

COMMERCIAL LAND FOR SALE

# US HIGHWAY 27 BUSINESS PARK

US HIGHWAY 27

Minneola, FL 34715

PRESENTED BY:

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## TABLE OF CONTENTS

3

### PROPERTY INFORMATION

Property Summary 4

Concept Site Plan 5

6

### LOCATION INFORMATION

Regional Map 7

Location Maps 8

Demographics Map & Report 9

10

### MAPS AND PHOTOS

Market Area Map 11

Neighborhood 12

Site Aerial 13

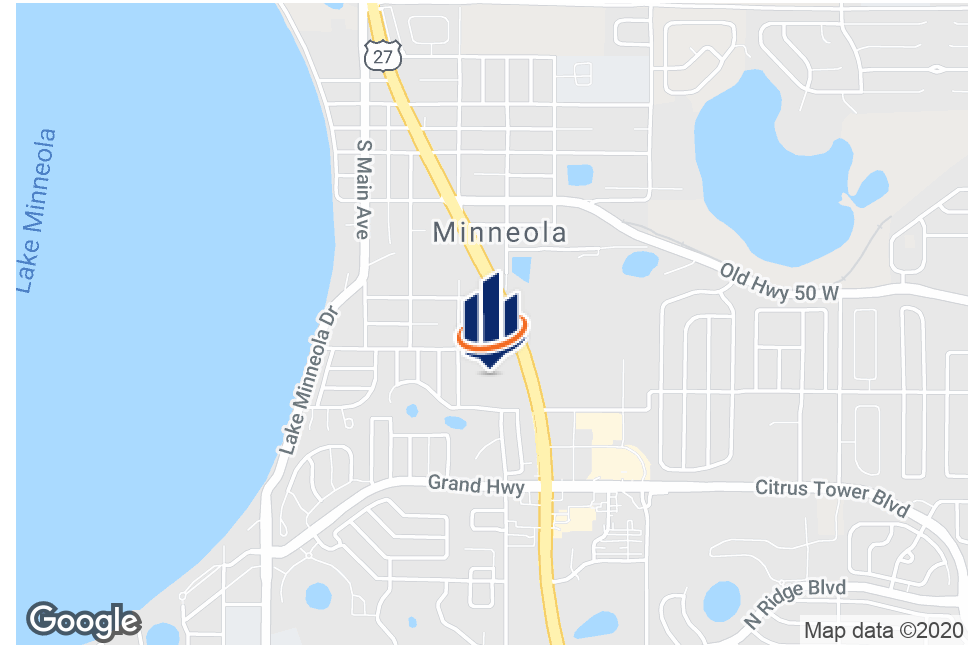
Aerial Facing East 14

Advisor Bio 15

SECTION 1

PROPERTY  
INFORMATION





## SALE PRICE

**\$2,950,000**

## OFFERING SUMMARY

LOT SIZE:	13.08 Acres
PRICE / ACRE:	\$225,535
ZONING:	C2
MARKET:	Orlando Metro
SUBMARKET:	Clermont/ Minneola
APN:	182226050005200200, 182226050004600402

## PROPERTY OVERVIEW

US Highway 27 Business Park is a great 13-acre commercial development opportunity just across the street from the Publix Shopping Center plaza on the Minneola-Clermont city border. The size and location of this property will deliver commercial outparcels with US Highway 27 with office/retail users towards the west section of the property. The property is also highlighted by its exposure and visibility given through 35,000 +/- cars/day and over 700 feet of frontage.

## PROPERTY HIGHLIGHTS

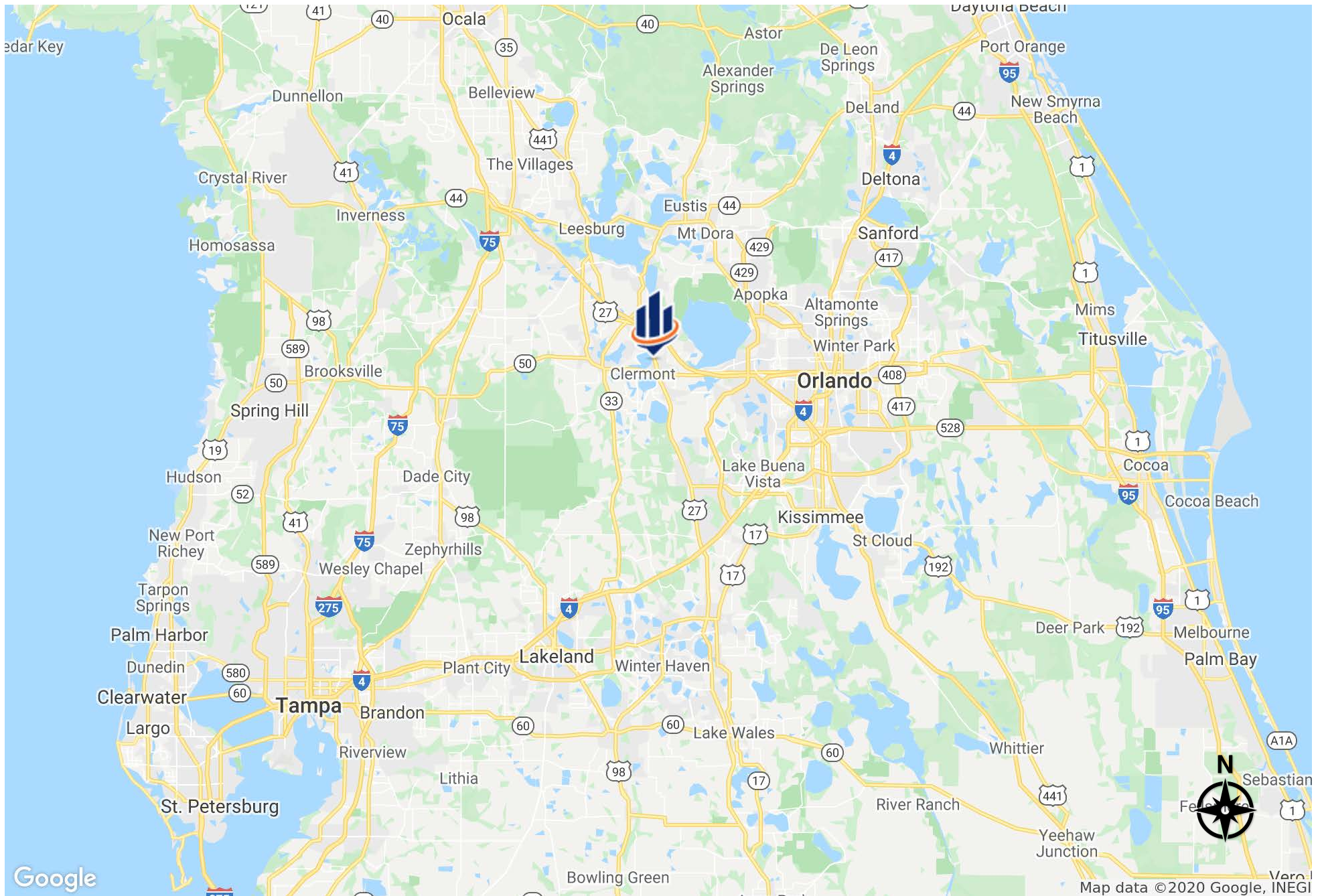
- Can be build-to-suit, or sell individual lots
- 1.5 +/- miles away from the US Highway 27 and SR-50 intersection
- Within Clermont fast-growing commercial market
- Price includes seller providing city water and city sewer to site
- Zoned B1 in the city of Minneola

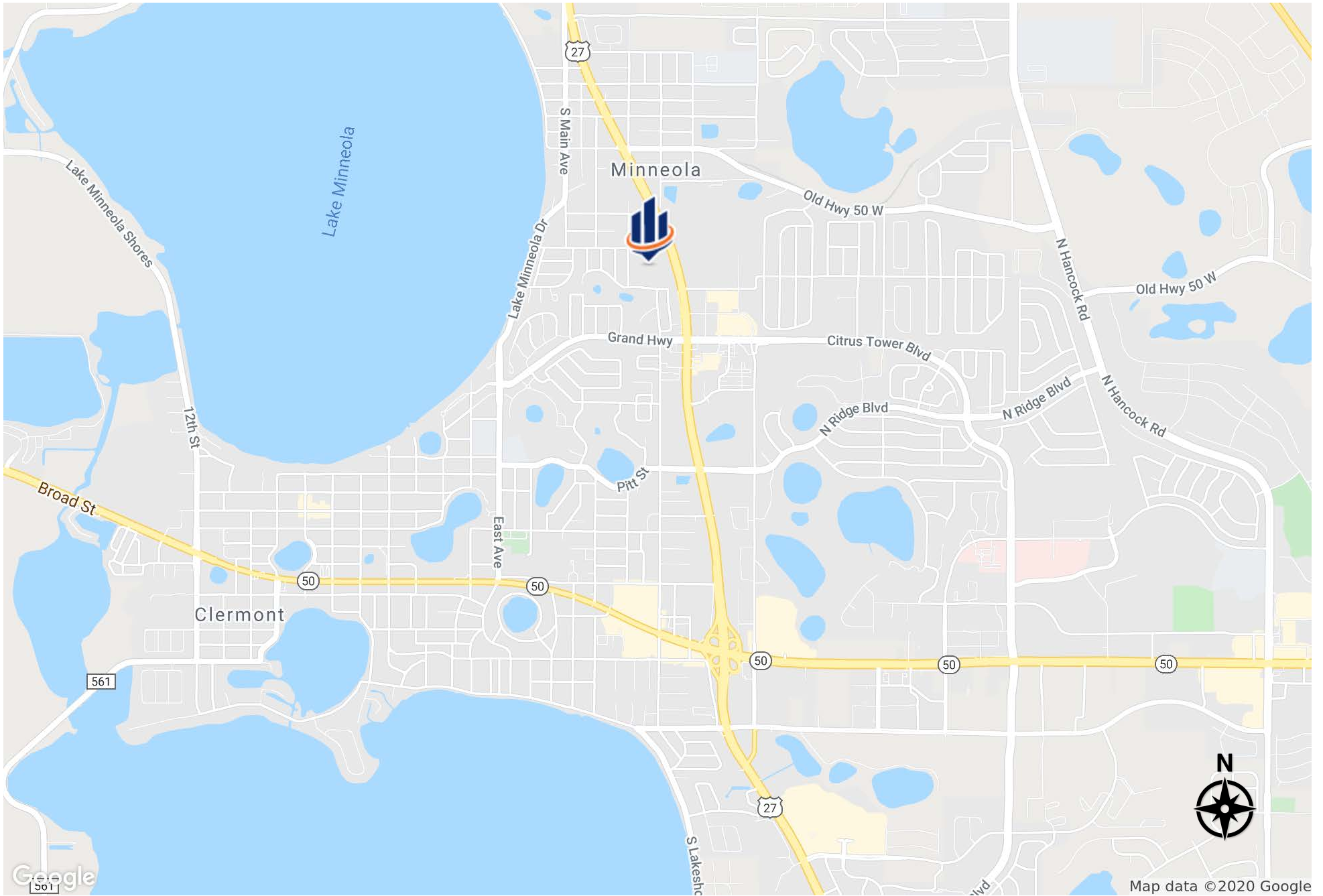


SECTION 2

# LOCATION INFORMATION







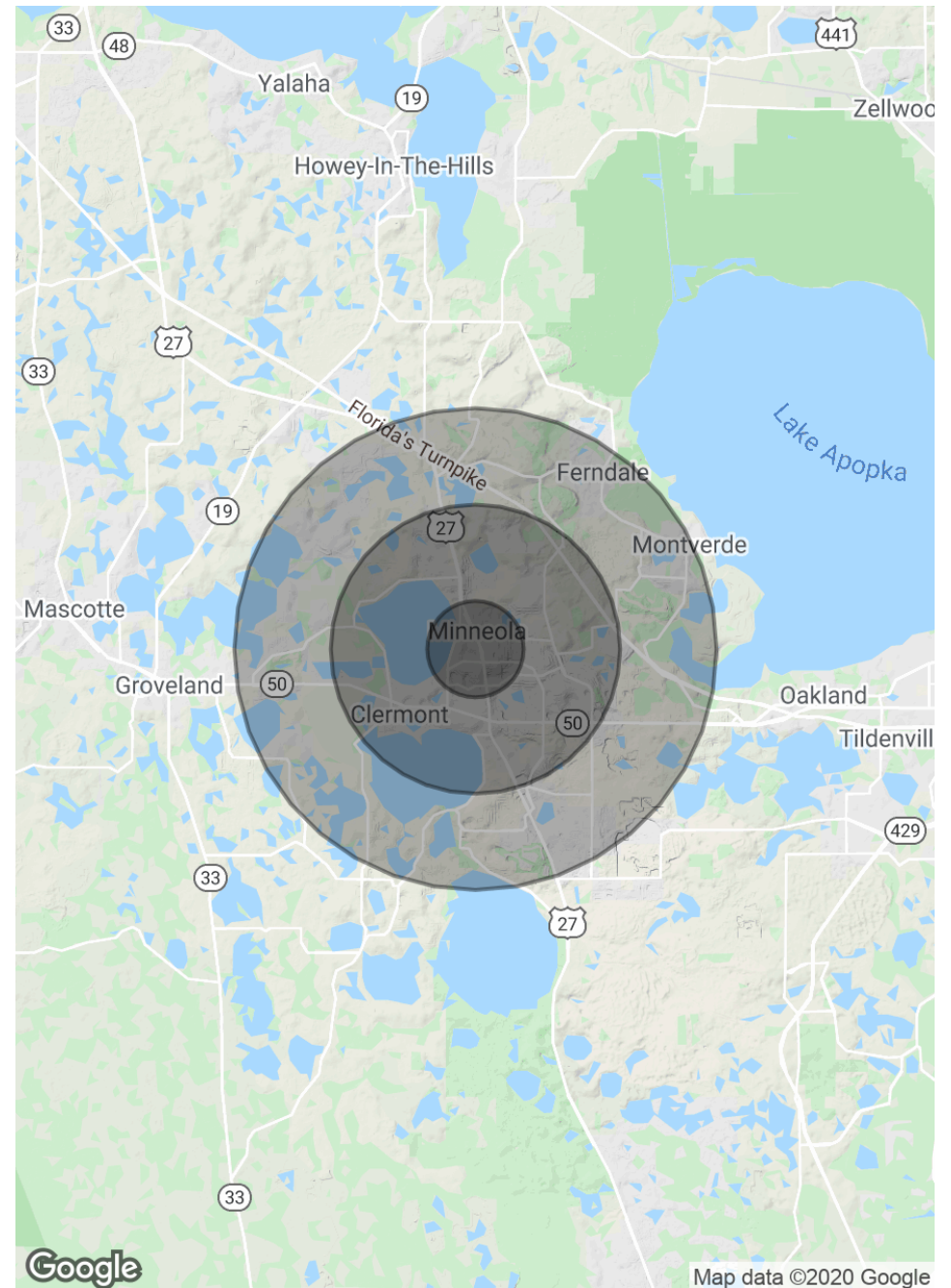
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,014	27,581	53,723
AVERAGE AGE	37.0	37.7	38.4
AVERAGE AGE (MALE)	36.1	36.2	37.0
AVERAGE AGE (FEMALE)	37.2	38.4	39.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,089	9,864	18,966
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$62,188	\$65,165	\$70,796
AVERAGE HOUSE VALUE	\$294,684	\$294,621	\$306,383

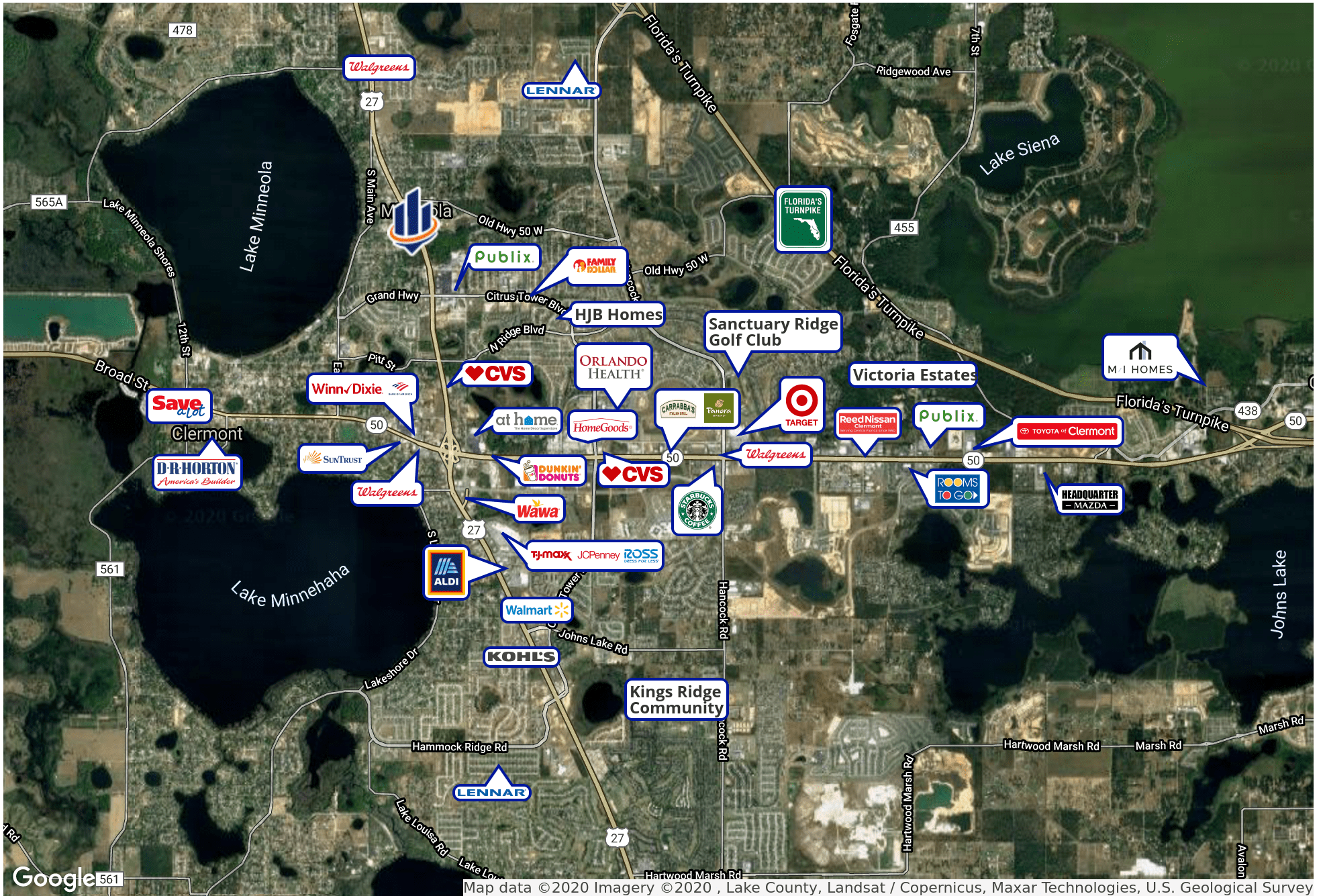
\* Demographic data derived from 2010 US Census



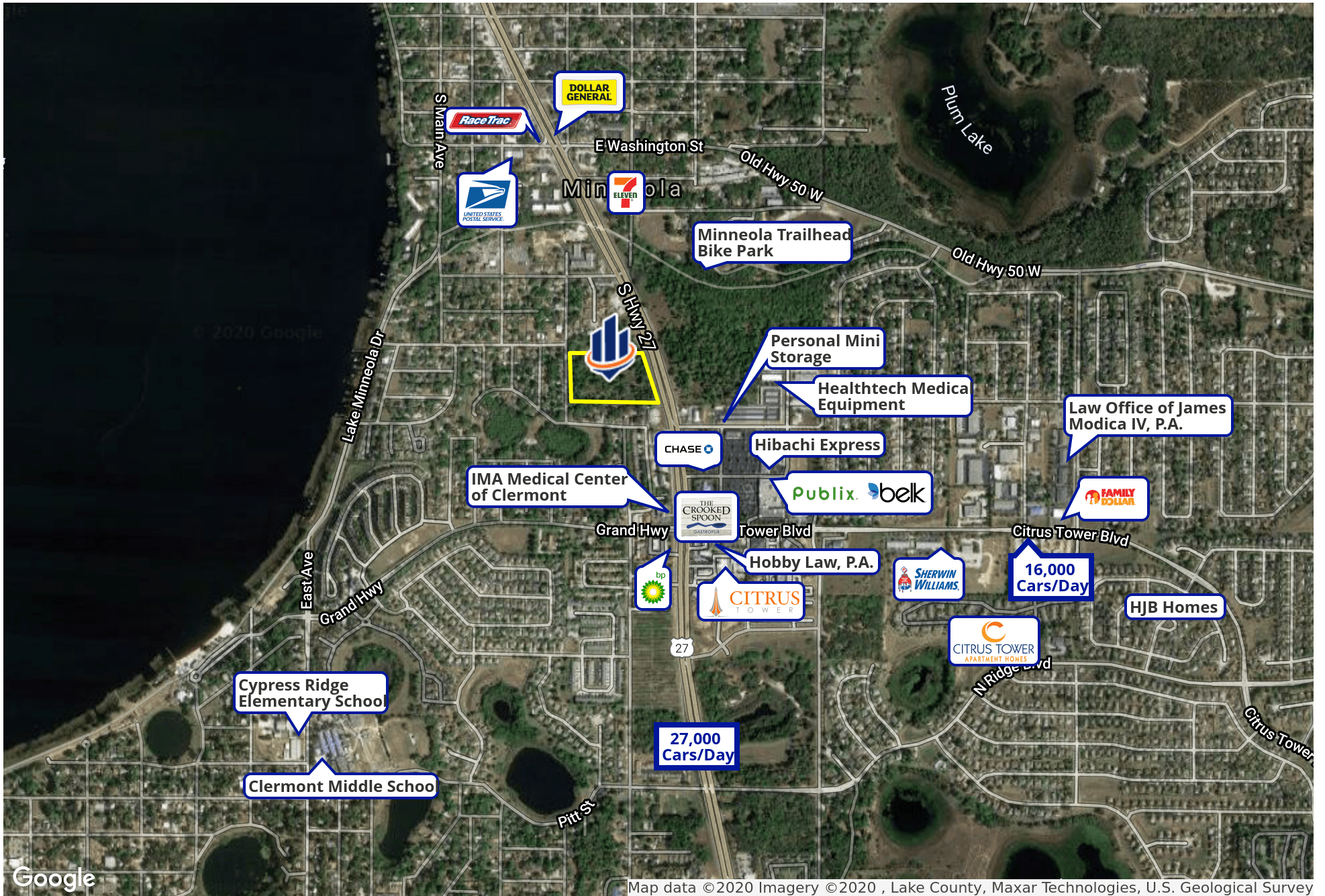
SECTION 3

MAPS AND  
PHOTOS





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Google

Map data ©2020 Imagery ©2020 , Lake County, Maxar Technologies, U.S. Geological Survey







## MARVIN PURYEAR

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### PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included broker for 60 agents in two international franchised brokerages in the Central Florida area; a top 50 ERA residential brokerage, and a Coldwell Banker Commercial brokerage.

During this time, he was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions; including the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end-users and the real estate industry.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

### DISCIPLINES

- Property Disposition/Sales
- Leasing
- International Marketing
- Deal-making
- Negotiation
- Networking
- Land Use
- Property Valuation

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