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## Developer Pays \$130,390 per Acre for Clermont Dealership Site

By Alex Finkelstein

Last updated: May 29, 2002 12:53PM

Daryl M. Carter

ORLANDO-Orange grove land that sold for \$5,000 per acre 30 years ago in south Lake County is now commanding \$100,000-plus per acre, as locally based Wendart Inc. learned in its \$1.47 million all-cash deal with Winter Park, FL-based Chester C. Fosgate Co.

Wendart plans to develop a Chrysler/Jeep dealership site just east of the Greater Hills subdivision in Clermont, FL, one of the fastest-growing commercial/retail/residential areas in Florida. The land went for \$2.99 per sf.

Daryl M. Carter and Patrick Chisholm of Maury L. Carter & Associates Inc., Orlando, represented the seller. Eddie Foster of Coldwell Banker M.M. Parrish Inc. negotiated for the buyer.

In other Maury L. Carter transactions, Daryl M. Carter, trustee, Carter-Avalon Park Boulevard Land Trust, bought two parcels totaling five acres from WCE Joint Venture for \$1.05 million cash.

The land, on the north and south sides of Waterford Chase Parkway at Avalon Park Boulevard in east Orange County, went for \$210,000 per acre or \$4.82 per sf. Carter, Chisholm and Jim Dowd of Dowd Properties Inc. represented the buyer.

Daryl M. Carter, trustee, 3333 South Orange Avenue Land Trust, paid WRH Orlando Ltd. \$906,950 for a 19,613-sf, mixed-use property at 3333 S. Orange Ave.

The property comprises 7,475 sf of warehouse; 6,813 sf of retail; 5,325 sf of office; and nine apartment units. Carter and Scott E. Crossman of Crossman & Co. represented the buyer. Mike Caridi of Colliers Arnold Orlando negotiated for the seller.

In another acquisition, Daryl M. Carter, trustee, Carter-OCC Land Trust, bought three parcels totaling 7.12 acres from L. Grant Peeples for \$750,000 cash or \$105,357 per acre (\$2.42 per sf).

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The dirt, with frontage on Narcoossee Road near the Goldenrod Road extension under construction, is adjacent to Carter's 385-acre Orlando Corporate Centre property northeast of Orlando International Airport.

In Port St. Lucie, St. Lucie County, FL, Daryl M. Carter, trustee, Carter-Gatlin Land Trust, paid Iraklis Panagiotakopoulos \$345,000 cash or \$172,500 per acre (\$3.96 per sf) for two undeveloped acres.

Carter and Jeffrey R. Douglas of Douglas Property and Development Co. represented the buyer.