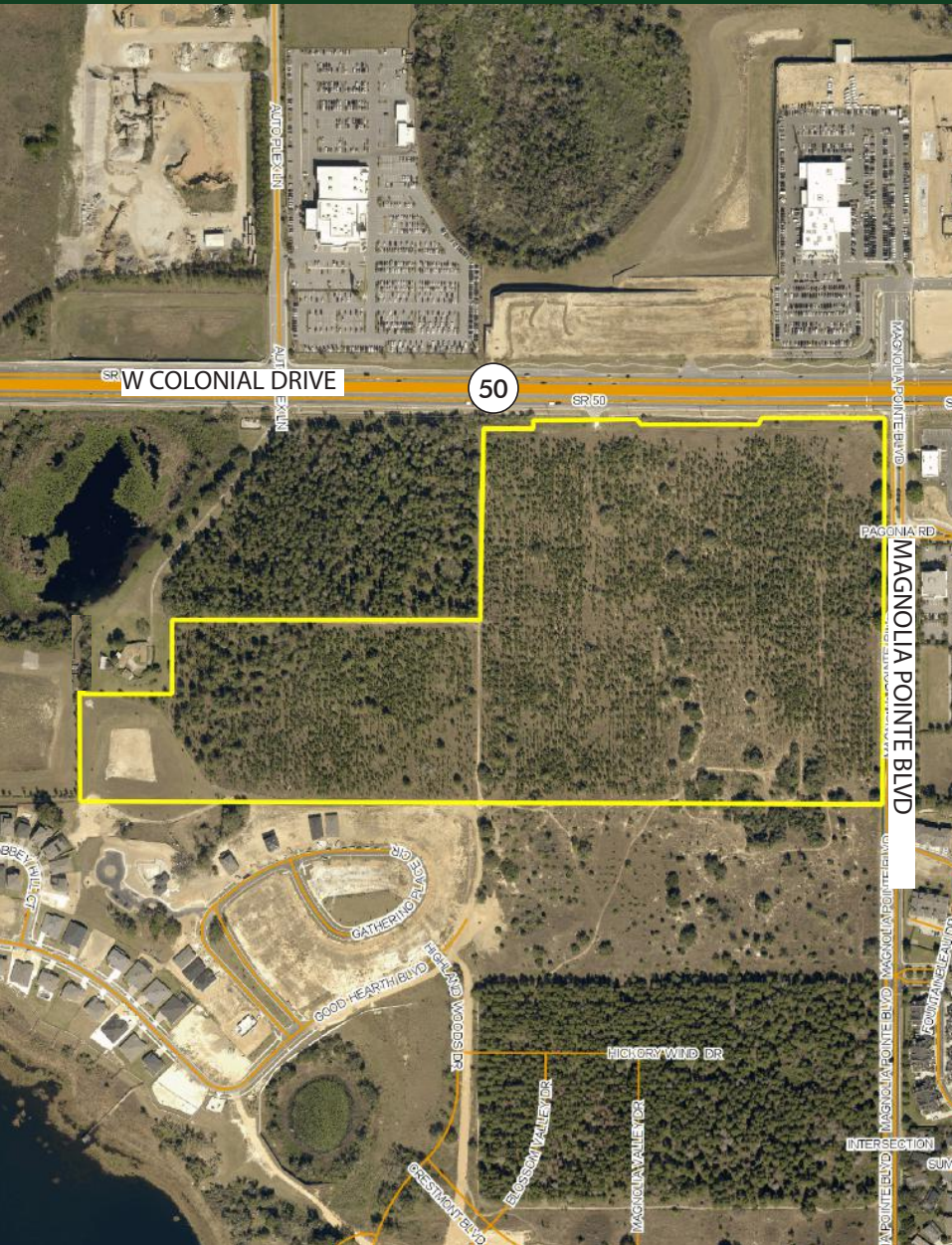


**FOR
SALE**

PRIME MIXED-USE INFILL LAND

53.6 ACRES - LAKE COUNTY

W COLONIAL DRIVE, Clermont, FL 34711



AVERAGE DAILY TRAFFIC COUNTS

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

DEMOGRAPHICS (5 MILES)

POPULATION

88,913

MEDIAN HH INCOME

\$66,714

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 available including existing on-site shared retention

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.

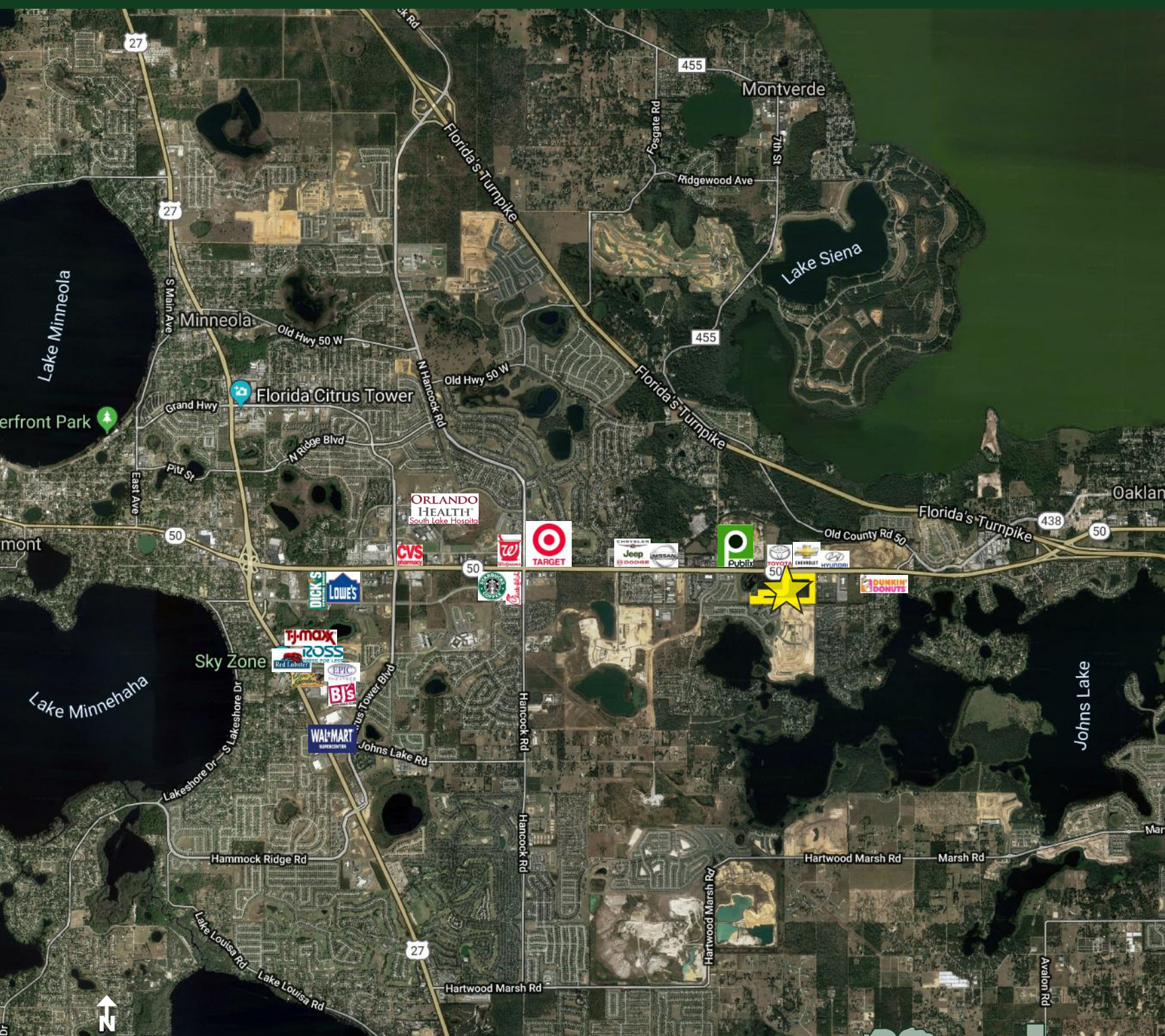
MAURY L. CARTER & ASSOCIATES, INC.

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REGIONAL MAP

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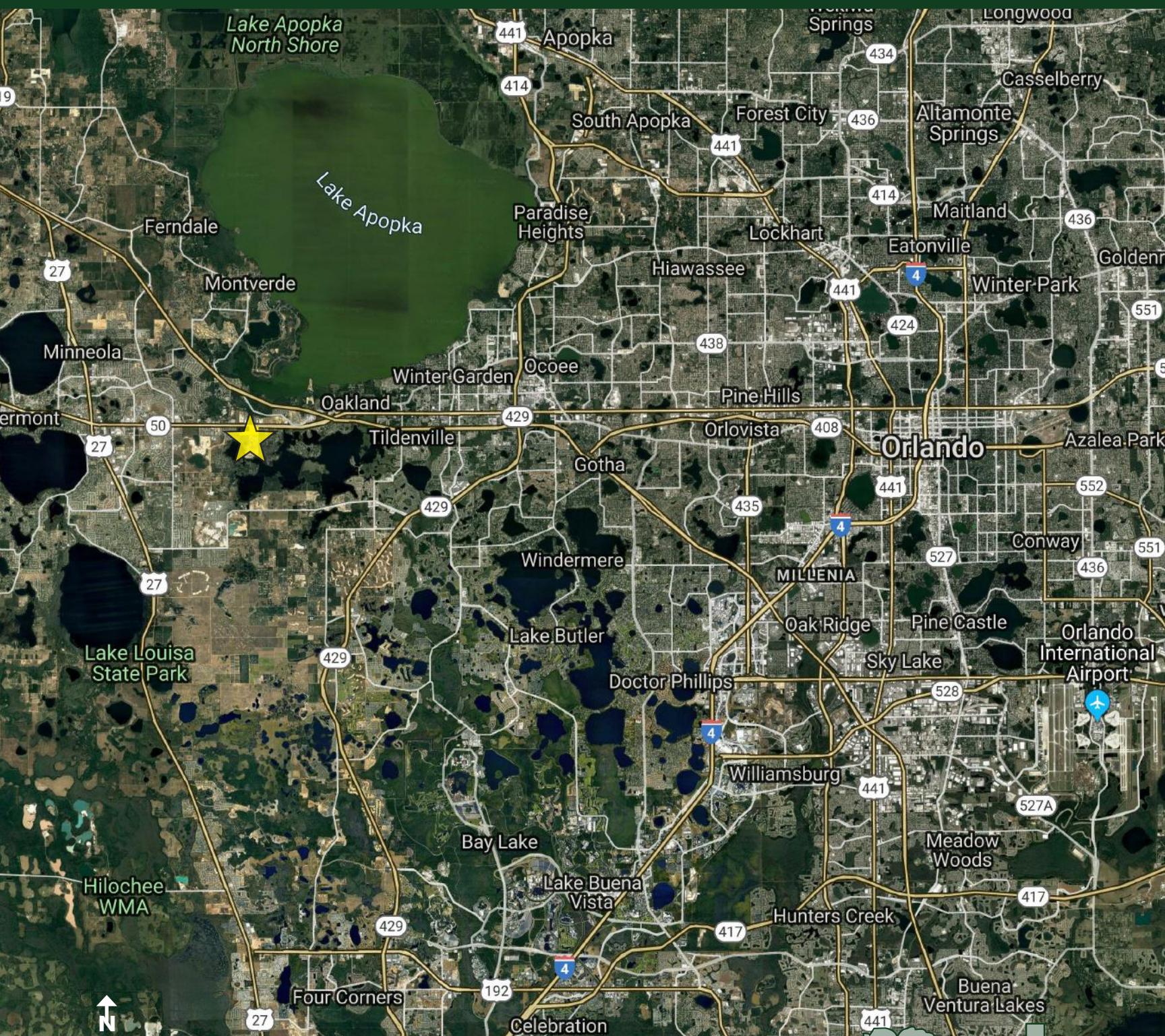


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LOCATION MAP

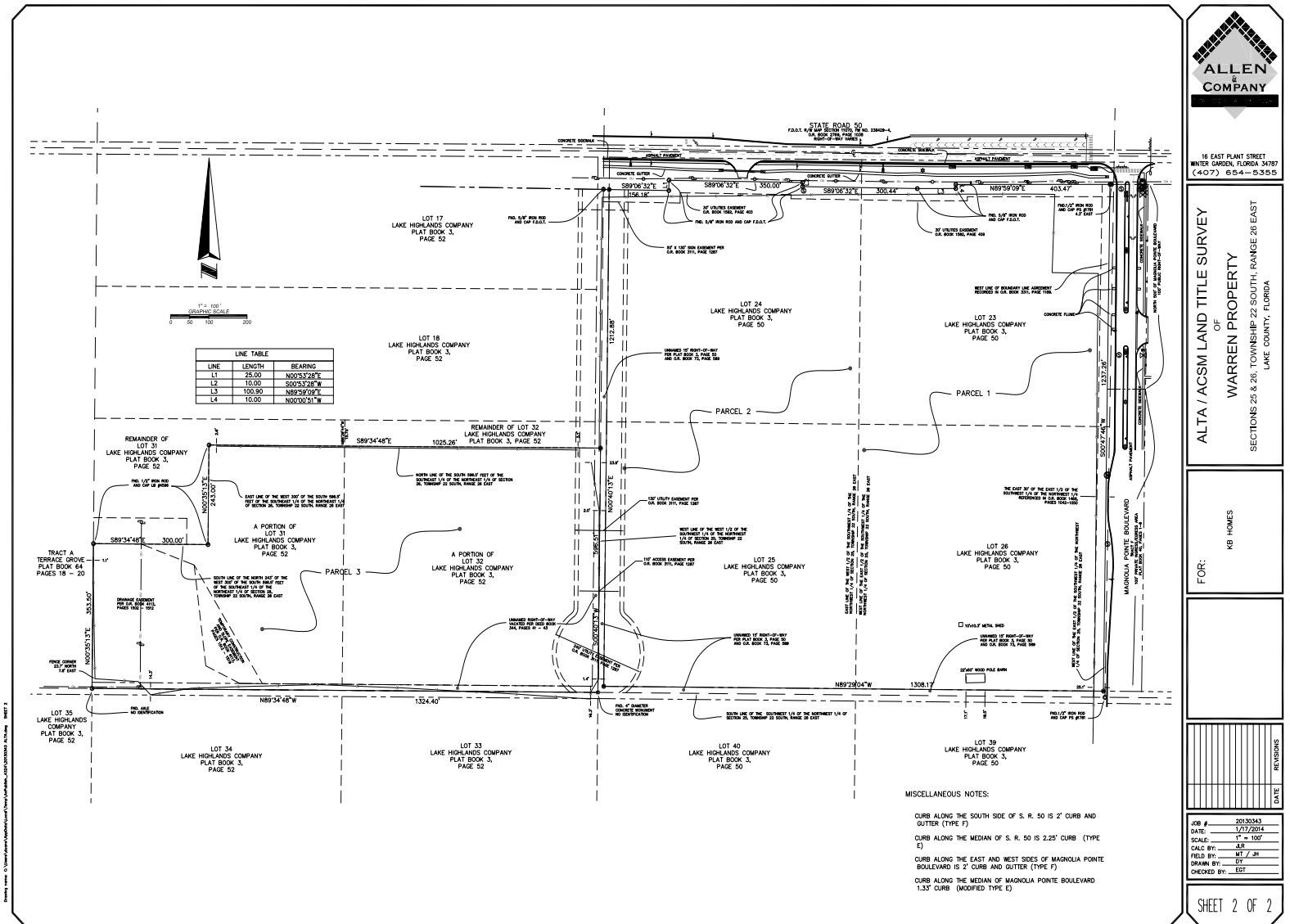
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W COLONIAL DRIVE, Clermont, FL 34711



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

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

FOR:
KB HOMES

DATE
REVIEWS

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

SHEET 2 OF 2

SURVEY

MAURY L. CARTER & ASSOCIATES, INC.

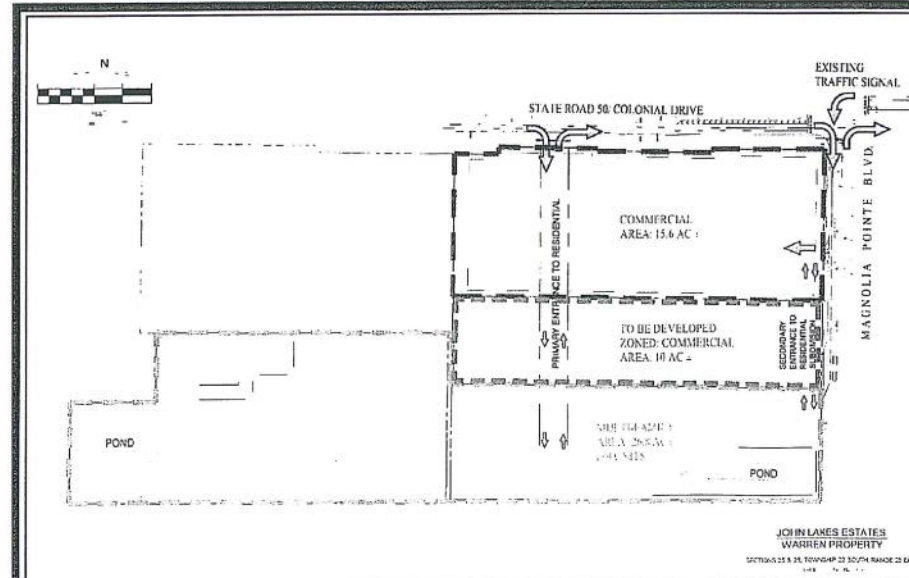
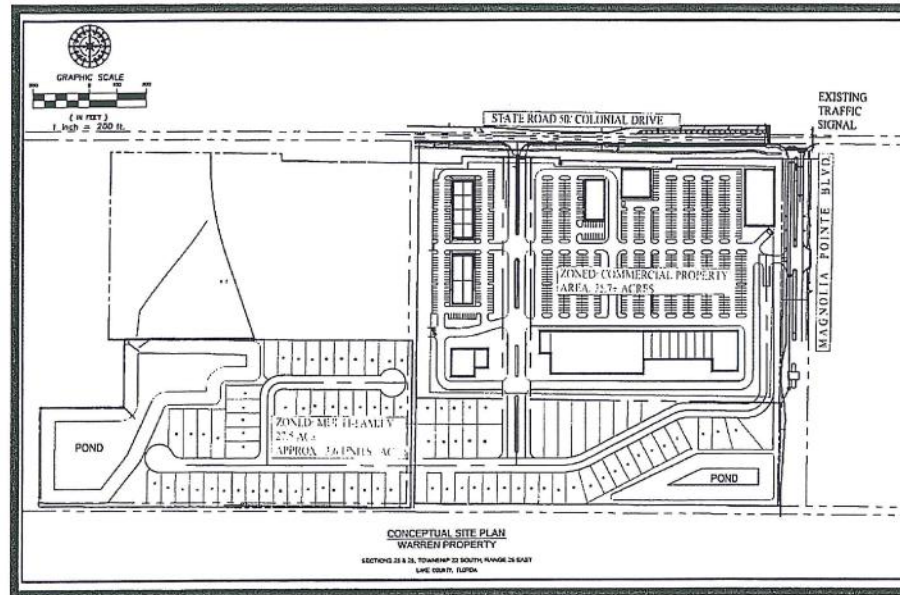
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PRIME MIXED-USE INFILL LAND

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

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