

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 Point Blvd

ZONING/FLU

John's Lake Landing PUD  
- 238,921 sq. ft. of Commercial  
- 184 Multi-Family or Townhome Units

FRONTAGE

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

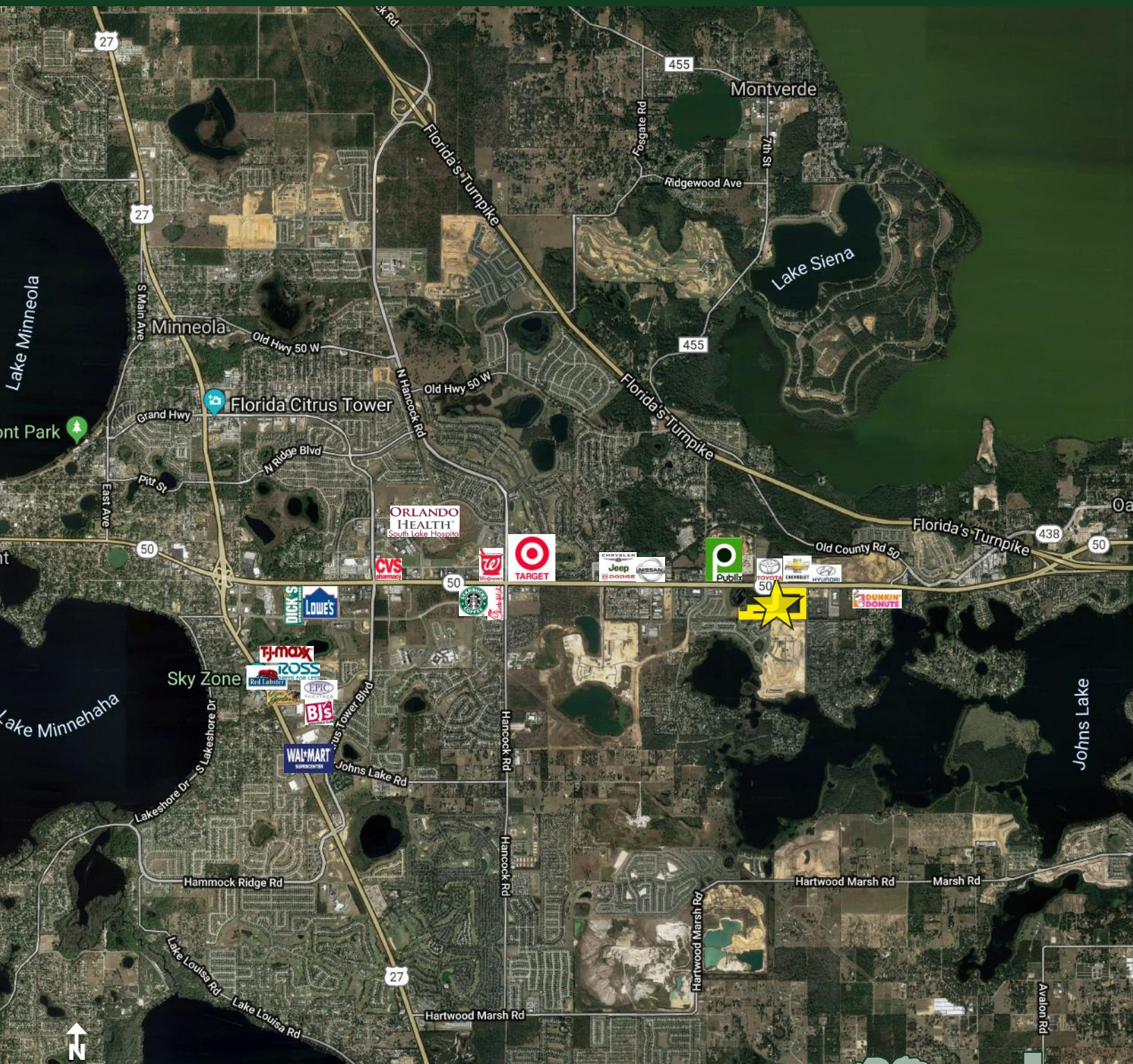
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REGIONAL MAP

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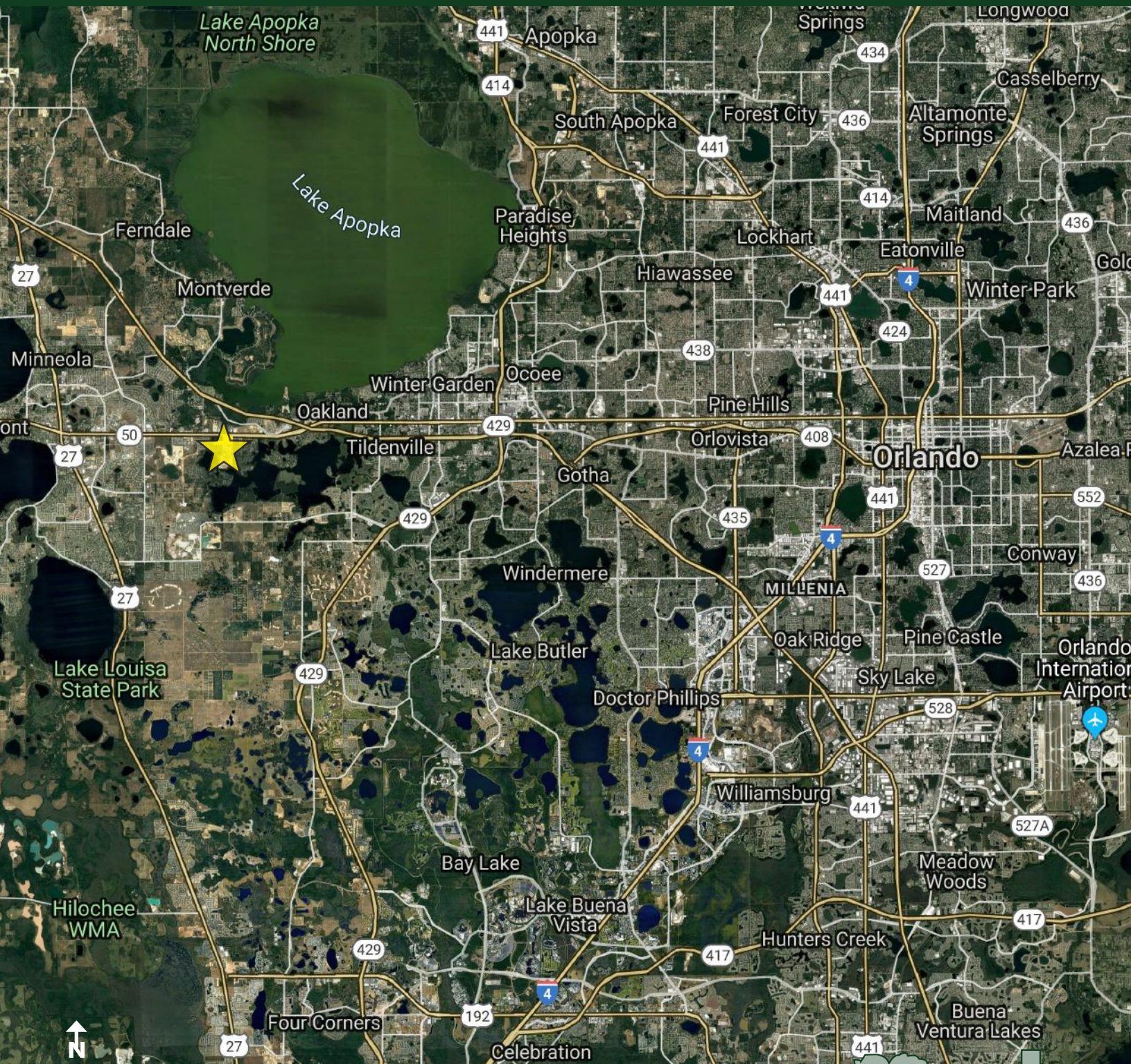
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LOCATION MAP

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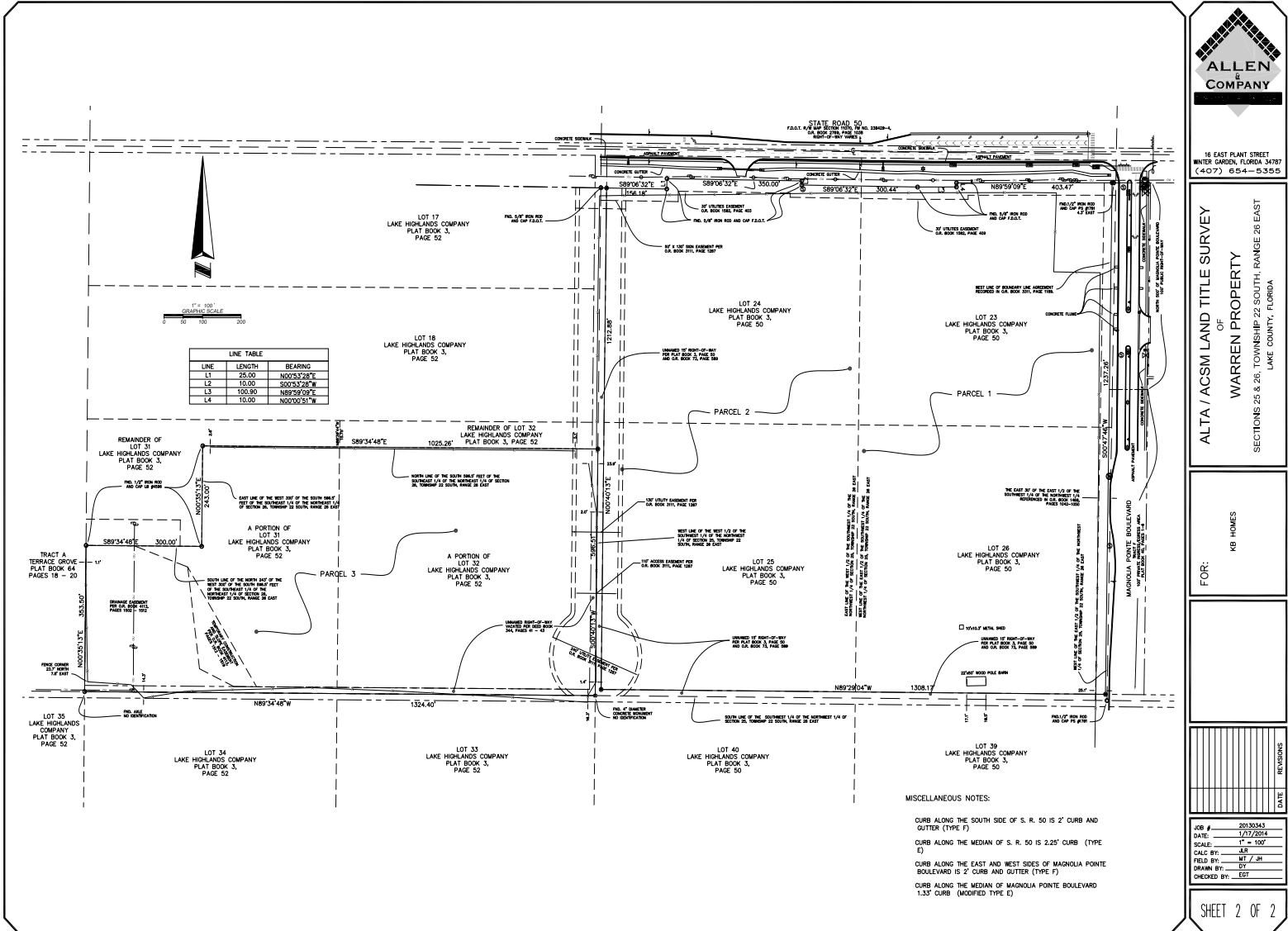


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18 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5353

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

FOR:  
KB HOMES

DATE	REVISIONS

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

SHEET 2 OF 2

SURVEY

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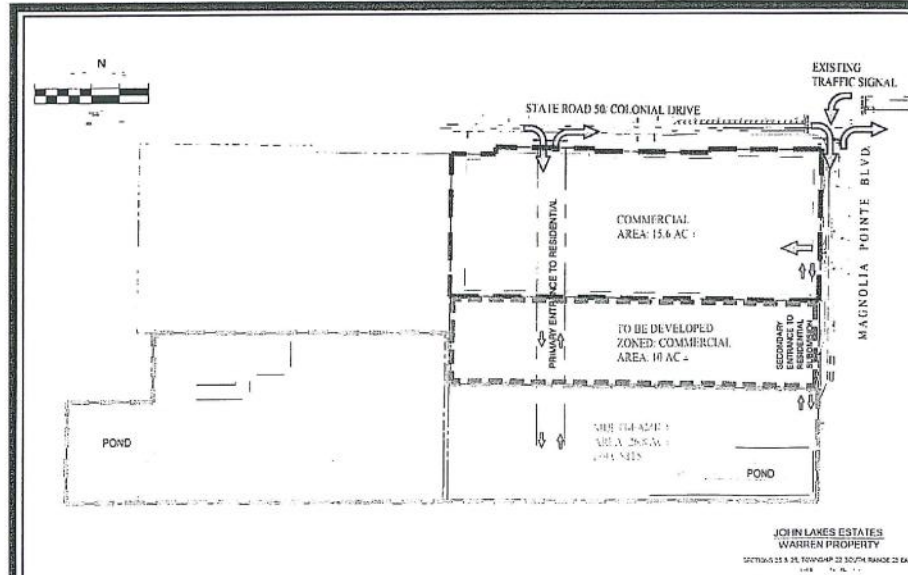
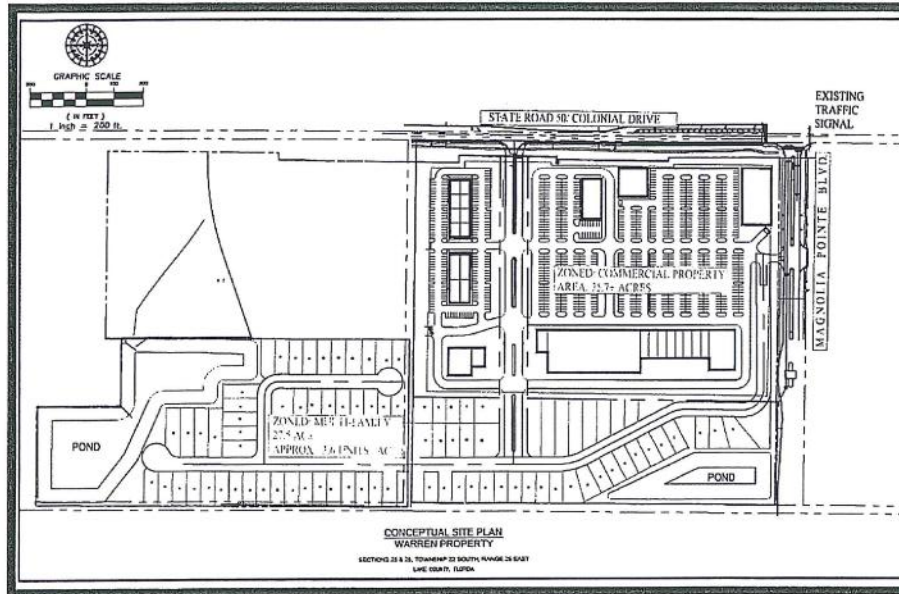
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CONCEPTUAL DEVELOPMENT AS COMMERCIAL AND MULTIFAMILY PARCELS  
(NOTE THESE ARE DIFFERENT WITH RESPECT TO SIZE AND UNIT COUNT.  
THE ACCESS ROAD LOCATION ALSO VARIES FROM THE APPROVED AMENDED PSP)



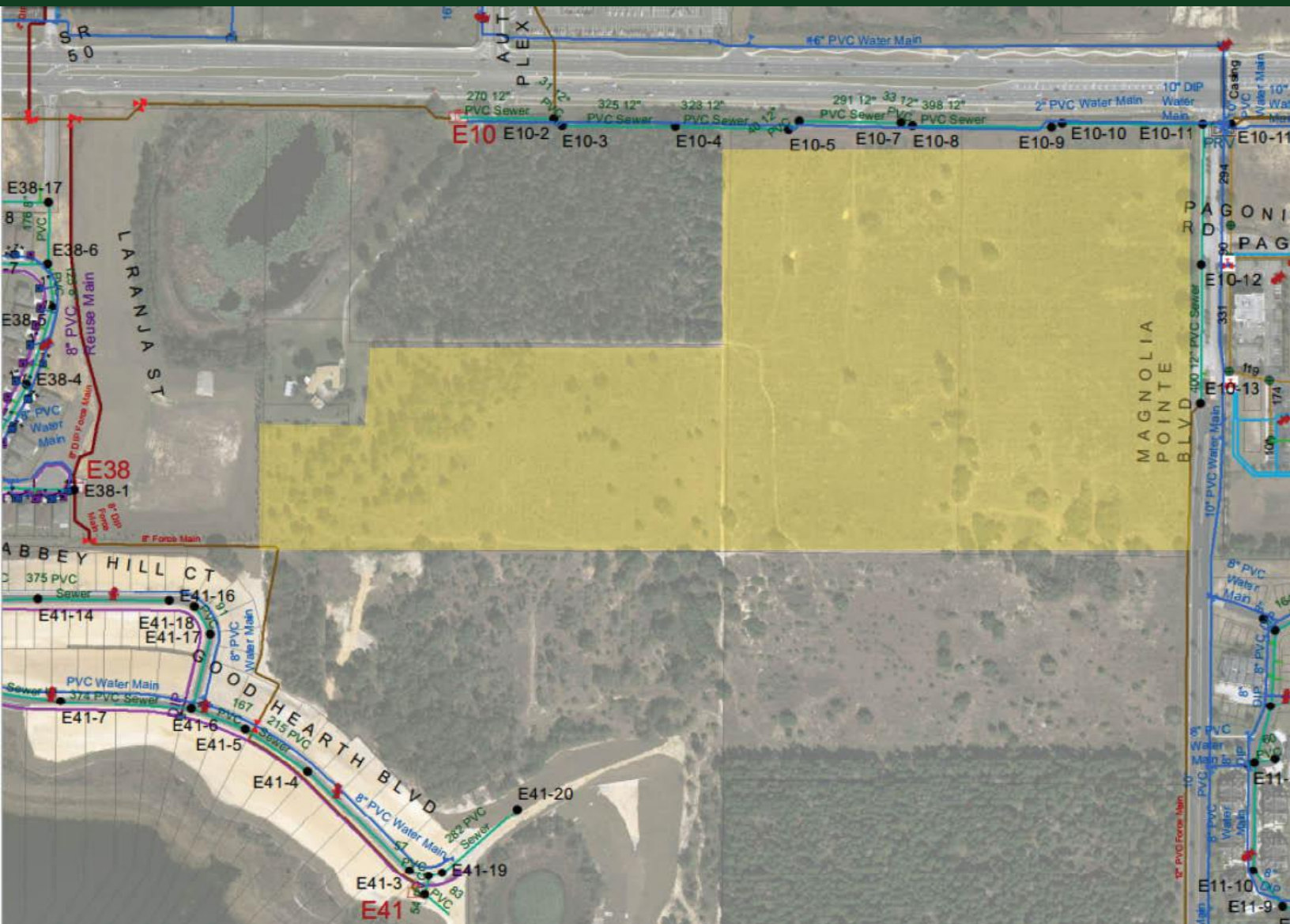
## CONCEPTUAL SITE PLAN

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UTILITY MAP

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