

Vue at Clermont Retail Outparcels



HOOKS ST, CLERMONT, FL 34711

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Opportunity Description

PROPERTY DESCRIPTION

The opportunity is to acquire one to three, 1± acre pad-ready retail lots, located along US Highway 50 (E Colonial Drive) in Clermont, Florida, within Lake County. The opportunity is currently pad-ready and primed for retail development along one of the busiest commercial corridors in Central Florida in a high-growth suburban market.

LOCATION DESCRIPTION

The property is located along the booming US 50 (E Colonial) and north of Hooks Street, providing premium access to the City of Clermont's commercial corridor. The site benefits from proximity to established retail and robust single-family residential growth within Clermont, Minneola, and Groveland. Also, the location provides quick access to S Highway 27 and The Florida Turnpike.

OPPORTUNITY / PARCEL SIZE(S)

3 Pad-Ready Retail Lots / 1± acre lots

PRICE

\$4,350,000 or \$1,500,000 per lot

KEY HIGHLIGHTS

- Predevelopment work completed, including off-site water retention, mass grading, and decel lane installation.
- Ideal for STNL development such QSR w/ Drive Through, Daycare, Medical Office, and etc.
- Seller open to Ground Lease.
- Three cross-access points, including median left turn lane.

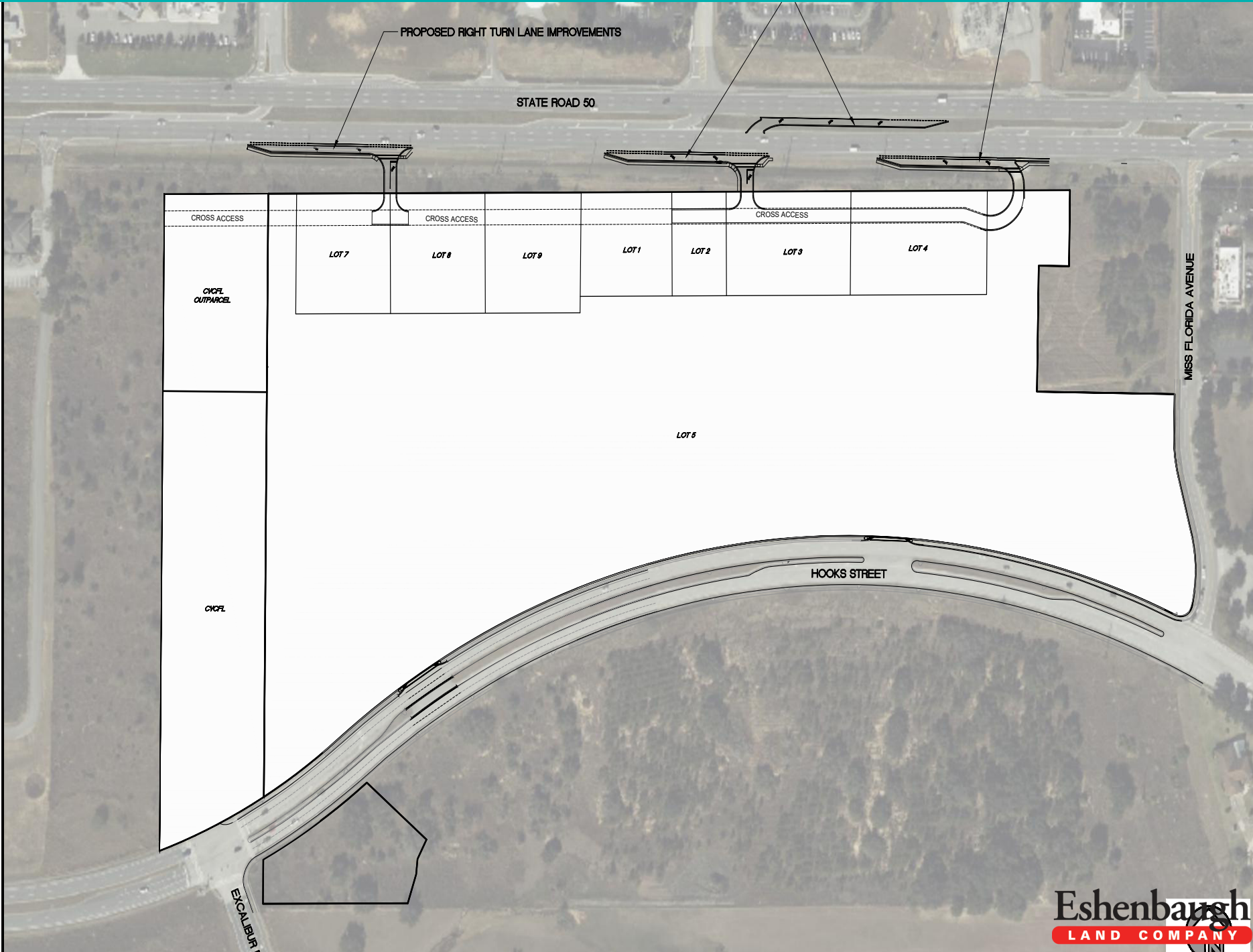
BROKER CONTACT INFO

Austin McWilliams

Area Director (Orlando) /Advisor

407.710.7374 x118

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PROPOSED RIGHT TURN LANE IMPROVEMENTS

STATE ROAD 50

CROSS ACCESS

CROSS ACCESS

CROSS ACCESS

LOT 7

LOT 8

LOT 9

LOT 1

LOT 2

LOT 3

LOT 4

CVCFL
OUTPARCEL

LOT 5

HOOKS STREET

MISS FLORIDA AVENUE

CVCFL

ESCALANTE ROAD

THE VUE / CVCFL
CROSS ACCESS PLAN

HEI
HIGHLAND
ENGINEERING, INC.
1122 S. 68th AVE
Clermont, Florida 34711
Office 407-275-7877
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JOB No.: HDL-001/02L-004
DESIGNED BY: J.B.
DRAWN BY: J.O.
APPROVED BY: J.B.

4-25-2024

EXHIBIT 1

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The Dirt Dog

Drone Video



Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,897	54,342	91,434
Average Age	39.2	43.4	42.7
Average Age (Male)	36.9	42.9	42.3
Average Age (Female)	37.5	42.1	41.7

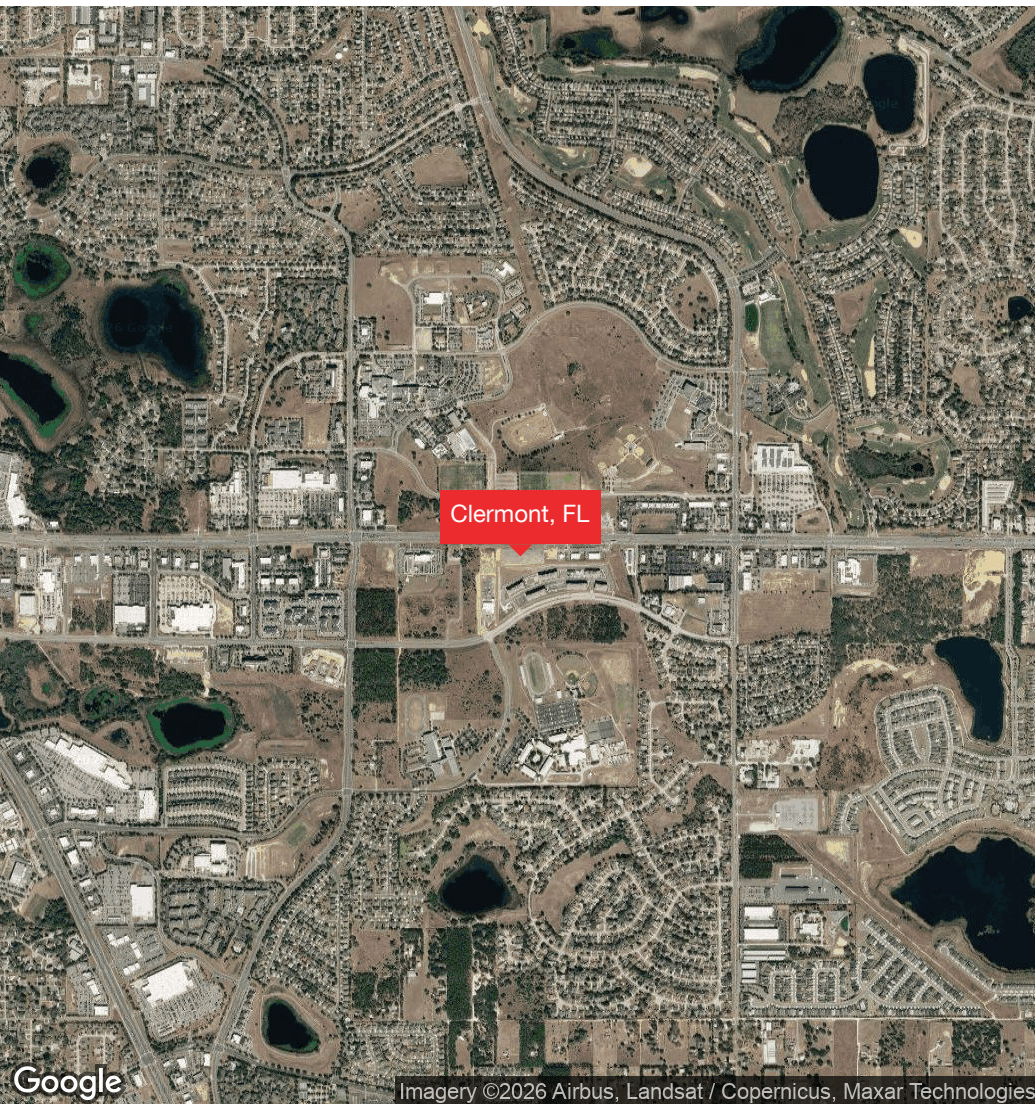
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,247	19,605	32,588
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$110,100	\$103,759	\$112,860
Average House Value	\$383,972	\$388,560	\$416,696

2023 American Community Survey (ACS)



Regional Map



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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.



Your Advisors



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Questions | Give us a call or drop us an email

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