

FOR  
SALE

PRIME MIXED-USE INFILL LAND  
53.6 ACRES - LAKE COUNTY  
W COLONIAL DRIVE, Clermont, FL 34711

UNDER  
CONTRACT

## ABOUT THE PROPERTY

### SIZE

53.6 acres

### PRICE

\$12,000,000

### AREA

West Colonial Drive (SR 50) and Magnolia Point Blvd

### ZONING/FLU

John's Lake Landing PUD  
- 238,921 sq. ft. of Commercial  
- 184 Multi-Family or Townhome Units

### FRONTAGE

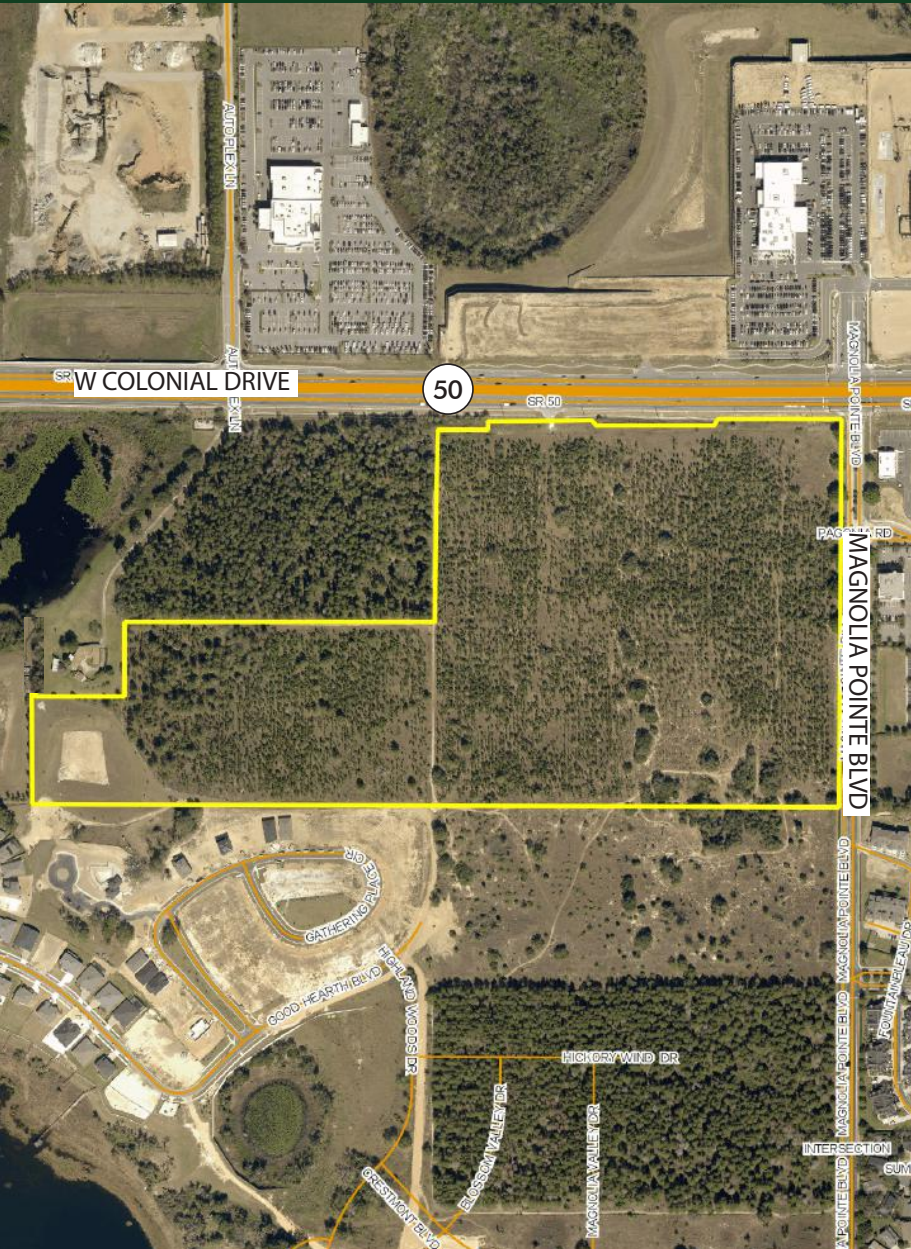
1,320' on S side of W. Colonial Drive (SR 50)  
1,260' on W side of Magnolia Point Blvd

### UTILITIES

All utilities available. A 16" Water line along N side of SR 50, 12" Sewer gravity line S side of SR 50 including lift-station, additional Water & Sewer service available 200 +/- feet to south through easements.

### DESCRIPTION

One of the last remaining in-fill properties available for mixed use development along SR 50 in the Clermont area with significant road frontage at a signalized intersection. Located 1.7 miles west of Florida's Turnpike and 4.3 miles east of US Hwy 27. This area is a prime location for both commercial and residential in-fill development. Near by retailers include Publix, Target, auto dealerships, offices uses, etc.. Clermont shopping/entertainment district is 3 miles to the west including the South Lake Hospital. This property has excellent aesthetic appeal with views of the John's Lake chain of Lakes with near by public ramp access.



## AVERAGE DAILY TRAFFIC COUNTS

54,000+ on W Colonial Drive (SR 50)

## DEMOGRAPHICS (5 MILES)

POPULATION

88,913

MEDIAN HH INCOME

\$66,714

MAURY L. CARTER & ASSOCIATES, INC.

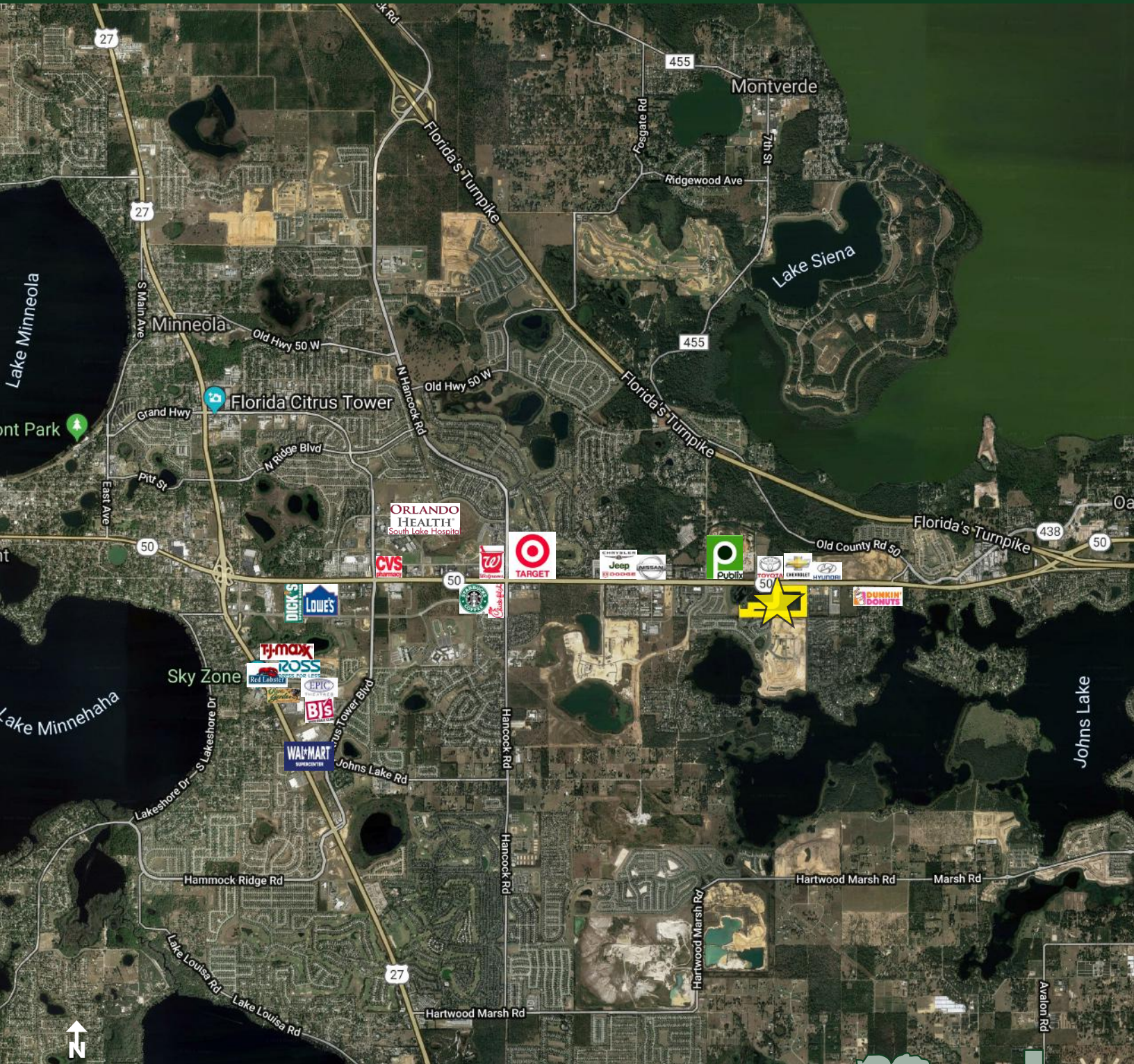
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144





FOR  
SALE

PRIME MIXED-USE INFILL LAND  
53.6 ACRES - LAKE COUNTY  
W COLONIAL DRIVE, Clermont, FL 34711



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

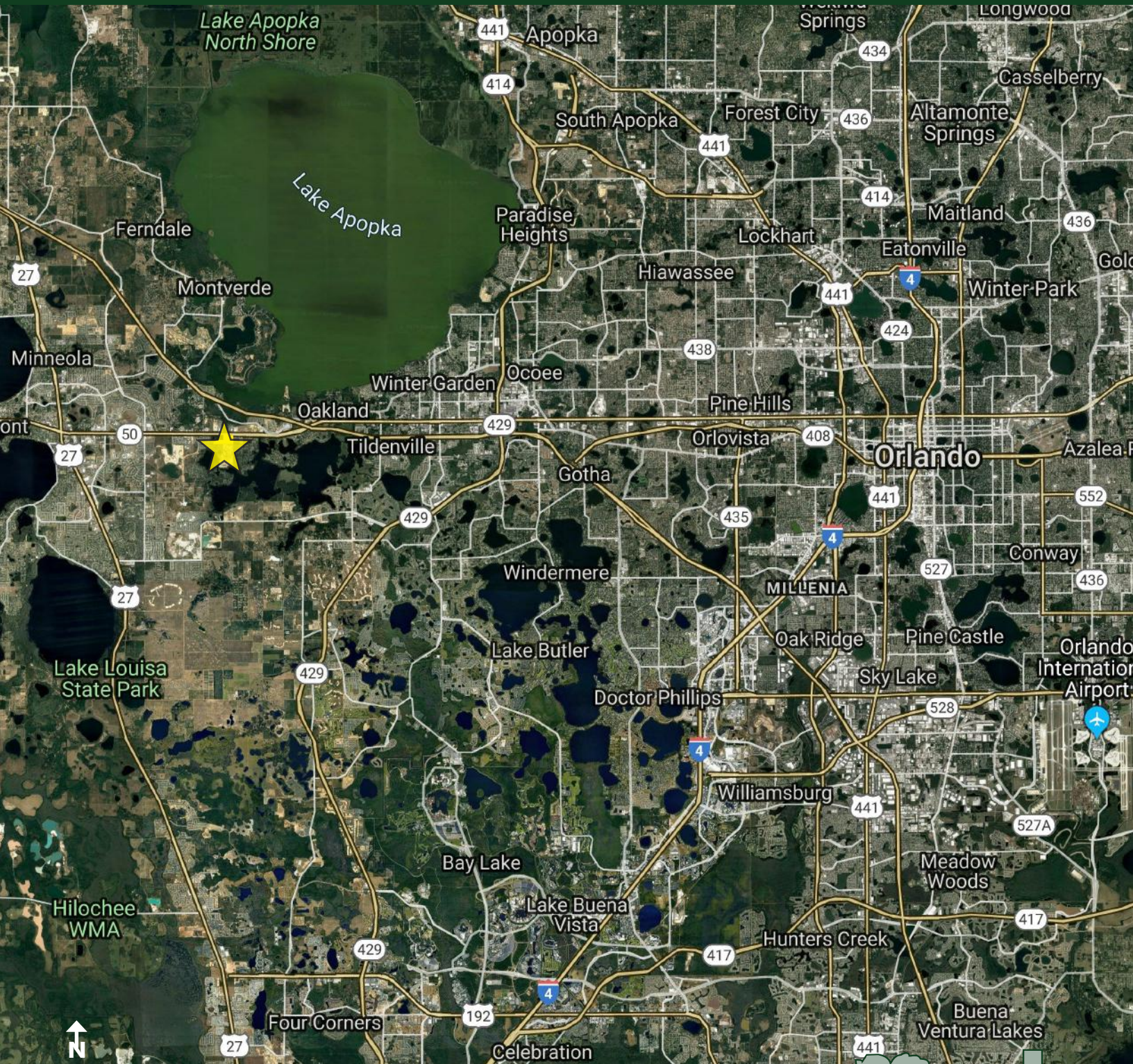
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144





FOR  
SALE

PRIME MIXED-USE INFILL LAND  
53.6 ACRES - LAKE COUNTY  
W COLONIAL DRIVE, Clermont, FL 34711



LOCATION MAP

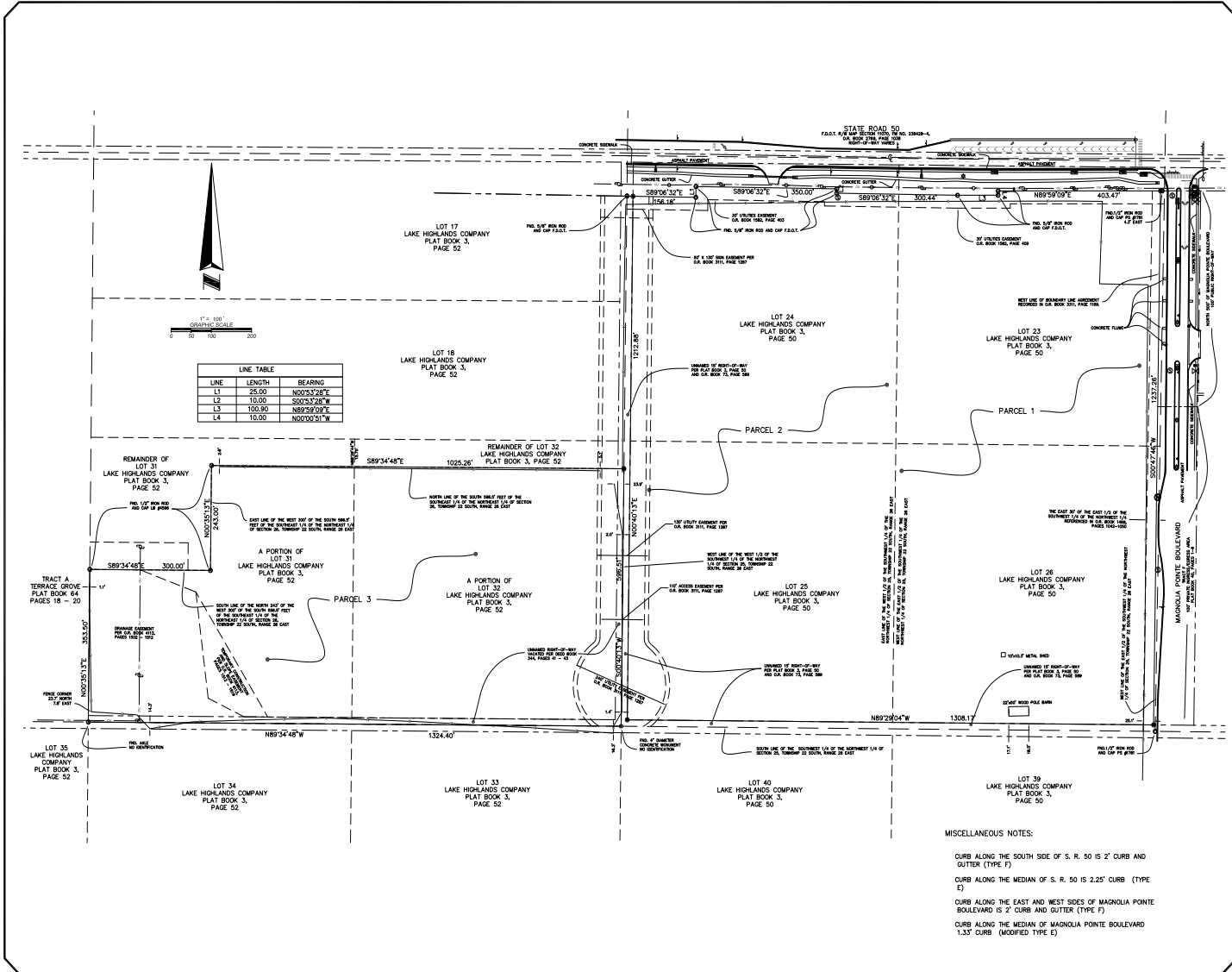
MAURY L. CARTER & ASSOCIATES, INC.  
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144





**FOR SALE**

**PRIME MIXED-USE INFILL LAND**  
**53.6 ACRES - LAKE COUNTY**  
**W COLONIAL DRIVE, Clermont, FL 34711**



LINE	LENGTH	BEARING
L1	25.00	N00°32'28"E
L2	10.00	S00°32'28"W
L3	100.00	N89°29'09"E
L4	10.00	N00°02'51"W

**ALLEN COMPANY**

15 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5353

---

**ALTA / ACSM LAND TITLE SURVEY**  
 OF  
**WARREN PROPERTY**  
 SECTIONS 25 & 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST  
 LAKE COUNTY, FLORIDA

---

FOR:  
**KB HOMES**

---

NO.	REVISIONS	DATE

---

JOB # 20130343  
 DATE 1/17/2014  
 SCALE 1" = 100'  
 DRAWN BY MT / JH  
 CHECKED BY EST

---

SHEET 2 OF 2

**SURVEY**

**MAURY L. CARTER & ASSOCIATES, INC.**  
 Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

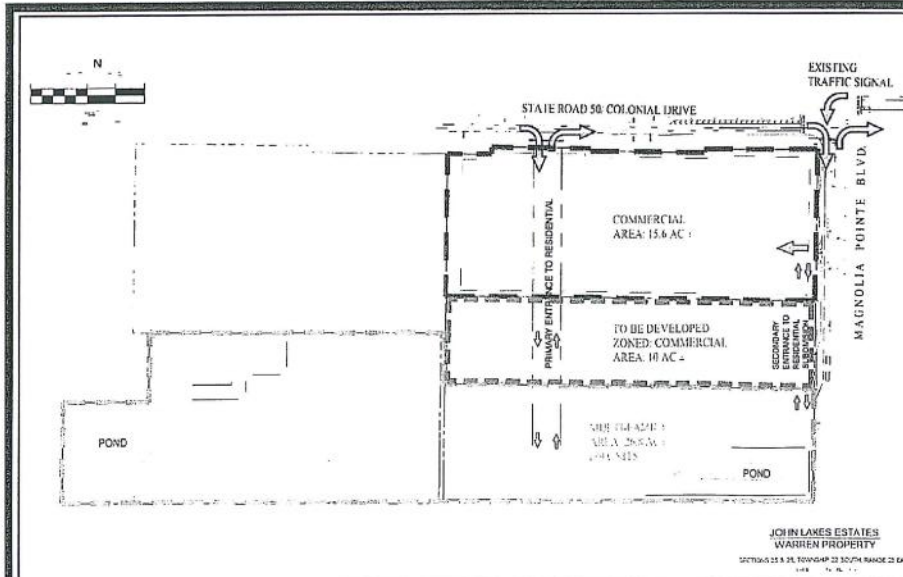
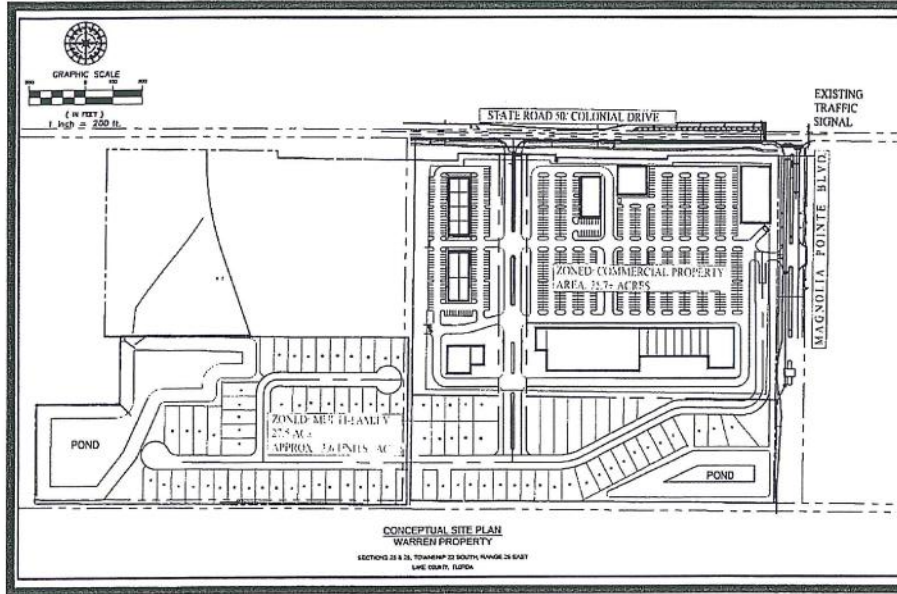
FOR  
SALE

# PRIME MIXED-USE INFILL LAND

## 53.6 ACRES - LAKE COUNTY

### W COLONIAL DRIVE, Clermont, FL 34711

CONCEPTUAL DEVELOPMENT AS COMMERCIAL AND MULTIFAMILY PARCELS  
(NOTE THESE ARE DIFFERENT WITH RESPECT TO SIZE AND UNIT COUNT.  
THE ACCESS ROAD LOCATION ALSO VARIES FROM THE APPROVED AMENDED PSP)



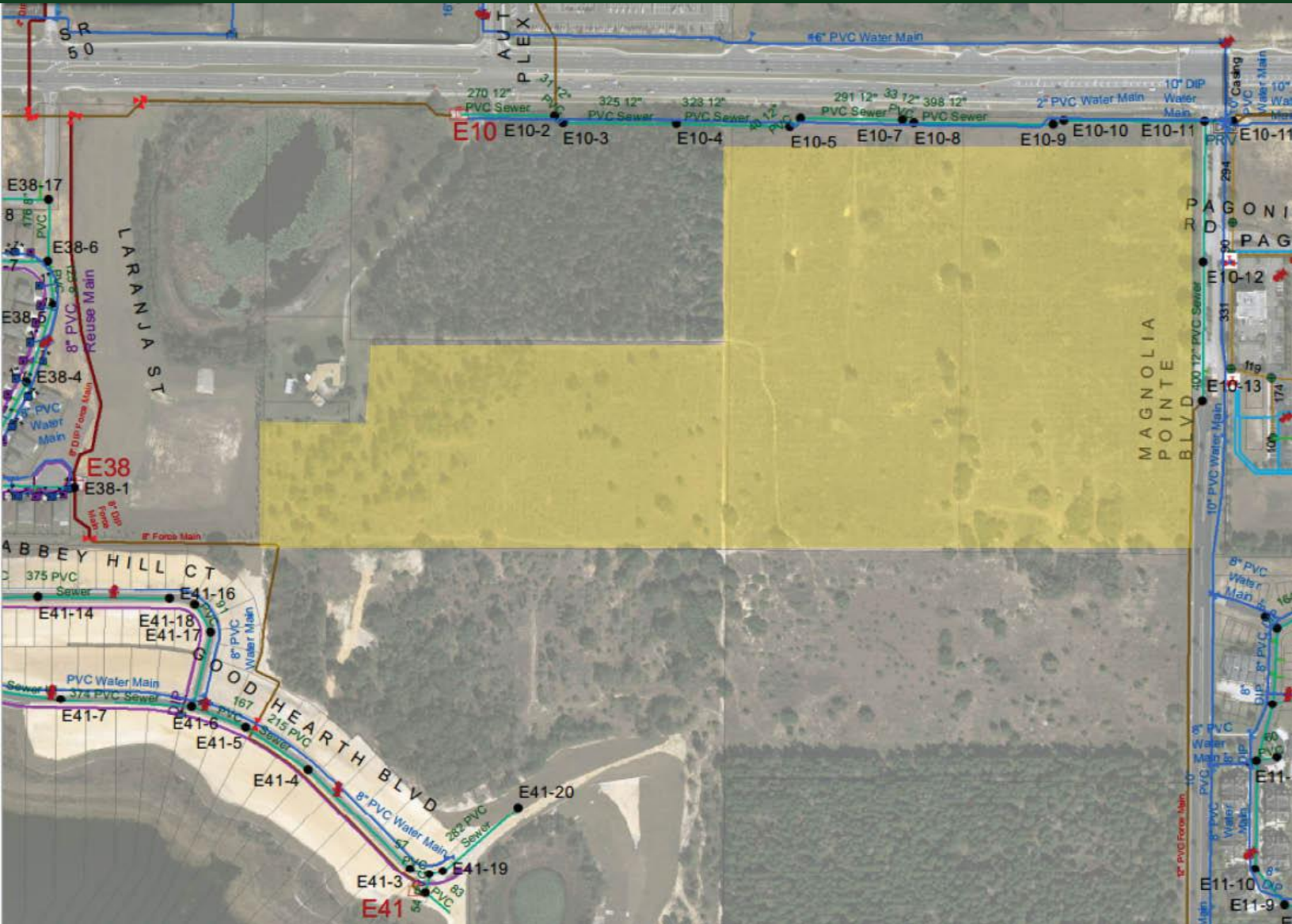
CONCEPTUAL SITE PLAN

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

FOR  
SALE

PRIME MIXED-USE INFILL LAND  
53.6 ACRES - LAKE COUNTY  
W COLONIAL DRIVE, Clermont, FL 34711



UTILITY MAP

MAURY L. CARTER & ASSOCIATES, INC.  
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144