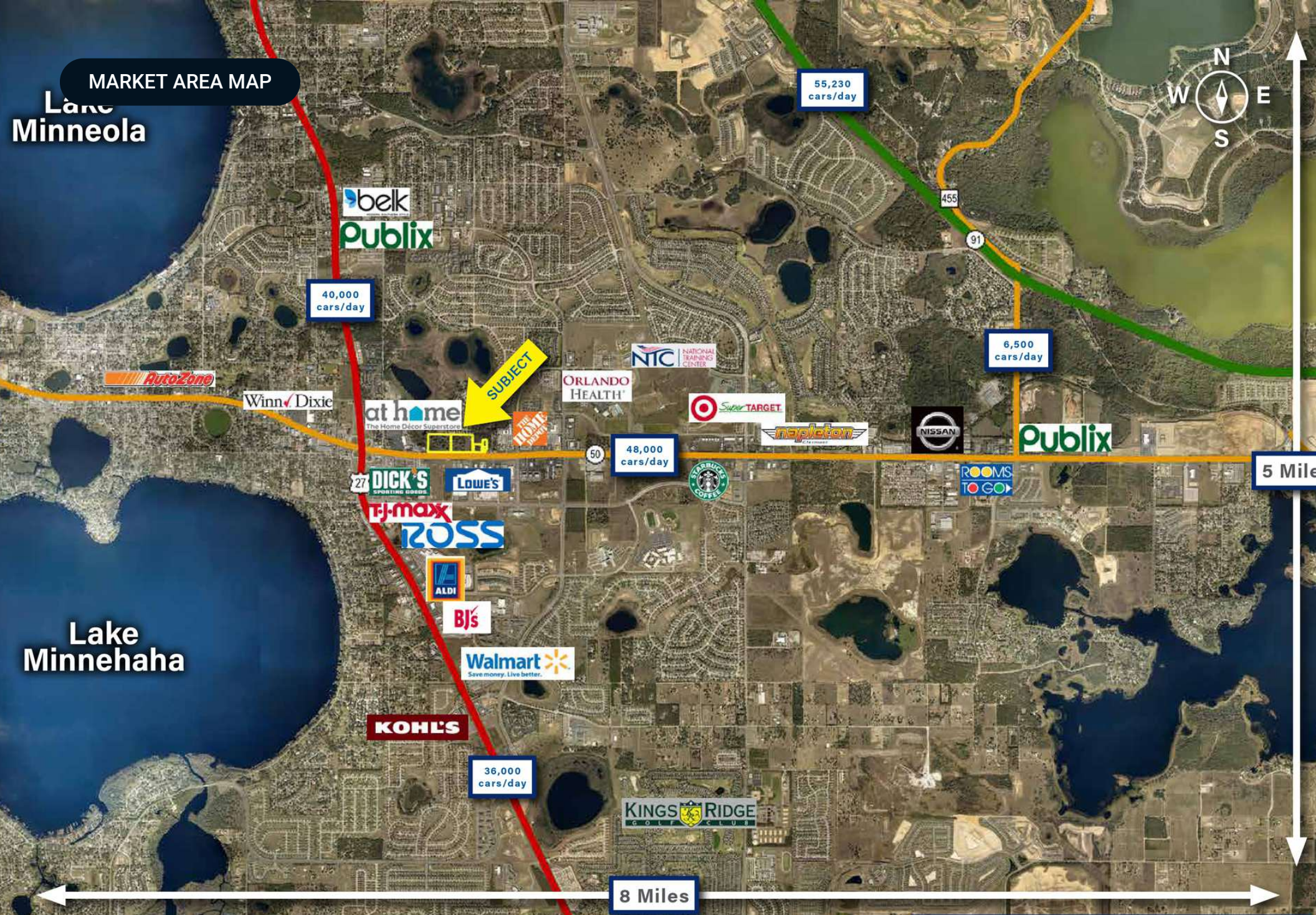
KISSIMMEE

LOCATION MAP



DEMOGRAPHICS MAP
(1,2,3 MILE RADIUS & 5,10, MINUTE DRIVE TIME)





NEIGHBORHOOD AERIAL



SITE AERIAL



530 +/- FT

1,635 +/- FT

48,000
cars/day

E Hwy 50

TOPOGRAPHICS



WETLANDS



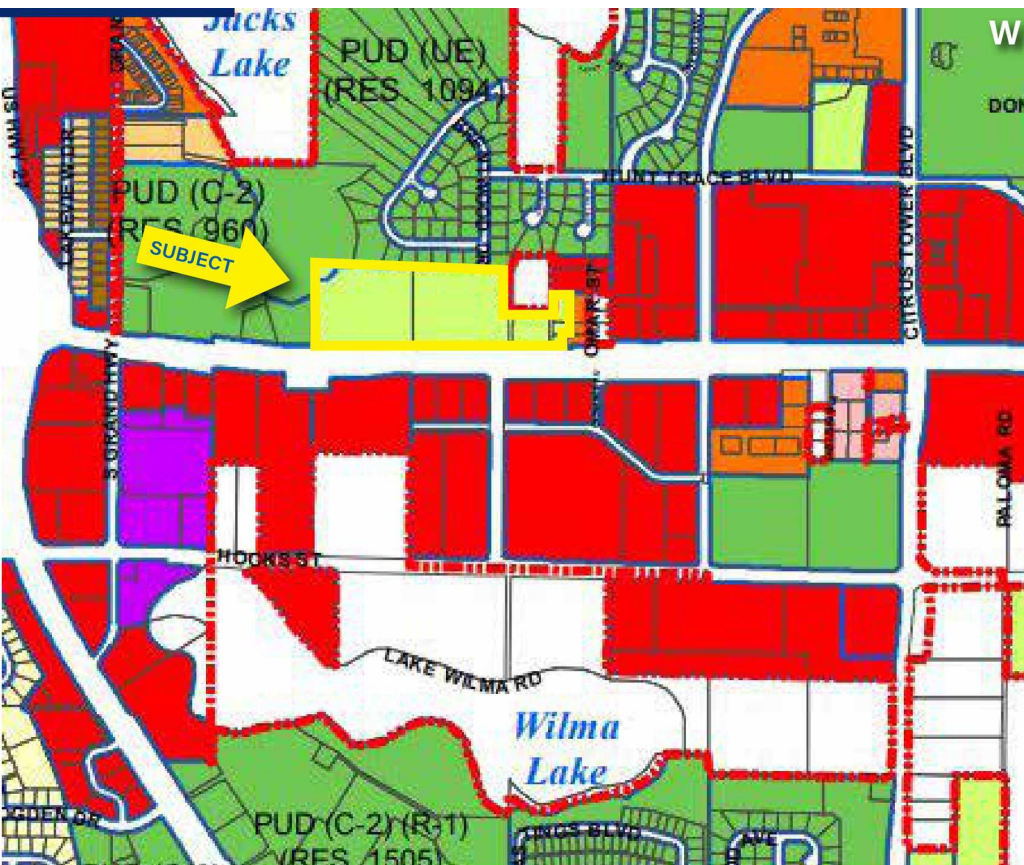
AERIAL VIEW LOOKING EAST



ADDITIONAL PHOTOS



ZONING



Urban Estate Low Density Residential District (UE)

The UE district is intended for single-family structures to be used in such a manner as to preserve and enhance low density estate neighborhoods values and to be consistent with the rural residential standards of the comprehensive plan.

- ✓ UE
- C-2
- PUD
- M-1

ADVISOR BIOGRAPHY



Marvin Puryear

Senior Advisor

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Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate.

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 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 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



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