SAUNDERS LAND

Clermont Lakefront Homesite/Acreage

12010 Hull Rd, Clermont, Florida 34711

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Downtown Clermont
(15 ± Minutes)
Lake Minnehaha

Sale Price $780,000

Offering Summary

Acreage:	16 Acres
Price / Acre:	$48,750
State:	Florida
City:	Clermont
County:	Lake
Property Type:	Acreage/Homesite

Property Overview

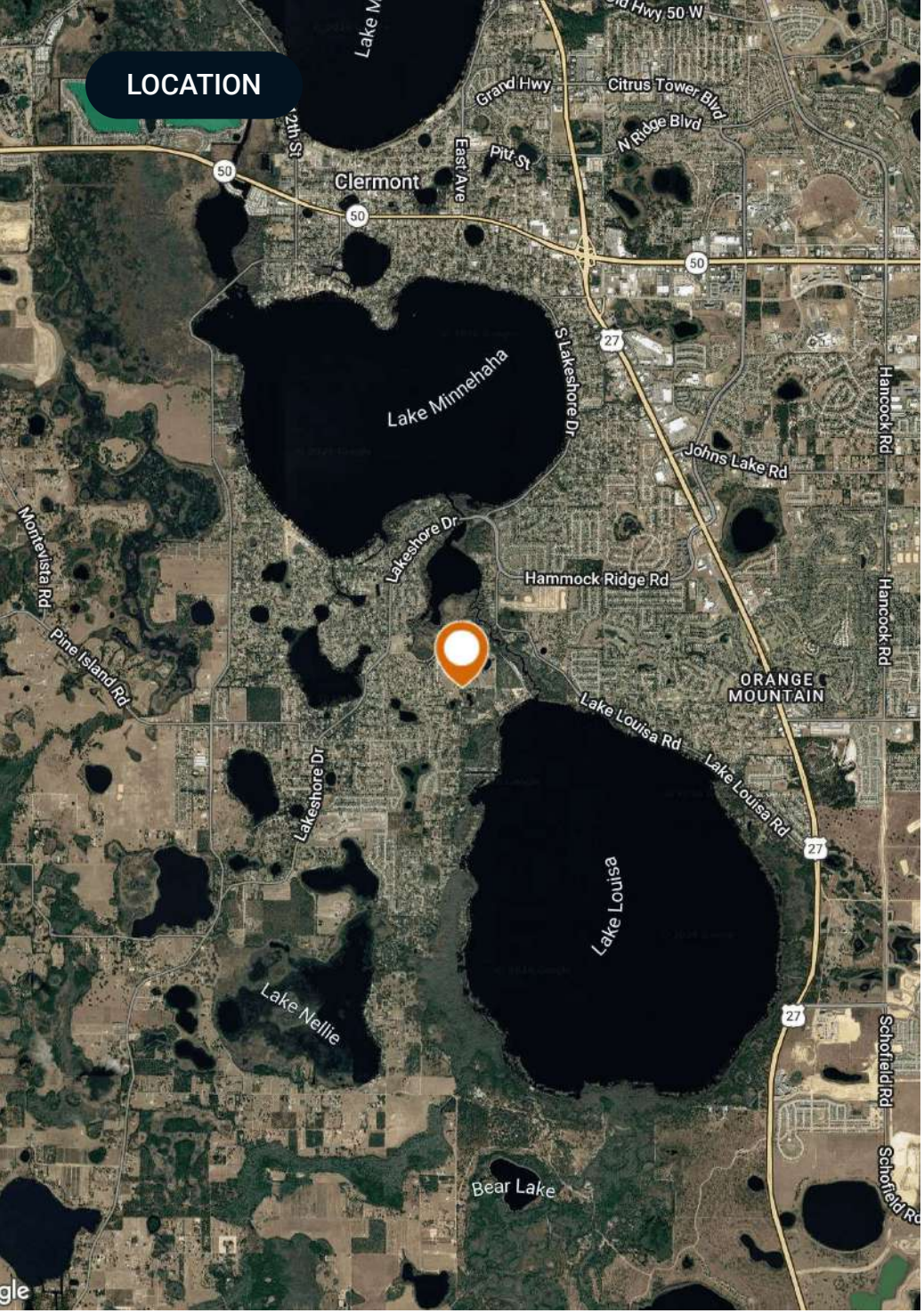
Expansive Lakefront Land Opportunity in Clermont, FL

Spanning a generous footprint at 12010 Hull Rd, this exceptional acreage offers a rare combination of usable land, scenic beauty, and privacy. Highlighting the parcel is a picturesque lakefront view, providing a tranquil backdrop for a custom estate, family compound, or private retreat.

The site's favorable layout and natural terrain give you complete freedom to position your home, outbuildings, and outdoor living spaces to maximize waterfront views and mature surroundings. Tucked away in a peaceful area of Clermont, this property delivers the feel of a quiet rural haven while sitting firmly in one of Central Florida's most desirable growth corridors. Perfect for buyers seeking premium land with intrinsic long-term value.

Specifications & Features

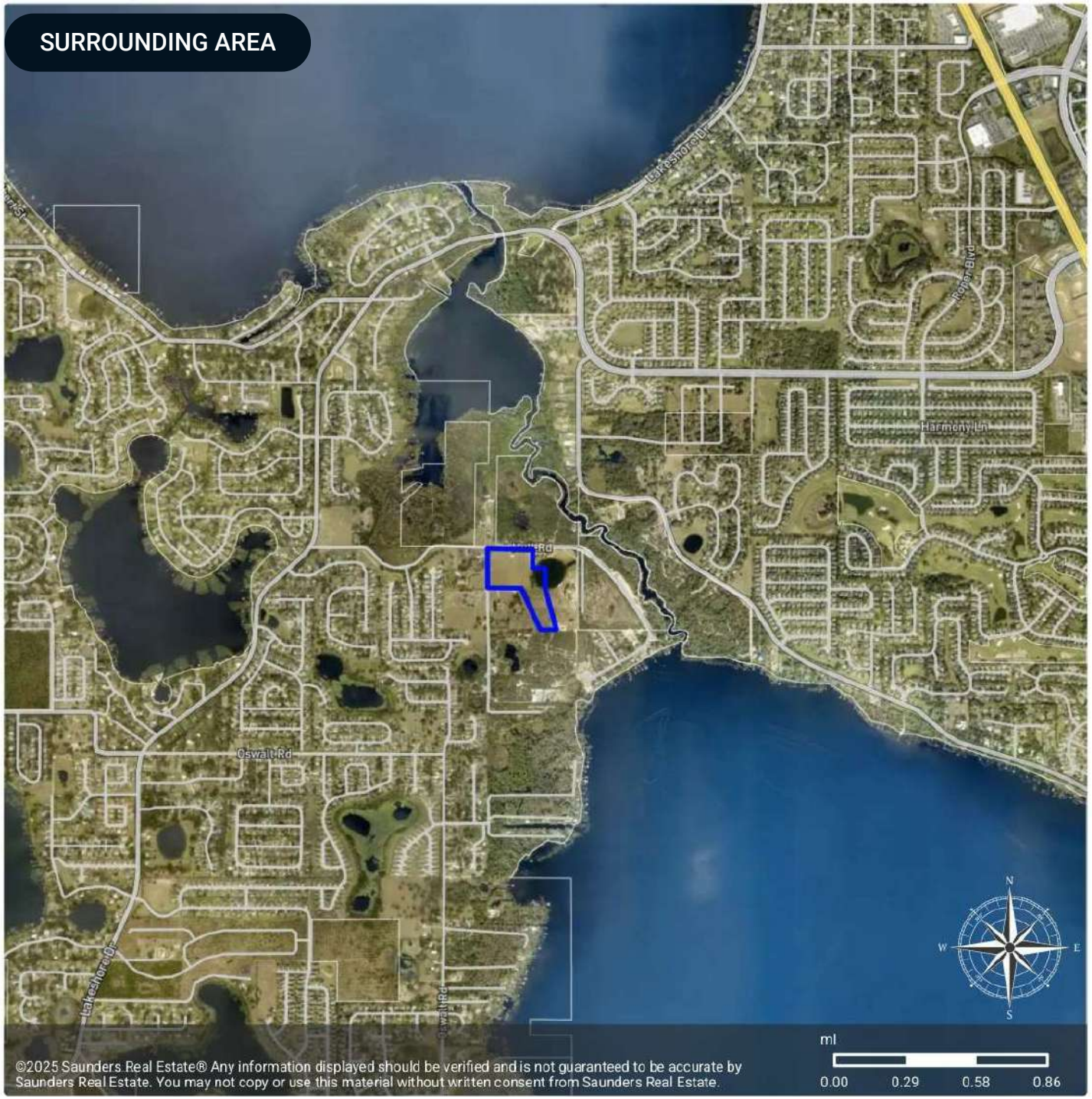
Uplands / Wetlands:	15.1/0.8
Soil Types:	Candler Lake
Zoning / FLU:	Zoning: R-6/AR FLU: GS Rural
Water Source & Utilities:	Water is to the site
Road Frontage:	690 ± FT of frontage on Hull Rd
Nearest Point of Interest:	Palatlakaha River Park/ Boat Ramp: 1/4 Mile Walmart: 2 Miles Publix: 2.3 Miles Ace Hardware: 2.3 Miles UF Health Emergency & Urgent Care Center: 2.4 Miles East Ridge High School: 3 Miles Lake Minneola High School: 5.5 Miles
Current Use:	Vacant Land



Location & Driving Directions

Parcel:	072326000200001201 07-23-26-0002-000-01200 07-23-26-0002-000-03500
GPS:	28.5064228, -81.7564086
Driving Directions:	From Highway 27 in Clermont, take Hammock Ridge Rd west Follow Hammock Ridge Rd onto Lakeshore Drive Continue on Lakeshore drive for 1.3 ± miles to Hull Rd Head east on Hull Rd for 3,000 ± FT
Showing Instructions:	Contact Agent

SURROUNDING AREA



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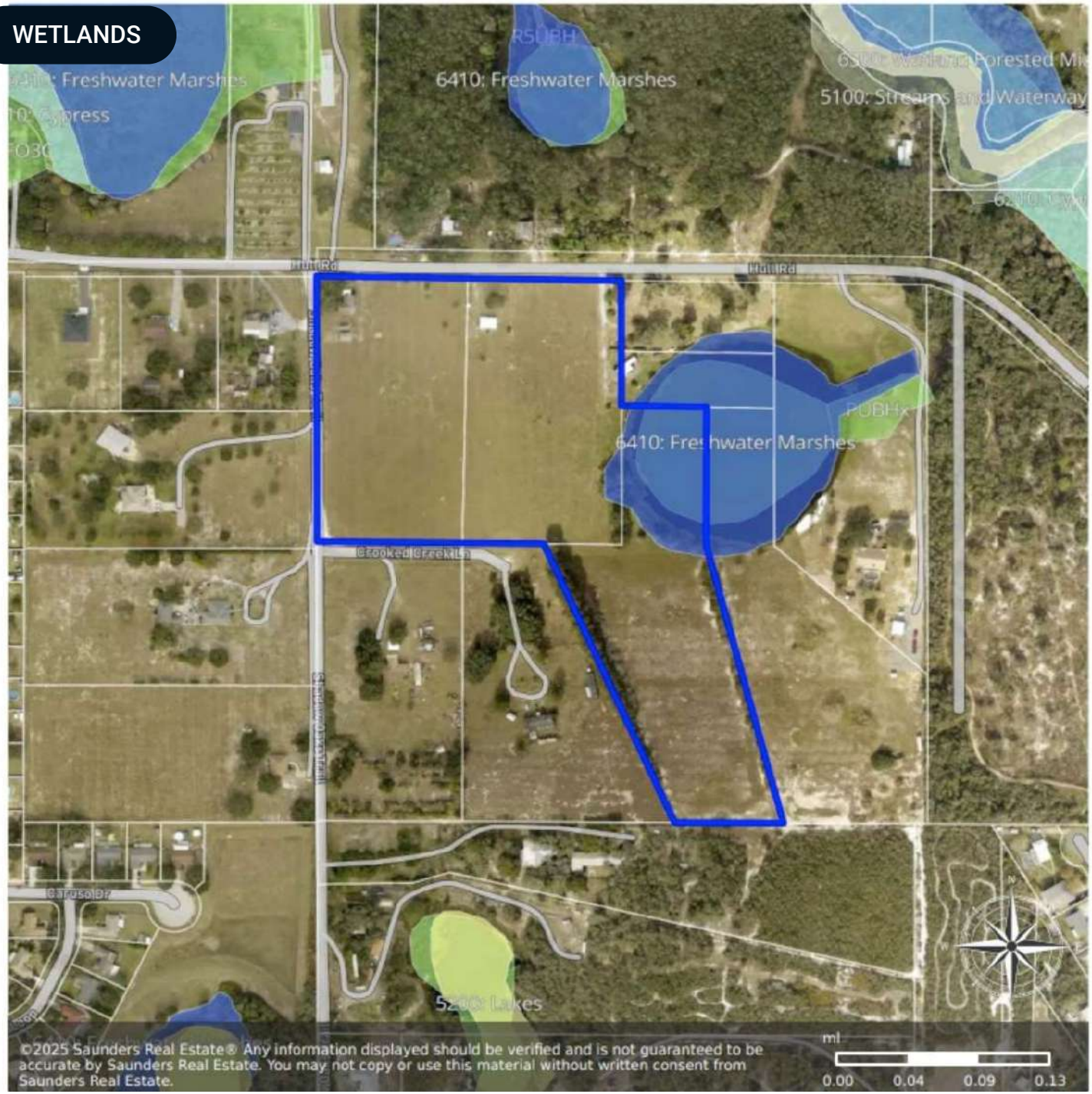
Clermont 16

- Polygon
- Parcel
- Comparable Parcel • Numbers
- Comparable Parcel

WETLANDS



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Wetlands NWI

- Polygon
- Parcel
- Comparable Parcel • Numbers
- Comparable Parcel
- Wetlands 2019: Vegetated Non-Forested Wetlands
- Wetlands 2019: Wetland Forested Mixed
- Wetlands 2019: Wetland Coniferous Forests
- Wetlands 2019: Lakes
- Wetlands 2019: Streams and Waterways
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PUBH	Freshwater Pond	0.82
TOTAL UPLAND		15.10
TOTAL WETLAND		0.82
TOTAL		15.92

AERIAL MAP

Lake Minneola High School
Publix
belk
HOBBY LOBBY
LOWE'S
JCPenney
T.J.maxx
Michaels
ROSS
DRESS FOR LESS
COSTCO WHOLESALE
TEXAS
BUFFALO WILD WINGS
Arby's
East Ridge High School
DUNKIN' DONUTS
Bojangles
Culver's
Bob Evans
BJ's
IHOP
KOHL'S
Walmart
DUTCH BROS
Domino's
Chick-fil-A
Clermont Arts & Recreation Center
Publix
UF Health Emergency & Urgent Care Center - Clermont
Lake Minneola
Lake Siena
Minneola
Fosgate Rd
Grand Hwy
N Ridge Blvd
Florida's Turnpike
KILLARNEY
Oakland
Florida
Johns Lake
Lakeshore Dr
Marsh Rd
Pine Island Rd
Lake Louisa Rd
MOUNTAIN
Avalon Rd
Lake Louisa
Google

ADDITIONAL PHOTOS

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.

Clermont

LAKE COUNTY

Founded	1916
Population	47,823 (2023)
Area	11.5 sq mi
Website	www.clermontfl.gov
Major Employers	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida Cancer Center

Clermont was founded in 1884 and incorporated in 1916. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. As the largest city in Lake County, Clermont continues to expand along with Central Florida's growing population.

Clermont's rolling hills and lakes are a strong draw to homebuyers, and Clermont still has that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in Clermont. With a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than $68,000, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.

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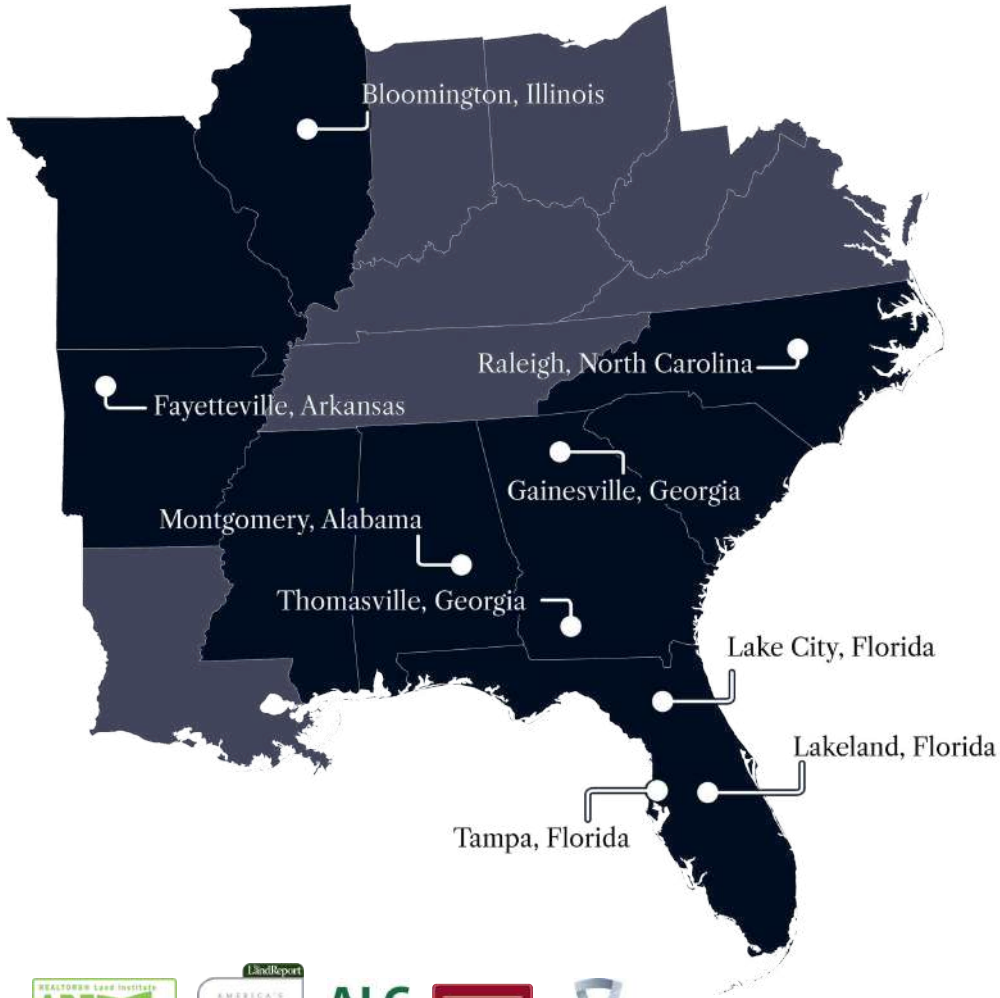

APEX AWARDS · BEST BROKERAGES · ALC · CCIM · SIOR

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