



30,000 ±
Cars/Day

Hwy 27 Minneola 2 Acre Retail Outparcel

US Highway 27, Minneola, Florida 34715

Marvin Puryear
352-267-5900
marvin@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,300,000
Lot Size:	2 Acres
Price / Acre:	\$650,000
Zoning:	B-1
Market:	Orlando Metro
Submarket:	Clermont/Minneola
Traffic Count:	30,000
PIN:	18-22-26-0500-052-00202
Property Type:	Development Land

Property Overview

2-acre retail out parcel located directly across from the Publix anchored Shopping Center Plaza in Minneola on the Minneola-Clermont city border. This parcel fronts US Hwy 27 with 331 feet of frontage with an AADT of 30,000 vehicles/day. Water and sewer are available through the City of Minneola.

Note: The Plat is pending approval with the City of Minneola. Zoned B1 (City of Minneola) with most retail/office uses allowed. Engineering for retail strip center is available.

Property Highlights

- 2 acre Retail/Office outparcel
- 331 FT of direct frontage on US Hwy 27
- 30,000 AADT
- Across the street from Publix anchored shopping center
- Zoned B1 (Minneola)
- 1.5 ± miles away from the US Highway 27 and SR 50 Intersection

AERIAL PHOTOS

Downtown Clermont ←

→ Winter Garden

SUBJECT
(1.5 ± Miles)

CITRUS

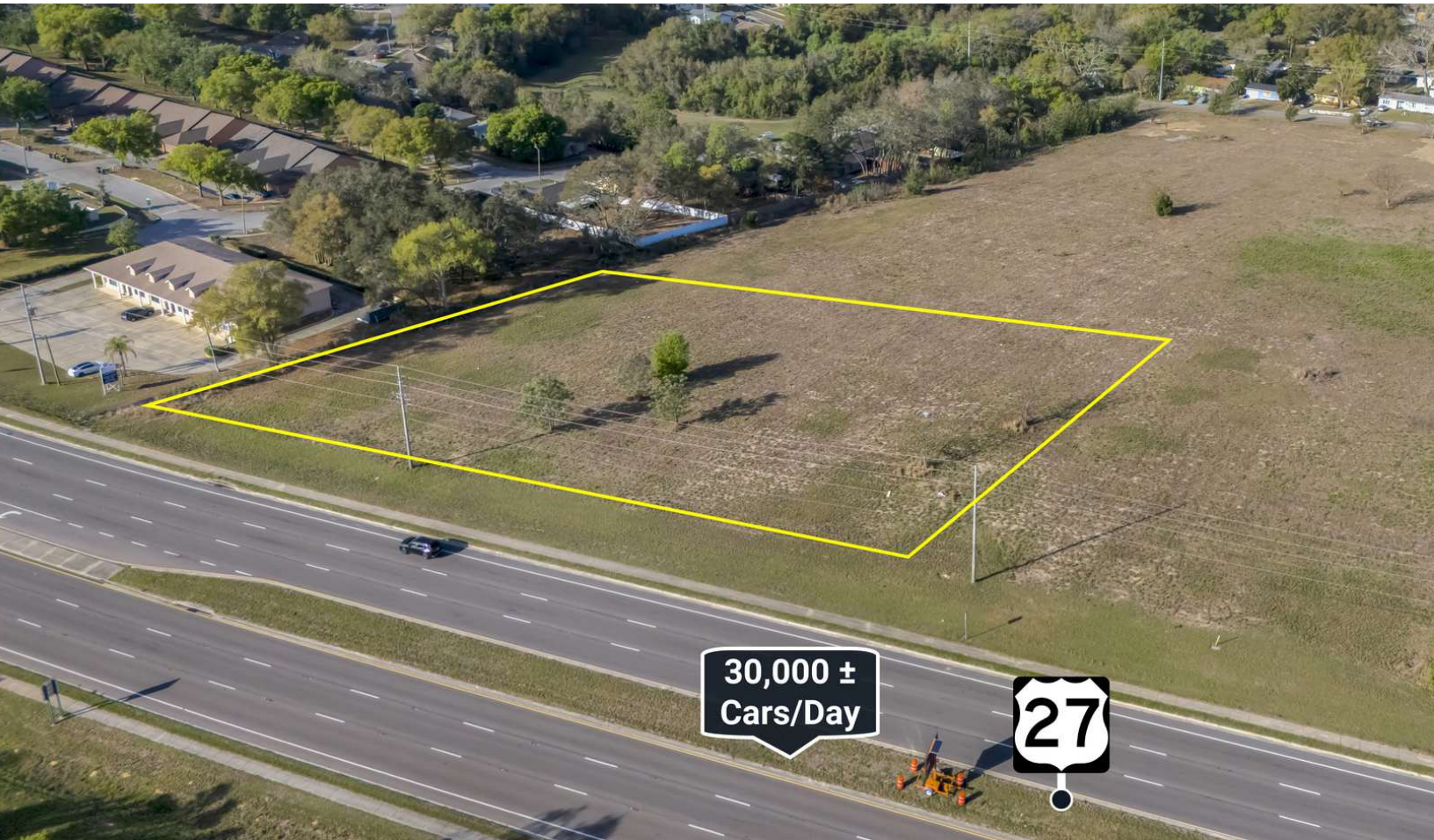
49,500 ±
Cars/Day



31,000 ±
Cars/Day



49,500 ±
Cars/Day



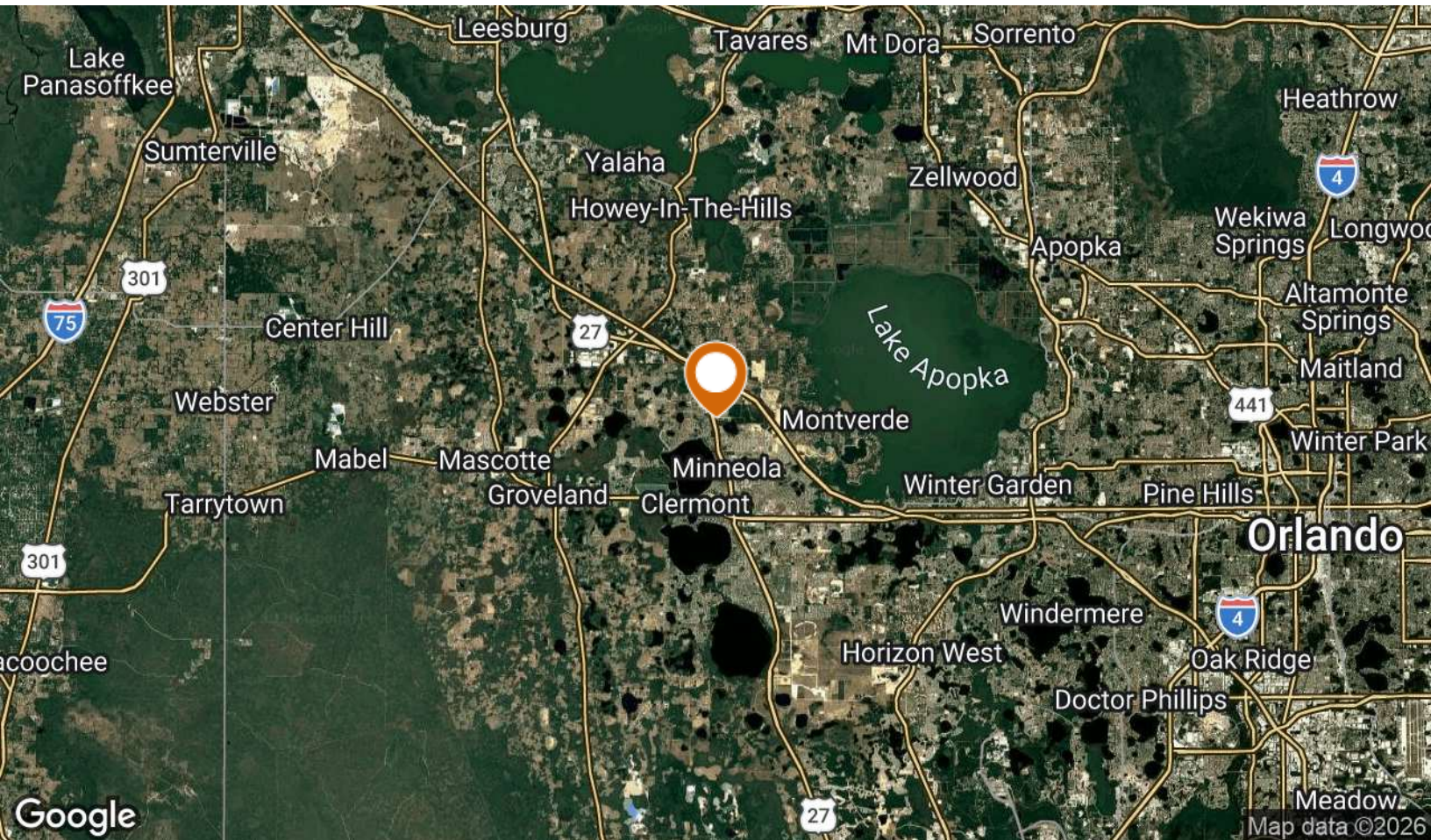
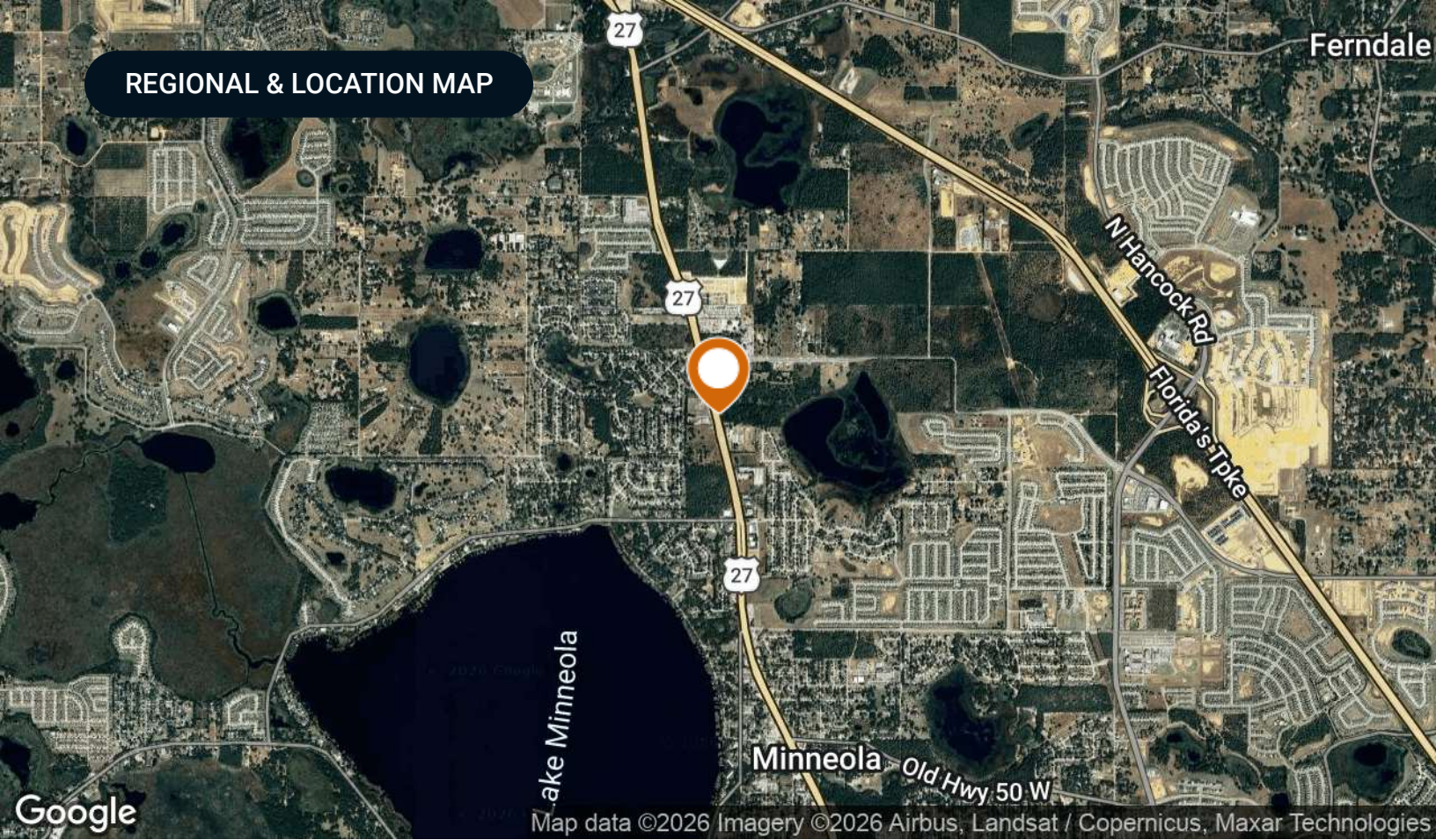
30,000 ±
Cars/Day



MAPS



REGIONAL & LOCATION MAP

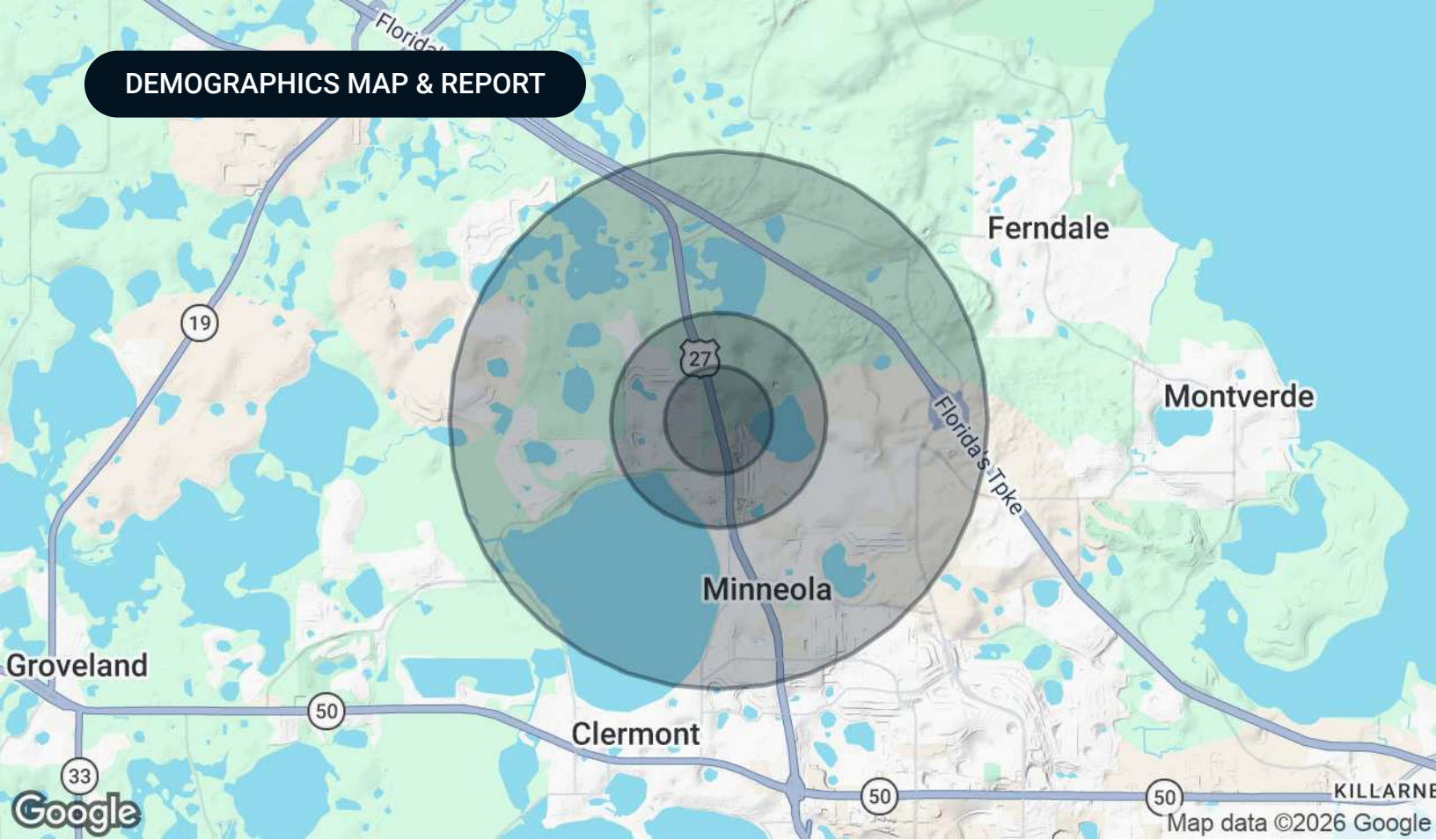


RETAILER MAP

- Lil' Anthony's Pizza
- Don Ceviche Peru Mexico restaurant
- RaceTrac
- TIKI BAR & GRILL
- Minneola Grill
- Napoli's Pizzeria
- Idrink Boba & Sandwiches
- CHASE
- OakWood SMOKESHOUSE & GRILL
- Hibachi Express
- bp
- belk
- Citrus Village Center
- publix.
- CIRCLE K
- The Crooked Spoon
- Leo's Grill & Barbecue
- CITRUS TOWER
- Citrus Coffee

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT



Population

	0.5 Miles	1 Mile	2.5 Miles
Total Population	2,226	8,613	35,449
Average Age	37.4	36.6	39.5
Average Age (Male)	36.5	36.4	38.8
Average Age (Female)	40	36.7	38

Households & Income

	0.5 Miles	1 Mile	2.5 Miles
Total Households	818	2,960	12,268
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$73,902	\$82,507	\$95,865
Average House Value	\$324,109	\$364,537	\$382,404

2023 American Community Survey (ACS)



Marvin Puryear

Senior Advisor

marvin@saundersrealestate.com

Cell: 352-267-5900

Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate, specializing in development land with a proven track record of large-parcel transactions across Central Florida.

Primarily focused on Lake, West Orange, and surrounding counties, Marvin works at the intersection of institutional-grade deal execution and deep local market intelligence. He represents landowners, developers, and institutional clients in the sale of development land ranging from single-product parcels to multi-use assemblages exceeding 400 acres. Developers, national homebuilders, and major lenders call Marvin first, not because he has the biggest database, but because he knows which deals are viable before a contract is ever drafted.

The Orlando Business Journal has quoted Marvin in more than 58 articles since 2020, more than any other broker in Lake County. He has been the go-to market voice on Clermont growth, the Wellness Way corridor, Groveland industrial demand, and development land absorption across the I-4 west corridor. In 2023, OBJ formally recognized him as a “Power Player.”

Marvin is a preferred commercial broker for many major national and regional banks for REO asset valuation and disposition throughout Central Florida. He has served as an expert witness in large-scale property valuation matters presented before city councils and county commissions throughout the region.

Before joining Saunders Real Estate, Marvin spent 20 years building and running two internationally franchised brokerages simultaneously: ERA Professional Real Estate Services, a 60–80 agent office ranked as high as Top 5 in the United States and Top 50 internationally, and Coldwell Banker Commercial Atlantic Properties, where he served as Broker of Record and produced consistent top-ranking commercial sales in Lake County. Both firms were sold in 2014.

Prior to his real estate career, Marvin spent 10 years in corporate management in Chicago, including National Marketing Director at Tripp Lite, Operations Manager at CompUSA, and Regional Manager at Lifetouch. That background in national marketing, operations, and regional market strategy runs directly through the way he approaches commercial brokerage today.

Marvin’s practice is built on a single premise: a seller’s land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, identifies the buyer pool most likely to close, and structures transactions to minimize contingency exposure and maximize net proceeds.

Marvin specializes in:

- Residential Development
- Commercial Development
- Retail
- Office
- Industrial



SAUNDERS
LAND



SAUNDERS
COMMERCIAL



SAUNDERS
AUCTIONS



SAUNDERS
VALUATIONS

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com