SAUNDERS COMMERCIAL

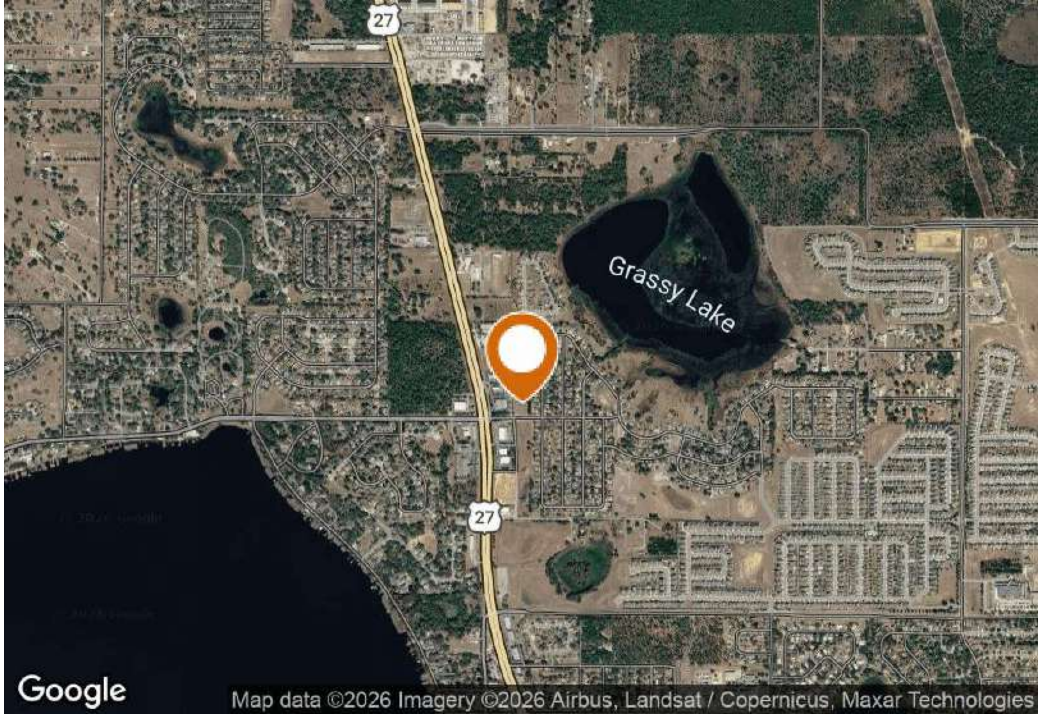
Minneola Vacant Commercial

0 Southern Breeze Drive, Minneola, Florida 34715

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

Lake Minneola
SW
DOLLAR TREE
ANYTIME FITNESS
27
CVS
Advance Auto Parts
Walgreens
McDonald's
DUNKIN'
Southern Breeze Dr



Offering Summary

Sale Price:	**$600,000**
Lot Size:	3.593 Acres
Price / Acre:	$166,991
Zoning:	B-1
APN:	07-22-26-0002-000-08800, 07-22-26-0002-000-08700
Traffic Count:	36,500 Cars/Day (US 27)
Road Frontage:	255 ± FT (Southern Breeze Dr)
Utilities:	City of Minneola Water & Sewer

Property Overview

Welcome to an exceptional opportunity in Minneola, Florida. This unique and income-producing 3.593-acre commercial land parcel is ideally positioned within the thriving Lake County market, offering both immediate revenue and long-term development potential.

Approximately 0.97 acres of the property features versatile B-1 zoning and benefits from a strategic location just seconds from US Highway 27. The B-1 business district is designed to support transitional uses between residential areas and more intensive commercial development, making this site ideal for a wide range of uses including professional offices, retail establishments, and medical facilities.

What truly sets this property apart is its built-in income stream. The property owner receives consistent monthly payments from three national brands—Walgreens, McDonald's, and Dunkin'—for shared use of the on-site retention pond. This rare feature provides immediate cash flow while preserving future development flexibility.

Surrounded by established national retailers, the property offers strong visibility and credibility for any future venture. Additionally, water and sewer services are available via the City of Minneola, with existing lines along Southern Breeze Drive and a fire hydrant located along the southern boundary of the property.

This is a rare opportunity to acquire a strategically located, income-producing commercial parcel in one of Central Florida's fastest-growing corridors.

Location Description

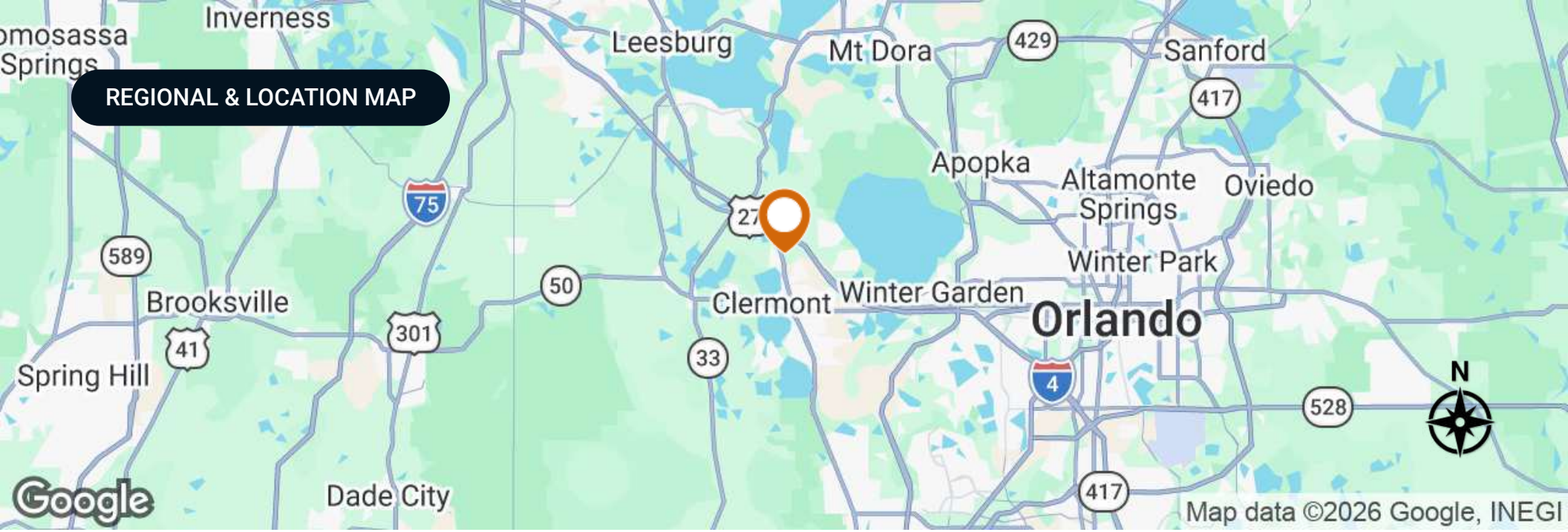
Minneola is much more than just a place to do business; it's a thriving community where people live, work, and play. The property's proximity to residential areas ensures a built-in customer base for your business. Moreover, you'll find an array of amenities in the vicinity, including restaurants, shopping centers, and recreational facilities, placing you at the heart of a bustling community that deeply values convenience.

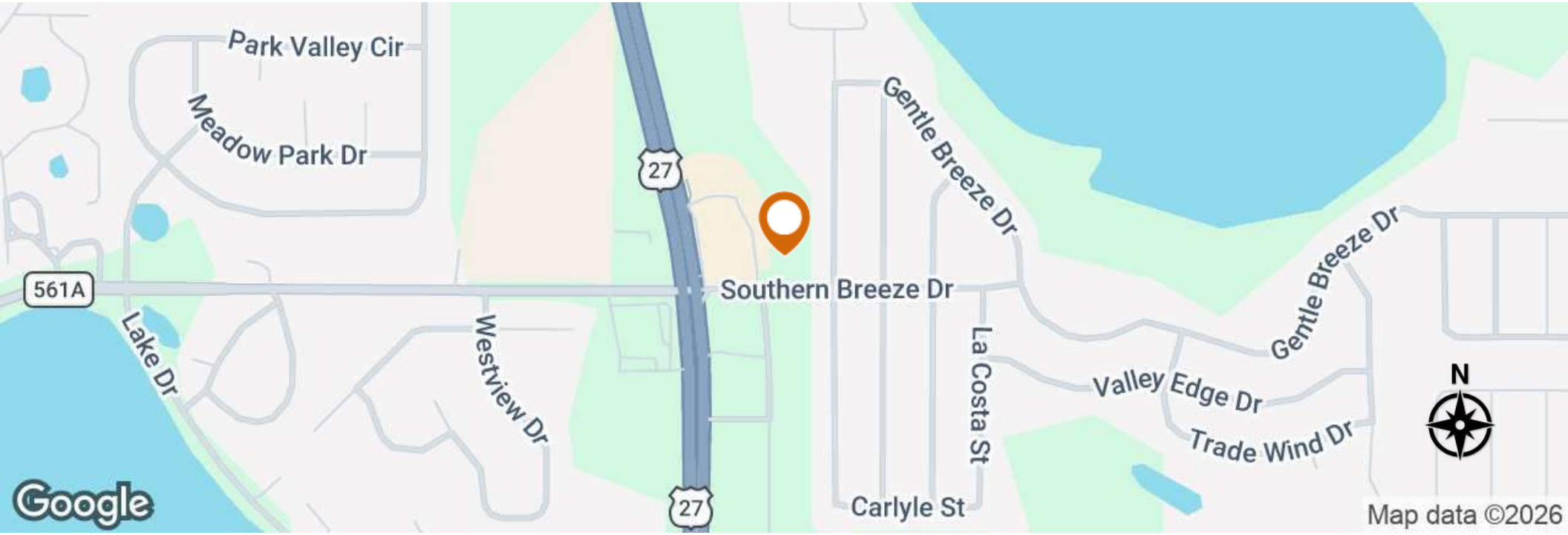
Site Description

This 3.593-acre property is poised for development to enhance the thriving community of Minneola. With its exceptional location this versatile site offers many possibilities. Enjoy seamless access to major roadways and high-traffic exposure, making it a cornerstone for your next project.

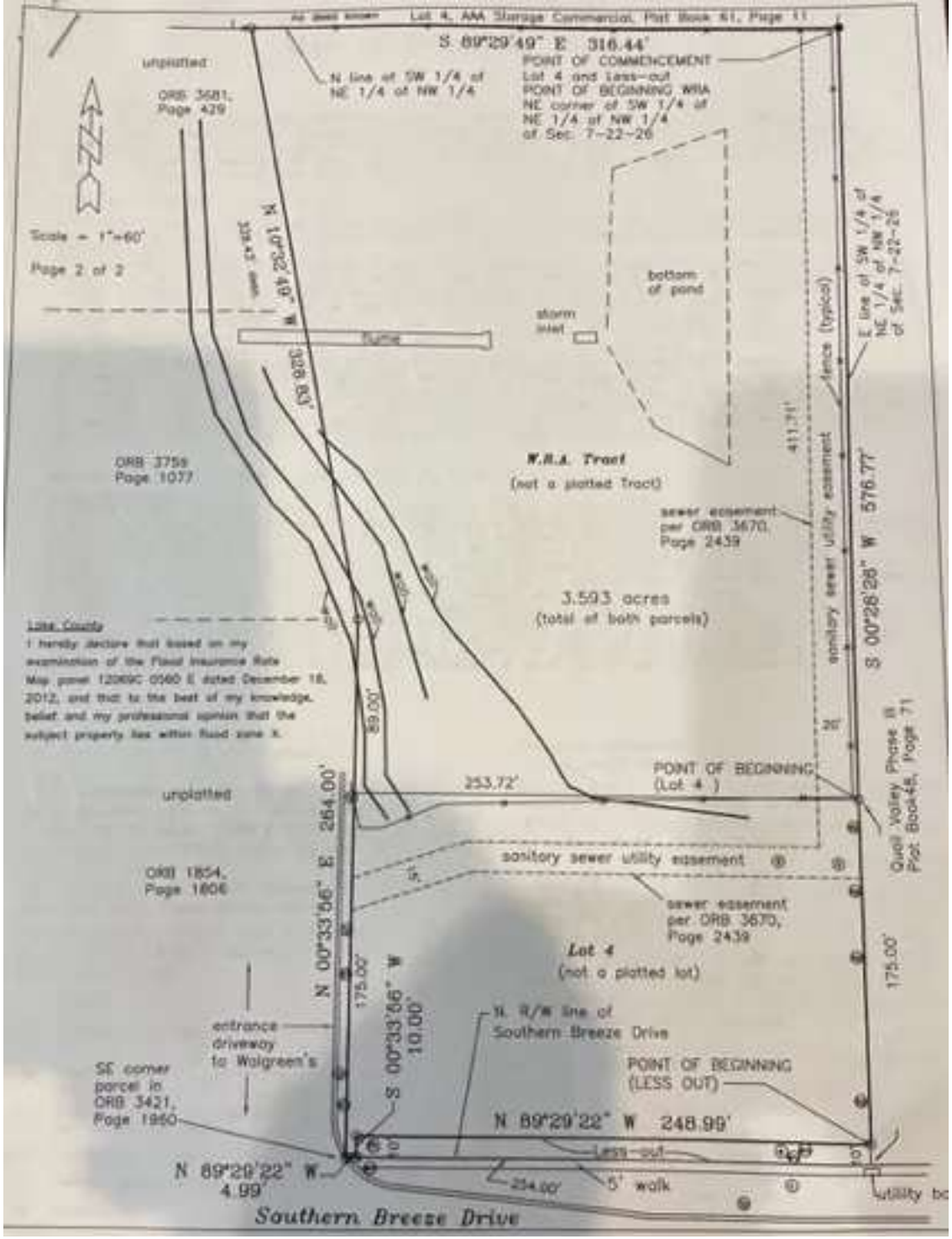
N

REGIONAL & LOCATION MAP





BOUNDARY SURVEY



ELEVATION

SAUNDERS REAL ESTATE

Minneola Vacant Commercial

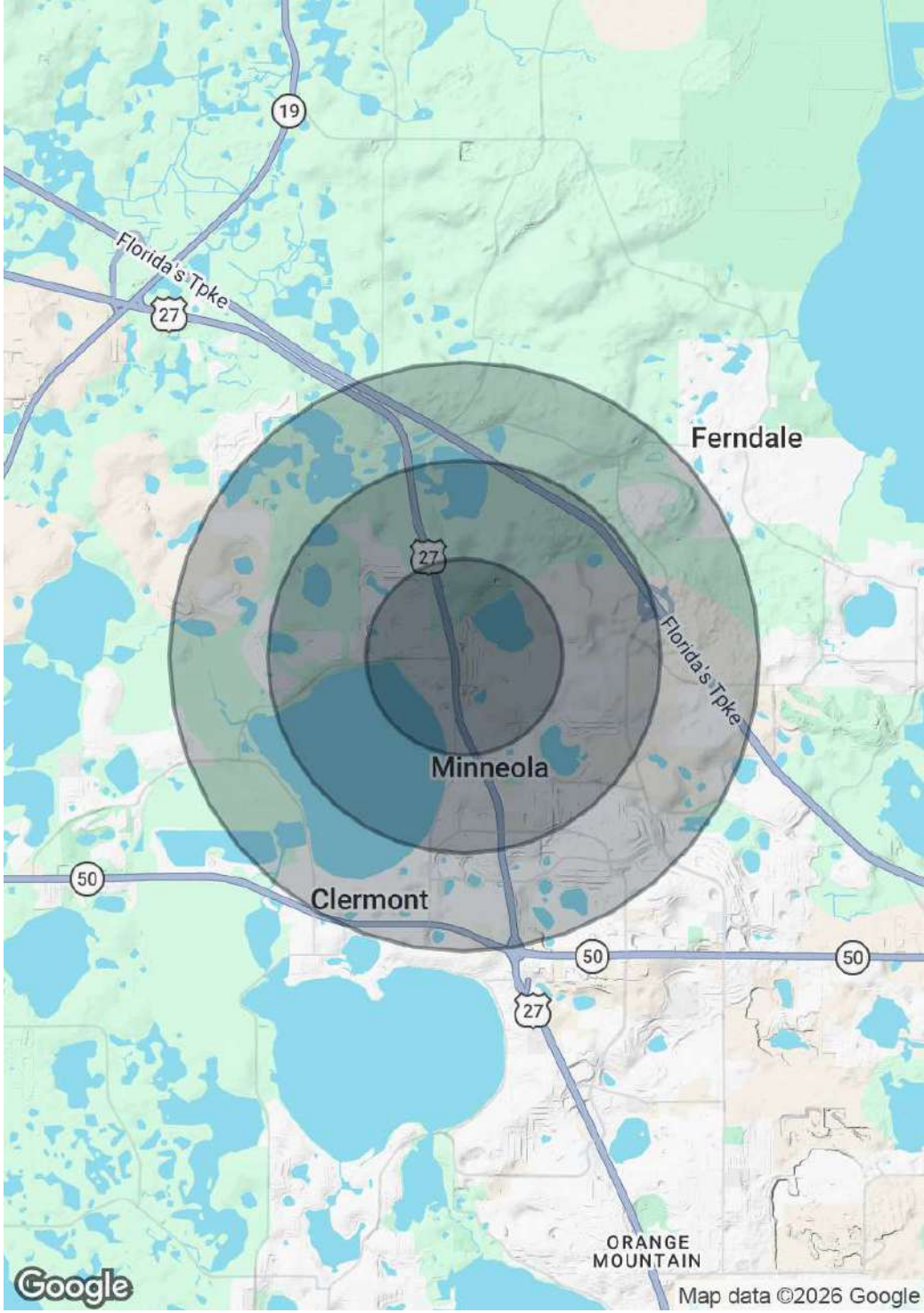
Polygon
Elevation

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	3,314	13,403	28,860
Average Age	38.8	40.2	42.1
Average Age (Male)	39.7	39.3	39.7
Average Age (Female)	38.1	40.6	42.7

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,070	4,420	10,150
# of Persons per HH	3.1	3	2.8
Average HH Income	$76,129	$73,907	$73,778
Average House Value	$278,489	$256,131	$244,249

2020 American Community Survey (ACS)



RETAILER MAP
McDonald's
DUNKIN' DONUTS
CVS
Walgreens
DOLLAR TREE
CHIPOTLE
STARBUCKS COFFEE
CHASE
Publix
cricket
Winn-Dixie
ORLANDO HEALTH
TARGET
BEALLS
BANK OF AMERICA
verizon
Panera
TJ.maxx
ALDI
Walmart
Montverde
Ridgewood Ave
Fosgate Rd
Lake Siena
Lake Minneola
Minneola
Grand Hwy
N Ridge Blvd
Florida's Turnpike
N Hancock Rd
7th St
12th St
Pitt St
Clermont
Old County Rd 50
KILLARNEY
Lake Minnehaha
Lakeshore Dr
Hancock Rd
Johns Lake Rd
Hammock Ridge Rd
Marsh Rd
Google

Lake County

FLORIDA

Founded	1887	**Density**	385.2 (2019)
County Seat	Tavares	**Population**	416,179 (2023)
Area	953 sq mi	**Website**	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

ADDITIONAL PHOTOS

STOP
STOP
STOP

ADVISOR BIOGRAPHY

Shea R. Booster

Advisor

shea@saundersrealestate.com

Direct: **877-518-5263 x393** | Cell: **541-771-1177**

Professional Background

Shea Booster is an Advisor at Saunders Real Estate.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at Saunders, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:
- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges

ADVISOR BIOGRAPHY

Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: **877-518-5263 x311** | Cell: **863-224-0835**

Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:
- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

SAUNDERS REAL ESTATE

SAUNDERS LAND

SAUNDERS COMMERCIAL

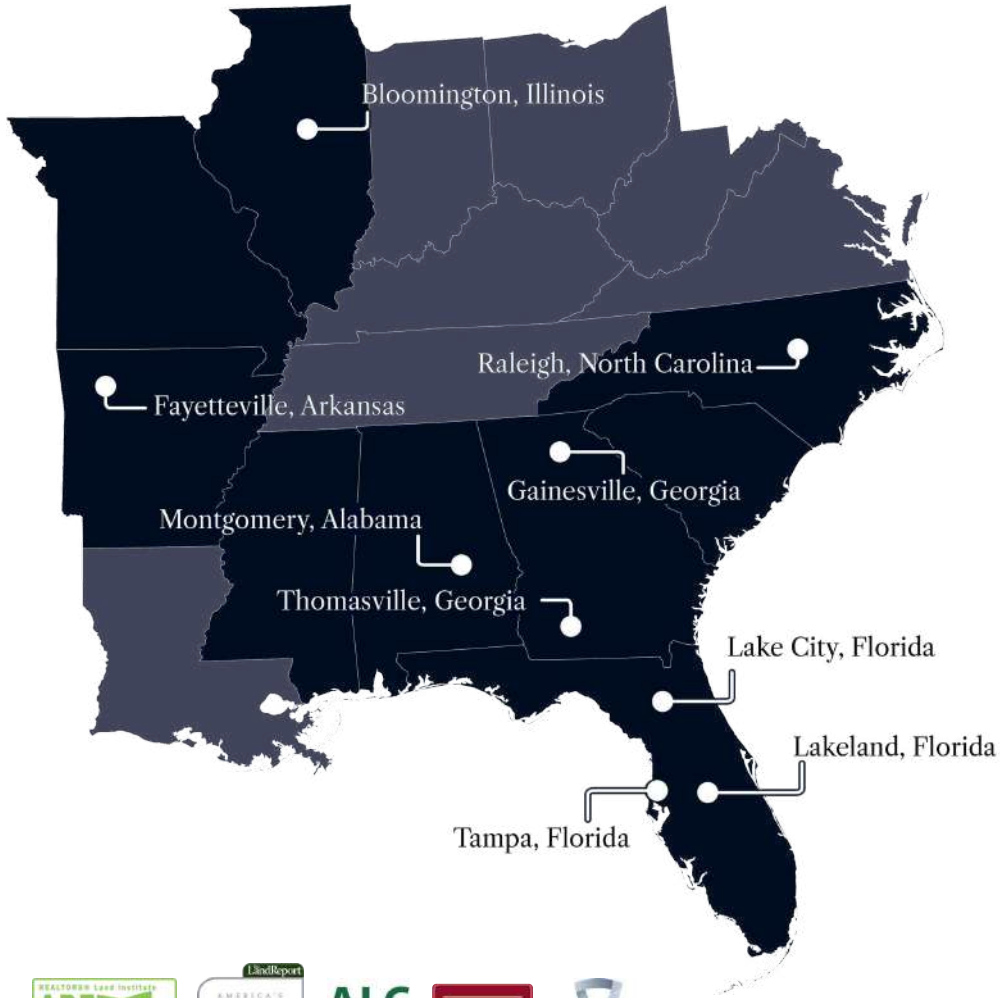
SAUNDERS AUCTIONS

SAUNDERS VALUATIONS

877-518-5263 • info@saundersrealestate.com

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.



APEX AWARDS · BEST BROKERAGES · ALC · CCIM · SIOR

©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL\ WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.