

**FOR  
SALE**

# HWY 50 COMMERCIAL CORRIDOR

Clermont, Lake County, Florida 34711

**UNDER  
CONTRACT**



## ABOUT THE PROPERTY

**SIZE** 17± acres available  
*(estimated 15± net acres after  
Hooks Street extension)*

**ZONING** C-2 / City of Clermont

**AREA** HWY 50 Commercial Corridor in  
Clermont, Southeast Lake County

**PRICE** \$5,950,000

**Call for a showing today!**

## DESCRIPTION

Don't miss this rare opportunity to own 17± acres on HWY 50 (17± acres available; estimated 15± net acres after Hooks Street extension), in the bustling City of Clermont, FL. Encompass Health will be constructing a 50 bed "in patient" physical rehabilitation hospital on the western border of the subject site. This site is centrally located in the economic power district of Clermont, surrounded by residential and commercial uses. Large acreage on HWY 50 inside the Clermont City limits has become a rarity in Clermont. This is your opportunity to get it while it lasts!

*Property will be subject to Hooks Street extension.  
Contact broker for more details.*

Offering subject to errors, omission, prior sale or withdrawal without notice.

**MAURY L. CARTER & ASSOCIATES, INC.**

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





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**PARCEL MAP (WITH SITE PLAN)**

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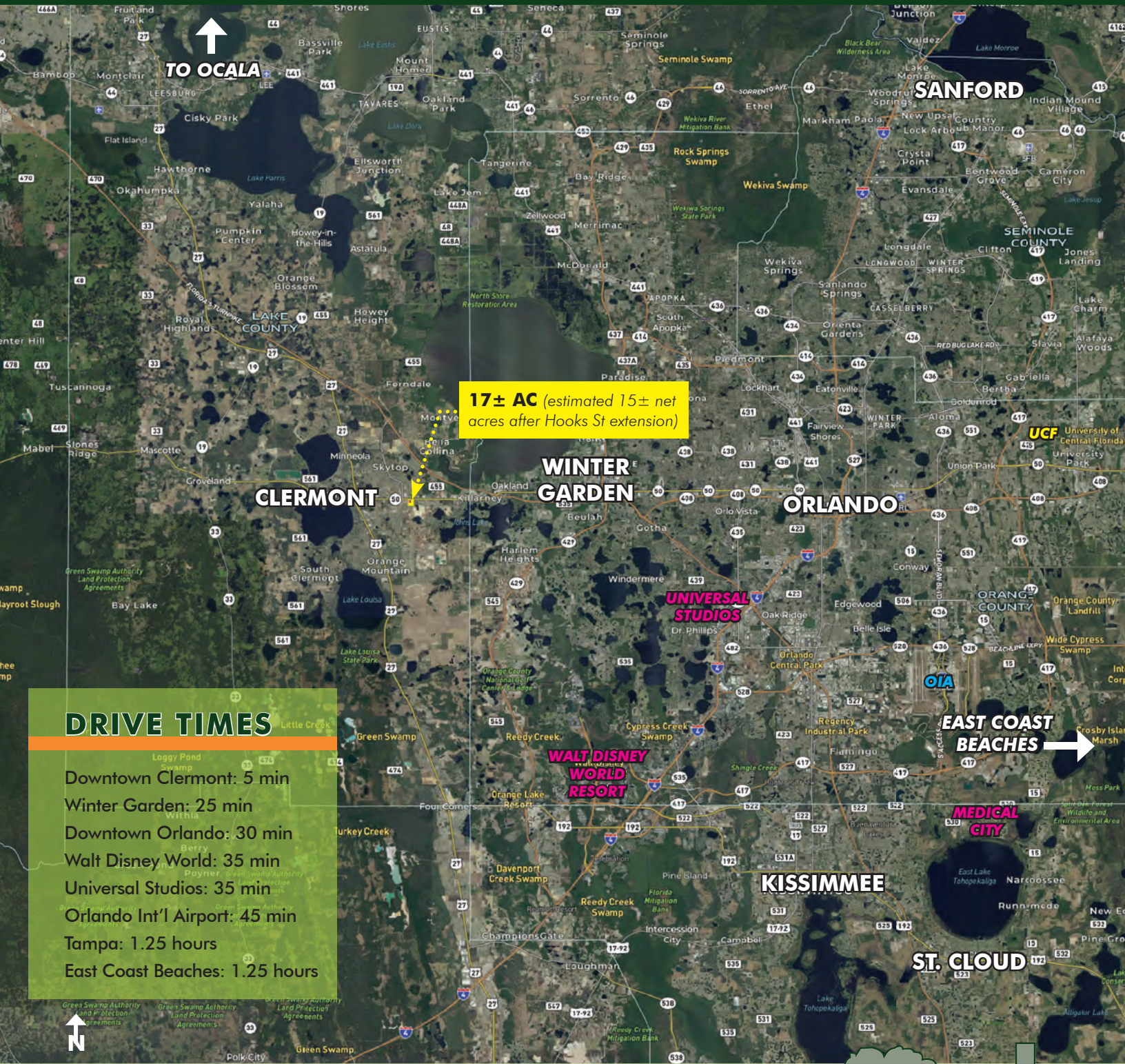




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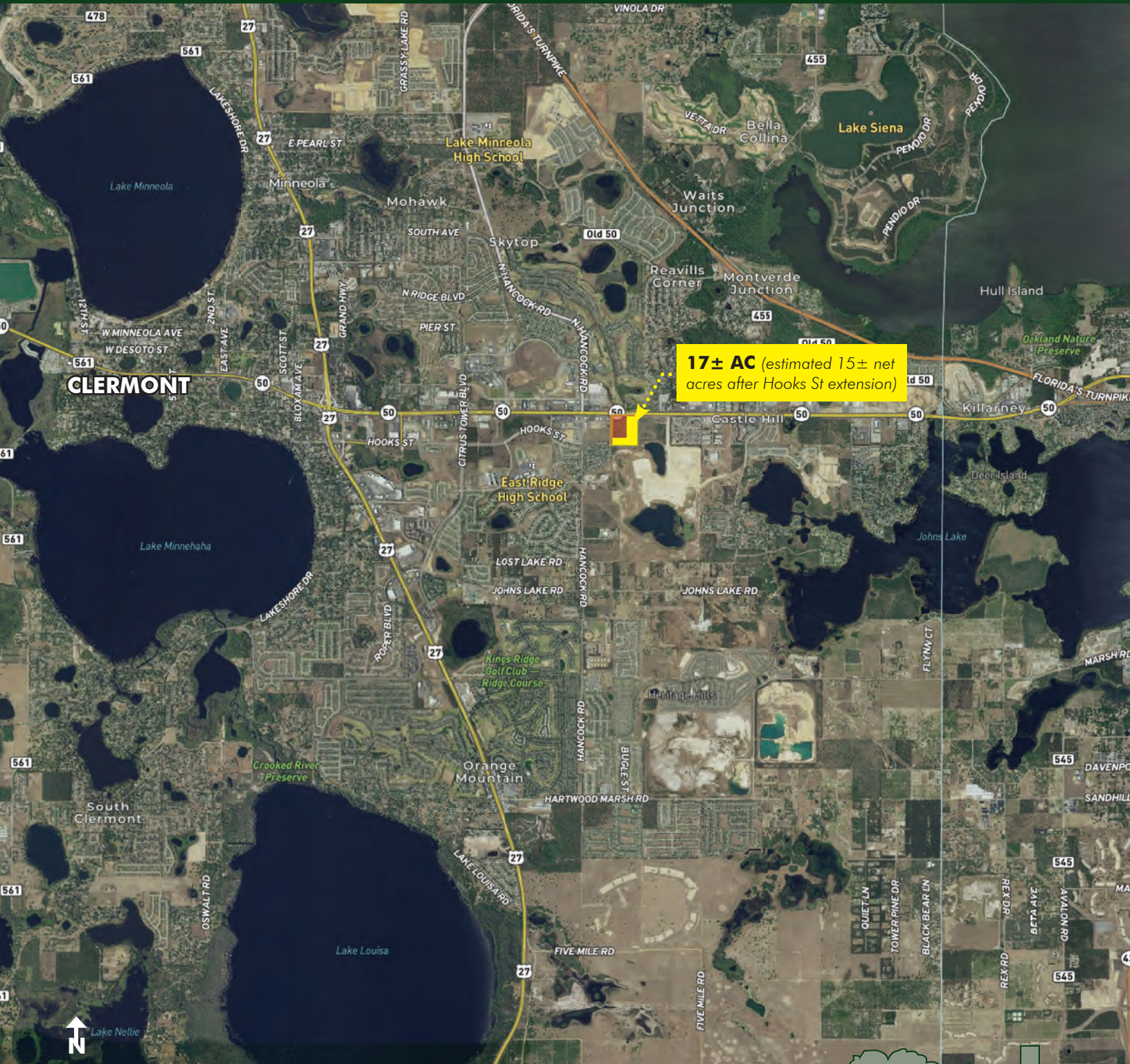
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**17± AC** (estimated 15± net acres after Hooks St extension)

**REGIONAL MAP**

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