

# SITE FOR SALE



## Minneola Site (US Hwy 27)

Minneola, Florida

**LOCATION:** Northeast Quadrant of US Highway 27 and Southern Breeze Drive,  
Minneola, Lake County, Florida 34715

**LOT SIZE:** 1.74± Gross Acres

**DIMENSIONS:** 184.93 Feet by 400.88 Feet

**EXPOSURE:** 31,500 AADT (2009)

**UTILITIES**  
Water – Currently Available  
Sewer – Currently Available  
Offsite retention

**ACCESS:** Excellent: Multiple points along US Hwy 27  
Access drive provided by Walgreens

**ZONING:** B-1, Commercial Business District

**PRICE:** \$585,000

### HIGHLIGHTS OF THE SALE INCLUDE:

- Close Proximity to;  
CVS Pharmacy  
Walgreens  
McDonald's  
Dollar General  
AAA Storage  
Advanced Auto  
SunTrust (Proposed)
- Proposed Residential PUDs Include:  
Founders Ridge  
Hills of Minneola  
Reserve at Minneola  
(7,000 – 10,000 new units)
- Average HH Income Over \$70,000  
(within a 5 mile radius)

### EXCLUSIVELY LISTED BY



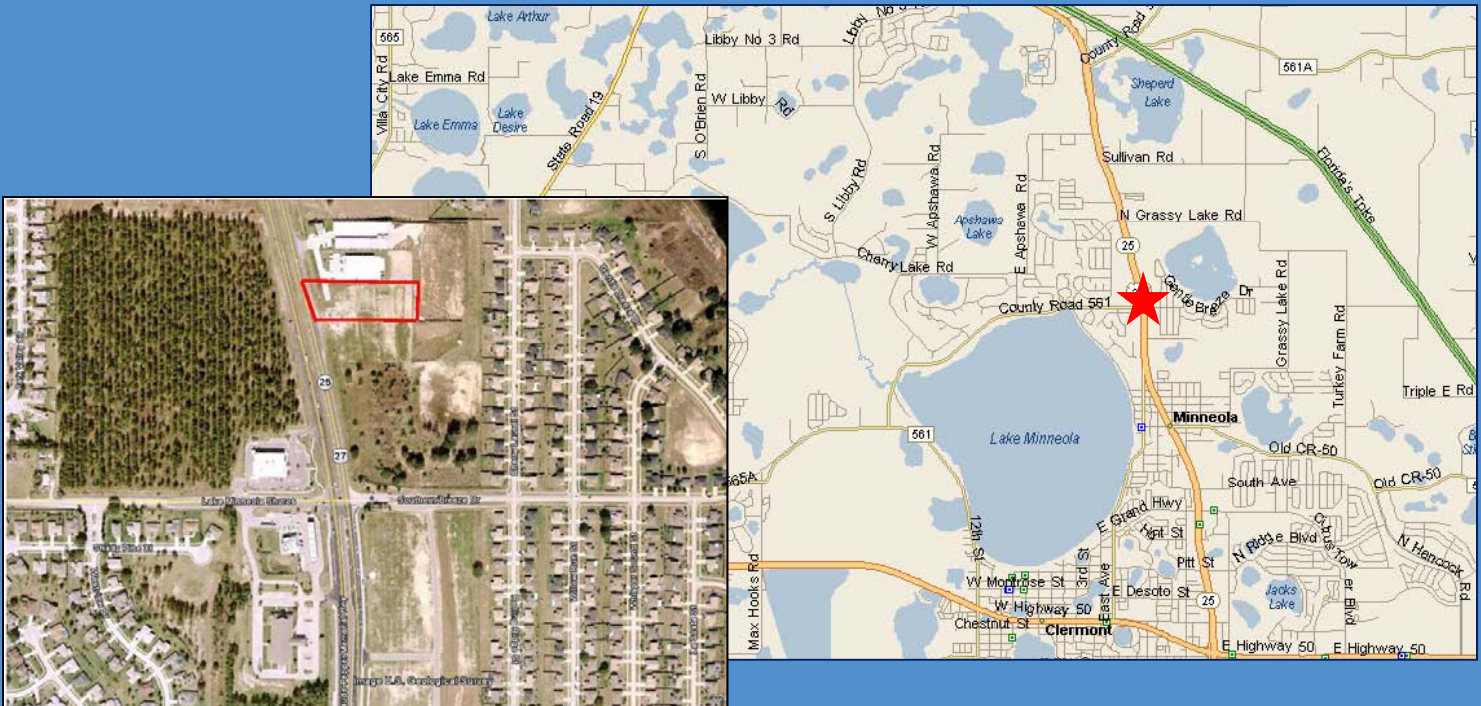
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# DEVELOPMENT OPPORTUNITY

## DEMOGRAPHICS

(As of 2010)	1 Mile	3 Miles	5 Miles
Population	6,093	23,511	47,418
Average HH Income	\$73,985	\$67,381	\$70,013
Households	2,188	8,119	16,839
Median Age	33.9	35.4	36.8



## Minneola Site (US 27), Minneola, Florida

### SUMMARY:

Located in Lake County, Florida, the Minneola site is comprised of 1.74± gross acres with dimensions of 184.93' x 400.88' and excellent access from US Highway 27. Zoned B-1, Commercial Business District. The site currently has water and sewer utilities available.

Proposed residential PUDs will add an additional 7,000 to 10,000 units with existing and proposed well-known businesses increasing the expansion along this corridor.

Additionally, significant due diligence items have been completed including Phase I Environmental Assessments, preliminary Geotechnical Assessment, access drive to be completed by adjacent Walgreen developer, off-site retention in place and topographical boundary survey.

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a lease which is unconditionally executed and delivered by and between landlord and tenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Margery Johnson**

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Land Brokerage Services

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EXCLUSIVE LISTING AGENT



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