



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



US HWY 27 DEVELOPMENT OPPORTUNITY

9.8 ± AC in Lake County

PROPERTY DETAILS

- Size: 9.8 ± AC
- Location: US HWY 27
Clermont, FL 34711
- Zoning: A
- FLU: Green Swamp Ridge
- Utilities: All Available
- Frontage: 710' on US HWY 27
- Price: \$6,000,000

Property Highlights

Located on US Hwy 27, this property lies directly across from the Publix Super Market at Golden Eagle Village. This is the perfect development opportunity in the rapidly growing Clermont area with thousands of new homes planned within a few miles.

Lake County is one of the fastest growing markets in the Southeast, fueled by steady immigration and a fast pace of population growth. With key private employers and deep talent pool, Lake County will continue to be a hub of new job opportunities and business growth. This is directly evident by the countless acres under contract and currently in the permitting process in the immediate area.



GEOGRAPHICAL DETAILS

Lake County

The region boasts easy access to major transportation networks, including several major highways such as the Florida Turnpike and U.S. Route 441 – reaching more than 50 million people in a 500 mile radius.

Lake County enjoys a strategic location in Central Florida, with easy access to major transportation routes and infrastructure. Its proximity to Orlando and other urban centers provides opportunities for business growth and access to markets.

Source: <https://leadinglake.com/our-location/>

Daily Traffic Counts

- US HWY 27: 28,500
- US HWY 192: 47,500
- US HWY 429: 41,800
- Western Way: 2,050
- Avalon Rd: 15,700
- CR 474: 5,800

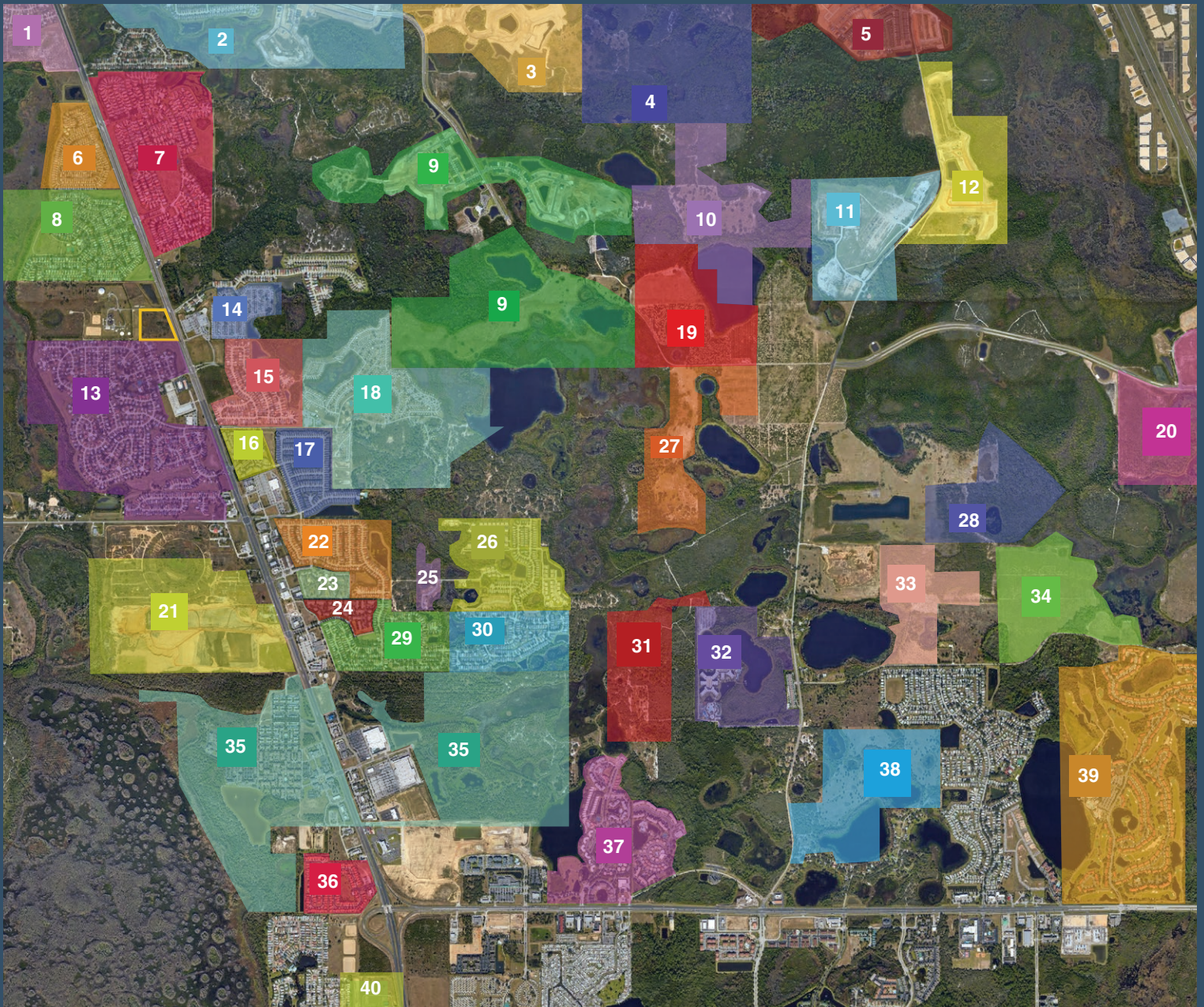
Florida Dept. of Transportation



LOCAL DEVELOPMENTS

Legend

- | | | | |
|------------------------|---------------------------|--|--------------------------------------|
| 1 Siena Ridge | 13 Greater Groves | 25 Sunrise Point | 36 High Grove Resort |
| 2 Sawgrass Bay | 14 Elite Resorts | 26 Tranquility Townhomes | 37 Summer Bay |
| 3 Lakewood Reserve | 15 Eagle Ridge Clermont | 27 Ovation | 38 Westgate Reorts - Sutton
Lakes |
| 4 DR Horton Waterleigh | 16 Ashton Apartments | 28 Taylor Morrison | 39 Orange Lake Resort |
| 5 Lennar Homes | 17 Sunshine Villa Rentals | 29 Woodridge | 40 Holiday Inn Club Vacations |
| 6 Mission Park | 18 Thousand Trails | 30 Clear Creek | |
| 7 Orange Tree | 19 MI Homes | 31 Accolades Phase 2 | |
| 8 Weston Hills | 20 Flamingo Crossings | 32 Grove Resort & Spa | |
| 9 Serenoa Lakes | 21 Windsor Cay Resort | 33 Horizon West Villa
Withers South | |
| 10 Northlake Cross | 22 Sunrise Lakes | 34 Taylor Morrison | |
| 11 Cantero Holdings | 23 Raintree Apartments | 35 Cagan Crossing | |
| 12 Winding Bay | 24 The Carrington | | |



REGIONAL MAP

Drive Times

- Disney World: 30 min
- Downtown Orlando: 45 min
- Orlando Intl Airport: 45 min
- Haines City: 45 min



AREA DETAILS

Wellness Way

Wellness Way is a comprehensive plan in the Clermont area of Lake County that encompasses nearly 16,000 acres. The Wellness Way comprehensive plan currently provides for about 19,000 residential units and almost 9 million square feet of non-residential mix of uses. There are new connector roads planned that will connect many areas of Lake County and Orange County, including connections from Wellness Way to Horizon West:

- SR 516 – will connect Highway 27 to the 429, E to W
- Hartle Extension/CR 455 – connect the 516 to Highway 50, N to S

Special Projects

In one of the region's most significant land transactions, GT USA purchased 2,300 acres in the Wellness Way area for \$165 million in late 2024. Maury L. Carter & Associates played a key role in facilitating this milestone sale. The acquisition signals major momentum for growth in the corridor, with increasing interest from institutional investors and developers. Properties near this tract are now uniquely positioned to benefit from the area's rapid transformation and rising land values.

See more about the sale here: <https://www.orlandosentinel.com/2024/10/01/gt-usa-pays-165-million-for-wellness-way-land-minutes-from-disney/>

Olympus is a new development within Wellness Way. The project encompasses 243 acres, containing over 1,000 residential units, 1,300 hotel rooms, and retail. Olympus is projected to create over 5,000 jobs and generate over \$1.4 billion in local economic impact during a 10-year period. Olympus will be a breaking edge health and wellness development; a new concept for athletes, medical professionals, families and everyone alike. Bill Esposito, founder of the Tampa Bay Lightning, is one of the founding members of the Ice Center at Olympus, a \$20 million facility. There is also a tennis facility.

See more about Olympus here: <https://www.olympusorlando.com>