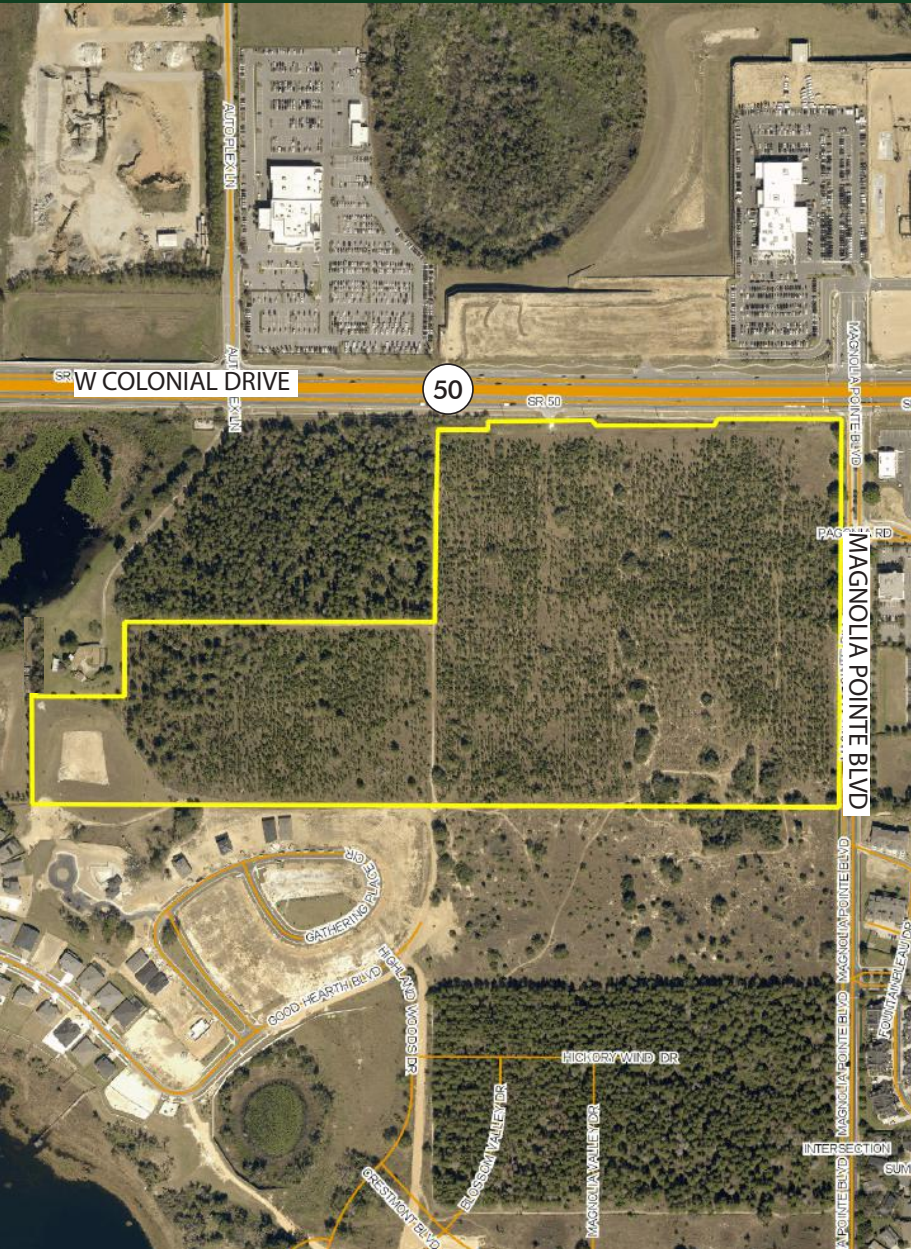


**FOR
SALE**

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



ABOUT THE PROPERTY

SIZE

53.6 acres

PRICE

\$12,000,000

AREA

West Colonial Drive (SR 50) and Magnolia Pointe Blvd

ZONING/FLU

John's Lake Landing PUD

FRONTAGE

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

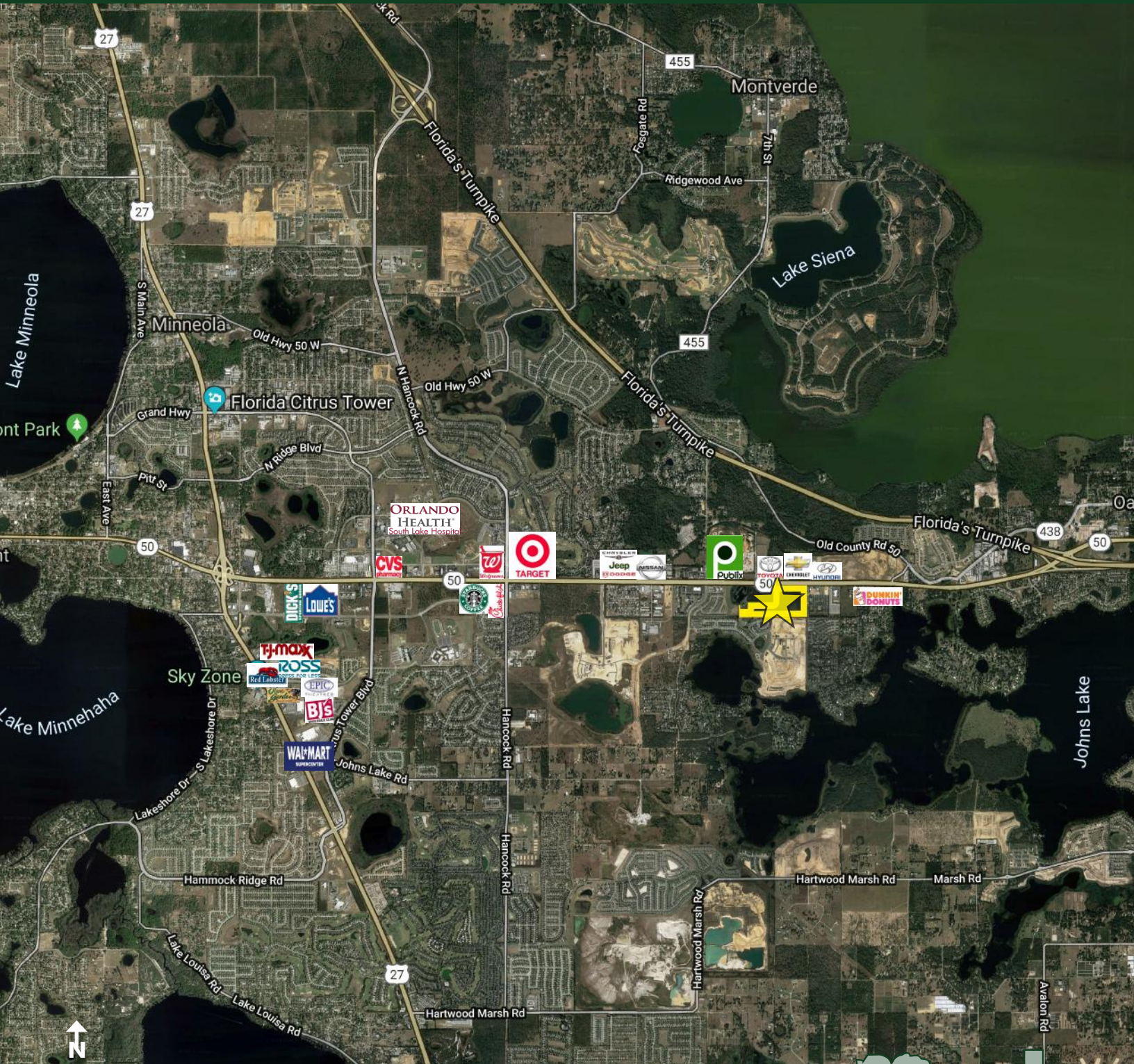
MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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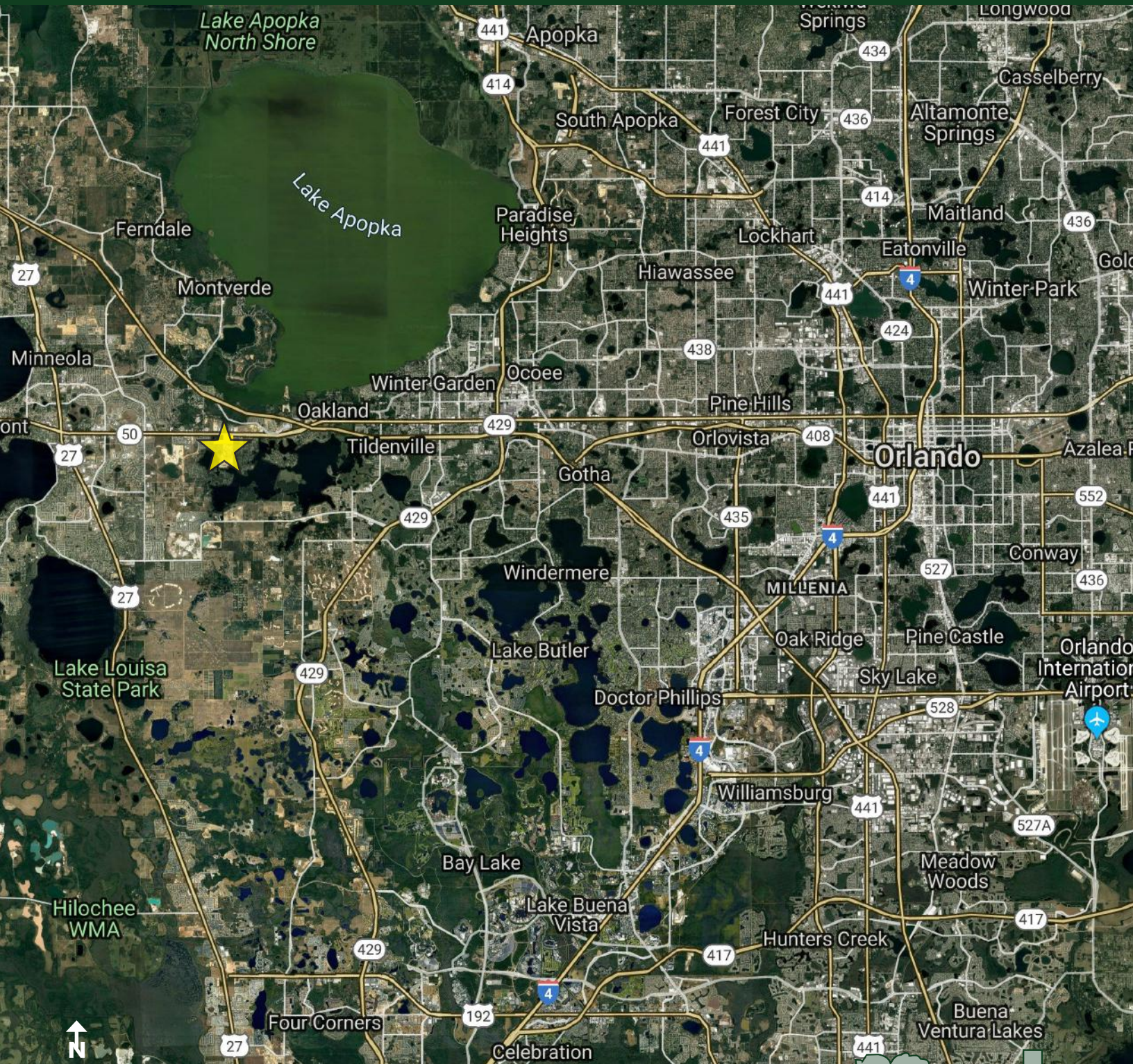
REGIONAL MAP

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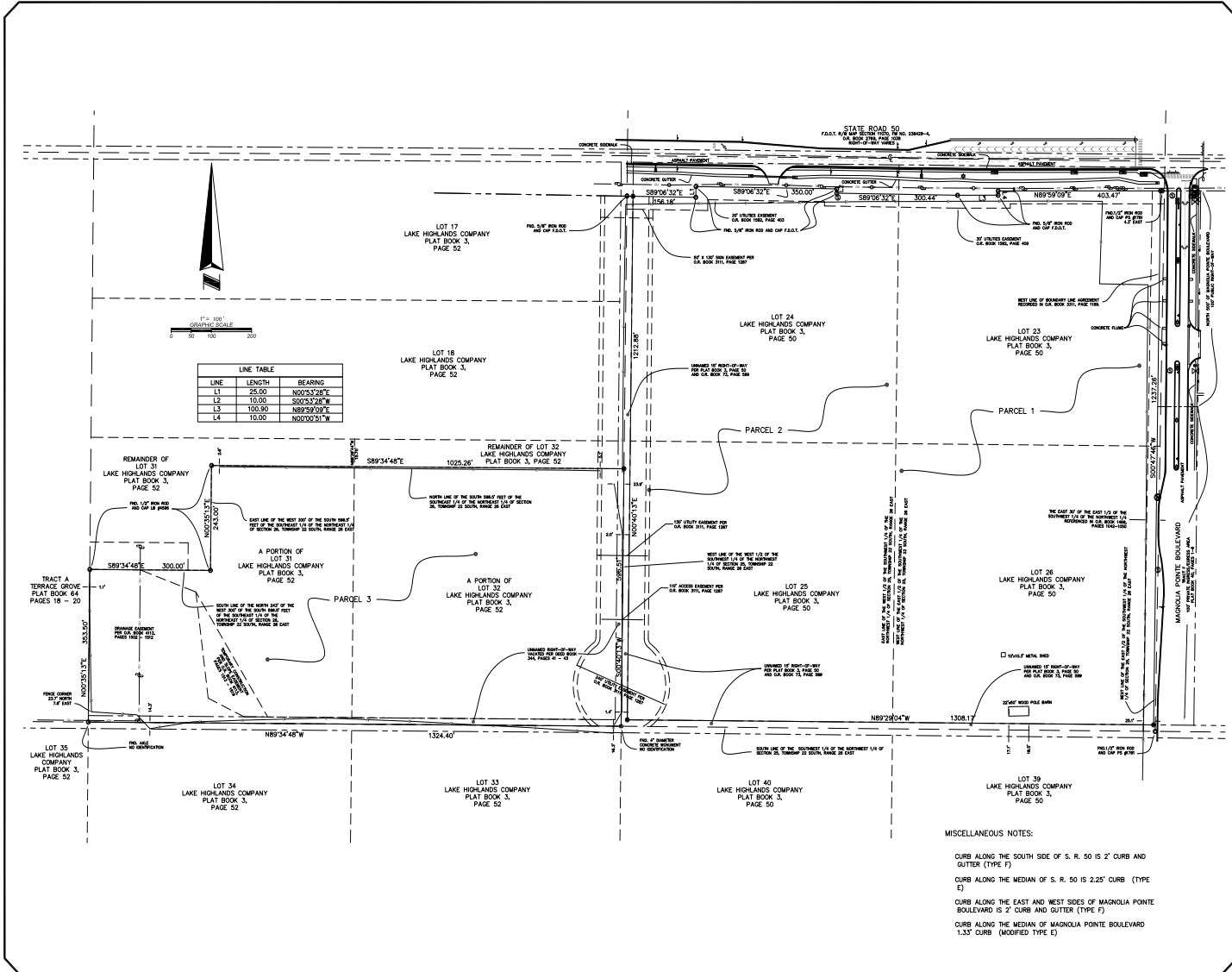
LOCATION MAP

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LINE	LENGTH	BEARING
L1	25.00	N00°32'28\"/>
L2	10.00	S00°32'28\"/>
L3	100.00	N89°20'09\"/>
L4	10.00	N00°02'51\"/>

**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 SLS
 FIELD BY MT / JH
 CHECKED BY EST

SHEET 2 OF 2

SURVEY

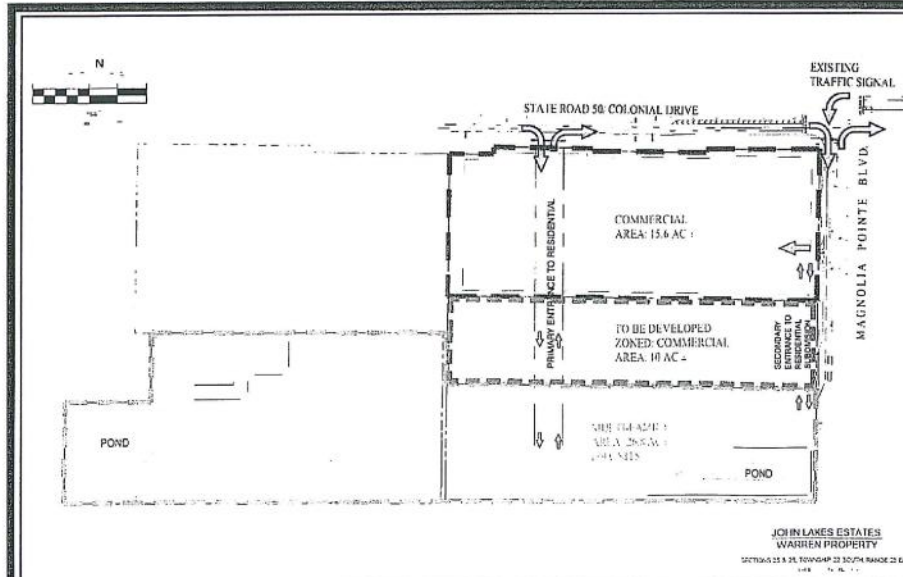
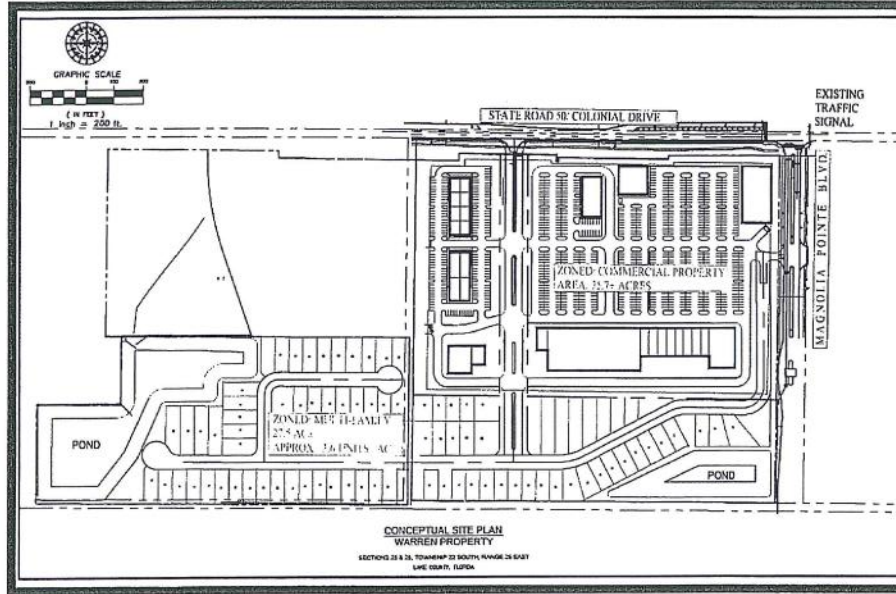
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CONCEPTUAL DEVELOPMENT AS COMMERCIAL AND MULTIFAMILY PARCELS
(NOTE THESE ARE DIFFERENT WITH RESPECT TO SIZE AND UNIT COUNT.
THE ACCESS ROAD LOCATION ALSO VARIES FROM THE APPROVED AMENDED PSP)



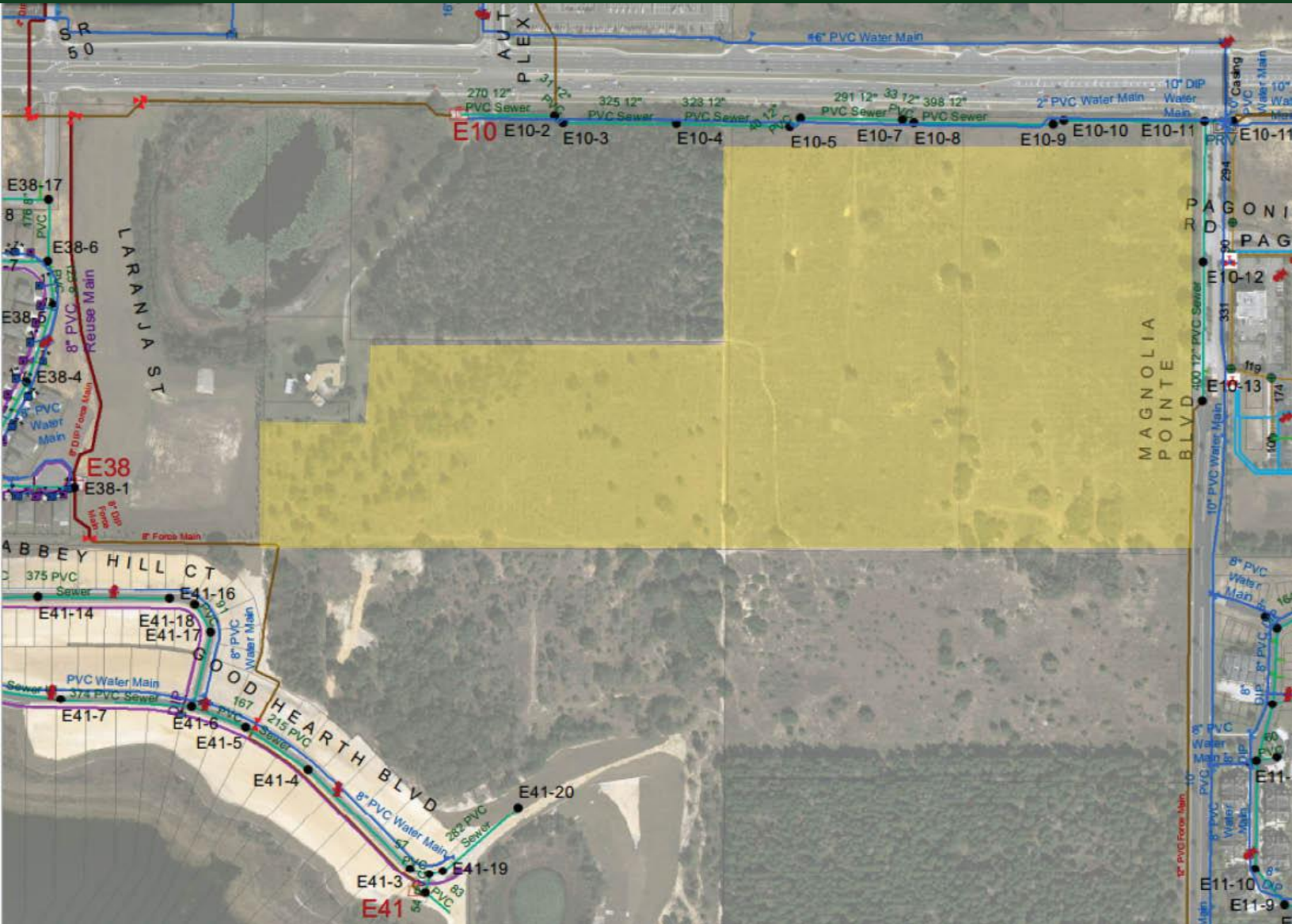
CONCEPTUAL SITE PLAN

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UTILITY MAP

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