

Hooks Street Offering Memorandum



HOOKS STREET, CLERMONT, FL 32711

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Executive Summary

PROPERTY DESCRIPTION

The opportunity is to acquire 1.16 acre commercial development site located at Hook Street in Clermont, Florida, within Lake County. The property is an ideal site for multiple types of uses such as retail establishments, shopping centers, corporate offices, and mixed-use commercial. The site offers an ideal location for a daycare center or other uses which can utilize the proximity to a high traffic corridor, nearby schools, and the location in a high-growth suburban market.

LOCATION DESCRIPTION

The property is located just south of FL-50 and west of the Florida Turnpike, providing convenient access to one of South Lake County's primary primarily commercial and commuter corridors. The site benefits from proximity to established new retail, new residential subdivisions, and employment centers in Clermont and Minneola, with connectivity to W Colonial Drive, Interstate-4, and the greater Orlando region.

PROPERTY SIZE AND PARCEL ID

1.16± acres / 09-22-26-1200-028-00000

ZONING / FLU

Vacant Commercial / Regional Commercial

PRICE

\$650,000

PROJECT HIGHLIGHTS

- A lighted intersection adjacent to 600+ units of new and planned apartments.
- Directly abutting Clermont's Middle School and High School.
- Average HH Income of \$108,854 within a 1, 3, and 5 mile radius.
- Average Annual Daily Trips: 70,310 (W Colonial Dr.), 22,900 (Hancock Rd.), and 21,470 (Citrus Tower Blvd.).
- Grading will require engineering to optimize site.

BROKER CONTACT INFO

Austin McWilliams

Area Director (Orlando) /Advisor

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austin@thedirtdog.com

360 Virtual Tour



Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,774	54,971	91,884
Average Age	38.4	43.7	42.7
Average Age (Male)	37.4	43.2	42.3
Average Age (Female)	36.3	42.5	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,188	19,909	32,731
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$109,935	\$103,806	\$112,823
Average House Value	\$387,457	\$388,694	\$416,687

2023 American Community Survey (ACS)

TRAVEL TIME TO WORK

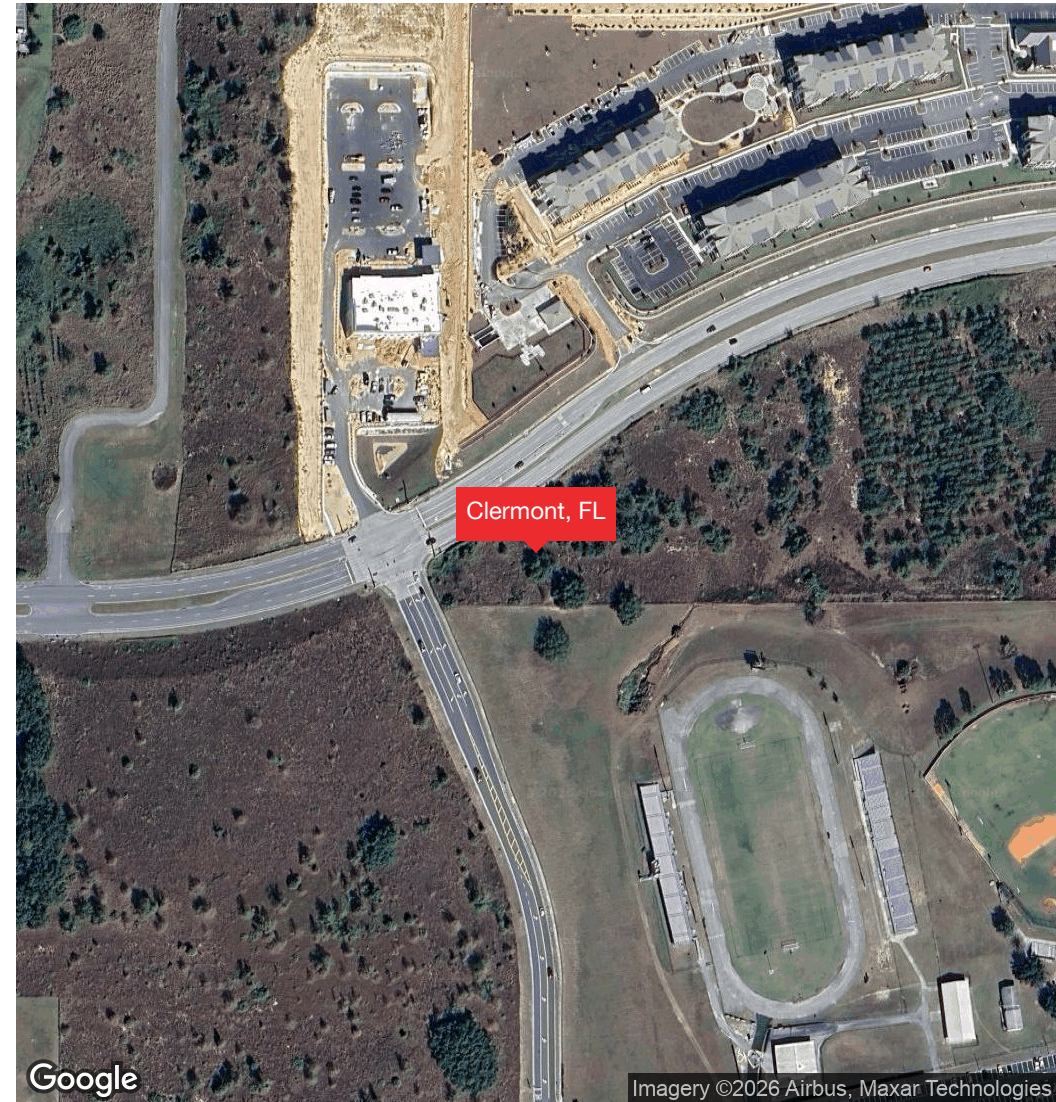
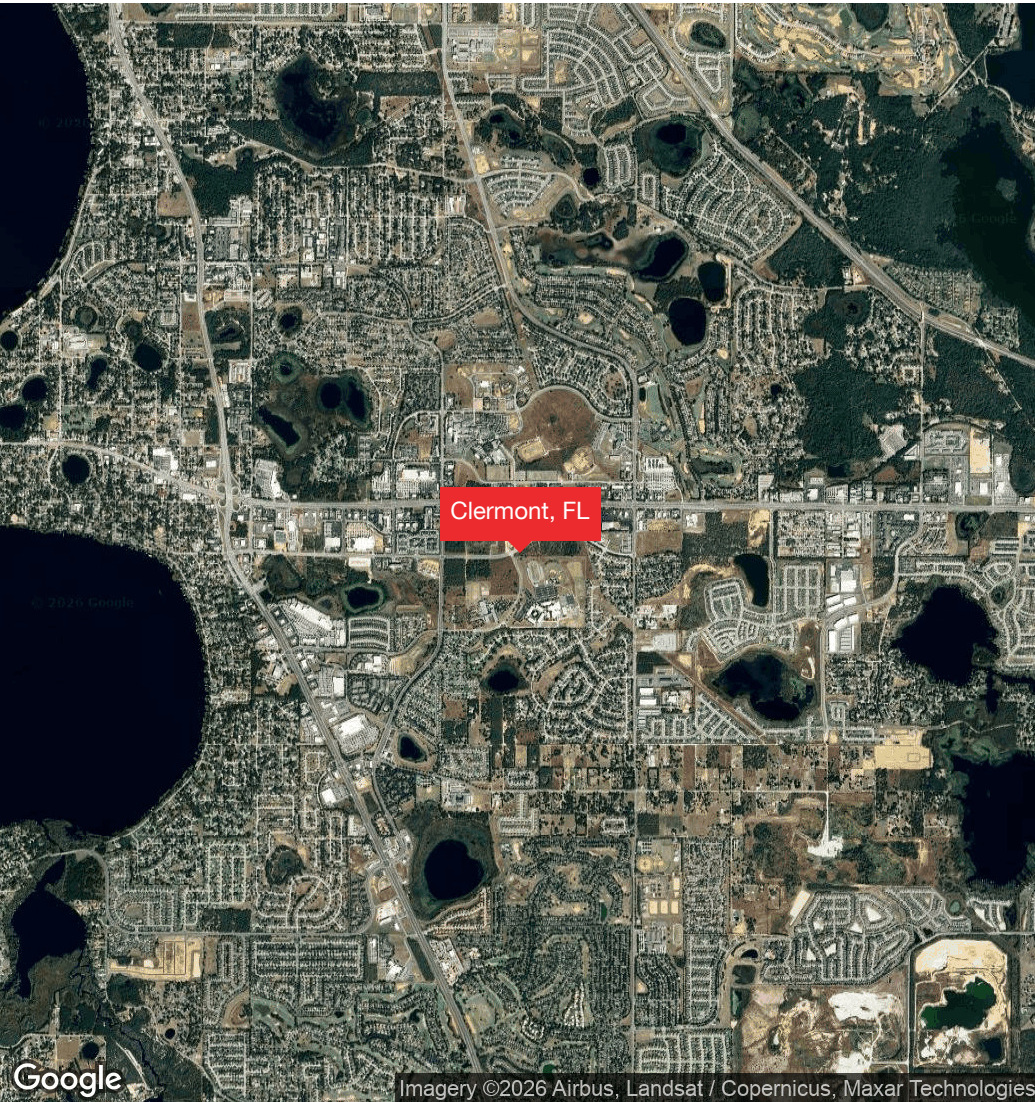
	1 MILES	3 MILES	5 MILES
Average Travel Time	33 minutes	32 minutes	34 minutes
Less than 15 min	623	4,906	7,350
15-29 min	391	3,785	7,073
30-44 min	1,001	5,798	10,118
45-59 min	604	3,691	6,977

Average Annual Daily Trips vehicle/day (2026)

W Colonial Drive	70,310
Hancock Road	22,900
Citrus Tower Blvd	21,470



Regional / Location Map



Confidentiality & Disclaimer

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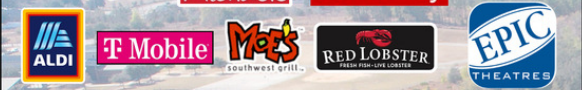
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



CLERMONT HILLS
312 APARTMENT UNITS



EXCALIBUR RD



289 APARTMENT UNITS

KLARA

HOOKS ST

1.16±
ACRES

3.11± ACRES
POSSIBLY AVAILABLE

EAST RIDGE
High School



Your Advisors



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Questions | Give us a call or drop us an email



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