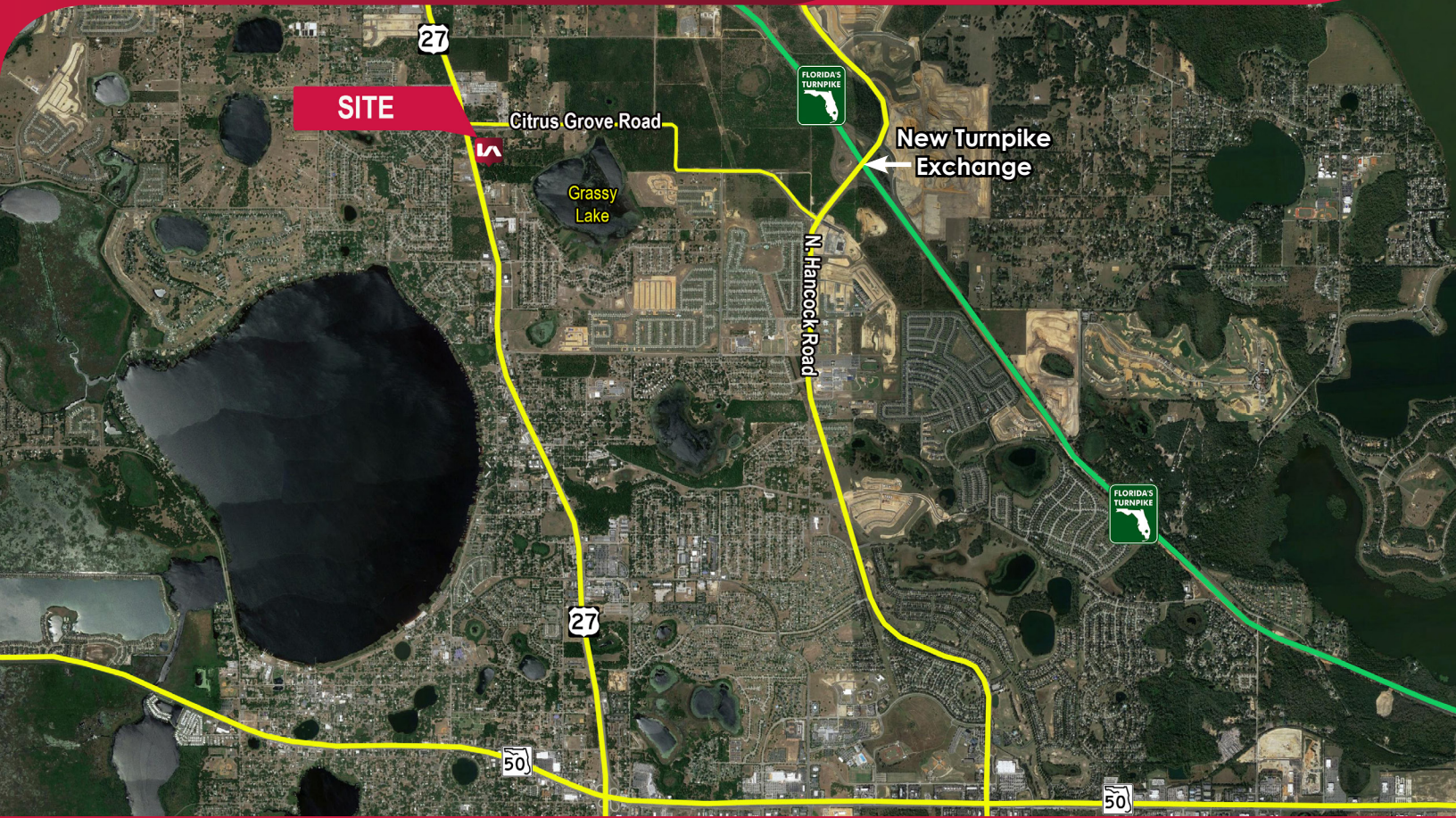


FOR SALE  
GRASSY LAKE PD | HIGHWAY 27  
MINNEOLA, FL 34715



Grassy Lake Holdings has retained Lee & Associates Central Florida as its exclusive agent in the sale of 12.32 acres of land located directly on Hwy 27 in Minneola, FL 34715. With over 1,000 linear feet of Hwy 27 frontage and offering the potential for direct ingress/egress, this parcel represents a unique opportunity for commercial development in Lake County.

With a new Florida Turnpike interchange now completed, Minneola is experiencing a large wave of development in the area including over 10,760 single family homes approved or proposed. With new arterial and collector roads being built or widened in the area for new residents to reach Minneola, Hwy 27 is expected to see traffic counts approaching 40,000 to 60,000 cars per day within 10 years.

Ownership has rezoned the site to PD and has an existing Developers Agreement in place with multiple uses and variances granted. The site has a clean Phase I and Environmental Species Survey in place. This site is ready to be developed.

**PARCEL #1: 9.32 ACRES**

**PARCEL #2: 3 ACRES**

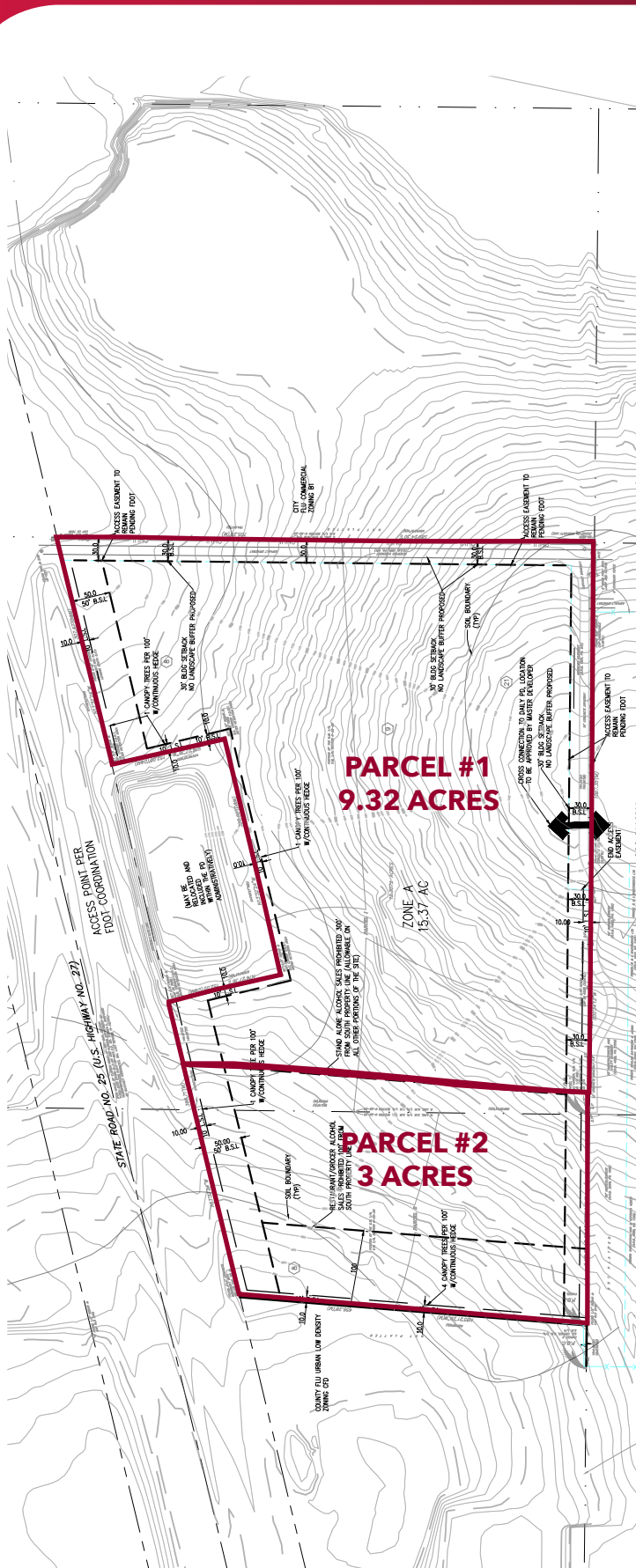
**OFFERING PRICE: \$2.56 Million**



Property Name	Minneola Vacant Land
Location	East Side of US Highway 27, just south of the lighted intersection of Citrus Grove Road and Highway 27.
Component	
Current	B-1 with PD, Planned Development
Uses Permitted	Appliance/Electronic Repair Shop, Bank, Business Service, Clinical/Medical/Dental, Consumer Services & Repair, Convenience Store w/o Fuel Operations, Financial Service, Health/Exercise Club, Medical Office/Clinic, Office, Office Complex, Office Supply, Personal Service, Professional Office, Restaurant, Retail/Convenience, Retail Sales/Services
Special Exception Uses	Adult/Vocational Education, Adult Congregate Living Facilities, Bar/Lounges/Nightclubs, Club/Lounge/Fraternal Organization, College/University, Commercial Recreation Facility, Convenience Food Store w/ accessory fuel sales, Day Care Center, Drive thru Facilities, Gun Range, Hotel, Kennel/Boarding, Kennel/Breeding, Laboratory/Research/Development, Learning Center, Motor Vehicle/Boat Sales, Motor Vehicle Dealer Sales, Motor Vehicle Repair Facility, Nursing Home, Office Condominiums Pet Day Care/Boarding Facilities, Research Service, Retail Home Building Materials, Retail Nurseries/Garden Supplies, Shopping Center, Theater, Veterinary Clinic, Wholesale Sales, Wireless Antennas/Towers/Equipment, and Car Wash.

Actual Physical Data	Parcel No. 1
Parcel No.	06-22-26-0003-000-04700
Land Area (AC)	9.32 Acres
Land Area (SF)	405,979 SF
Zoning	B1 with PD
Topography	Site falls to the east from the road
Shape	Rectangular
Primary Frontage Road	US Highway 27
Primary Road Frontage	762 Feet (Est.)
Actual Physical Data	Parcel No. 2
Parcel No.	06-22-26-0003-000-06300
Land Area (AC)	3 Acres
Land Area (SF)	130,680 SF
Zoning	B1 with PD
Flood Zone	Zone "X"
Topography	Site falls to the east from the road
Shape	Rectangular
Primary Frontage Road	US Highway 27
Primary Road Frontage	285 Feet (Est.)





Utilities	
Water	City of Minneola
Sewer	City of Minneola
Natural Gas	Lake Apopka Natural Gas
Electricity	Duke Energy
Telephone	Century Link
Mass Transit	Lynx
Jurisdictional	
Zoning District	B-1 with PD
Flood Map Panel	12069C0560E
Flood Map Date	December 18, 2012
Flood Zone	Zone "X"
Design Standards	
Max FAR	1.1
Min Street Frontage	50 FT
Max Impervious Surface Area	80%
Max Building Height	50 FT
Yard Setback Information	
West	50 FT
North	30 FT
South	10 FT
East	30 FT



Jason Bantel, CCIM  
jbantel@lee-associates.com  
D 321.281.8509



