



PROPERTY FOR SALE

HWY 455 CLERMONT - HARTLE 17AC

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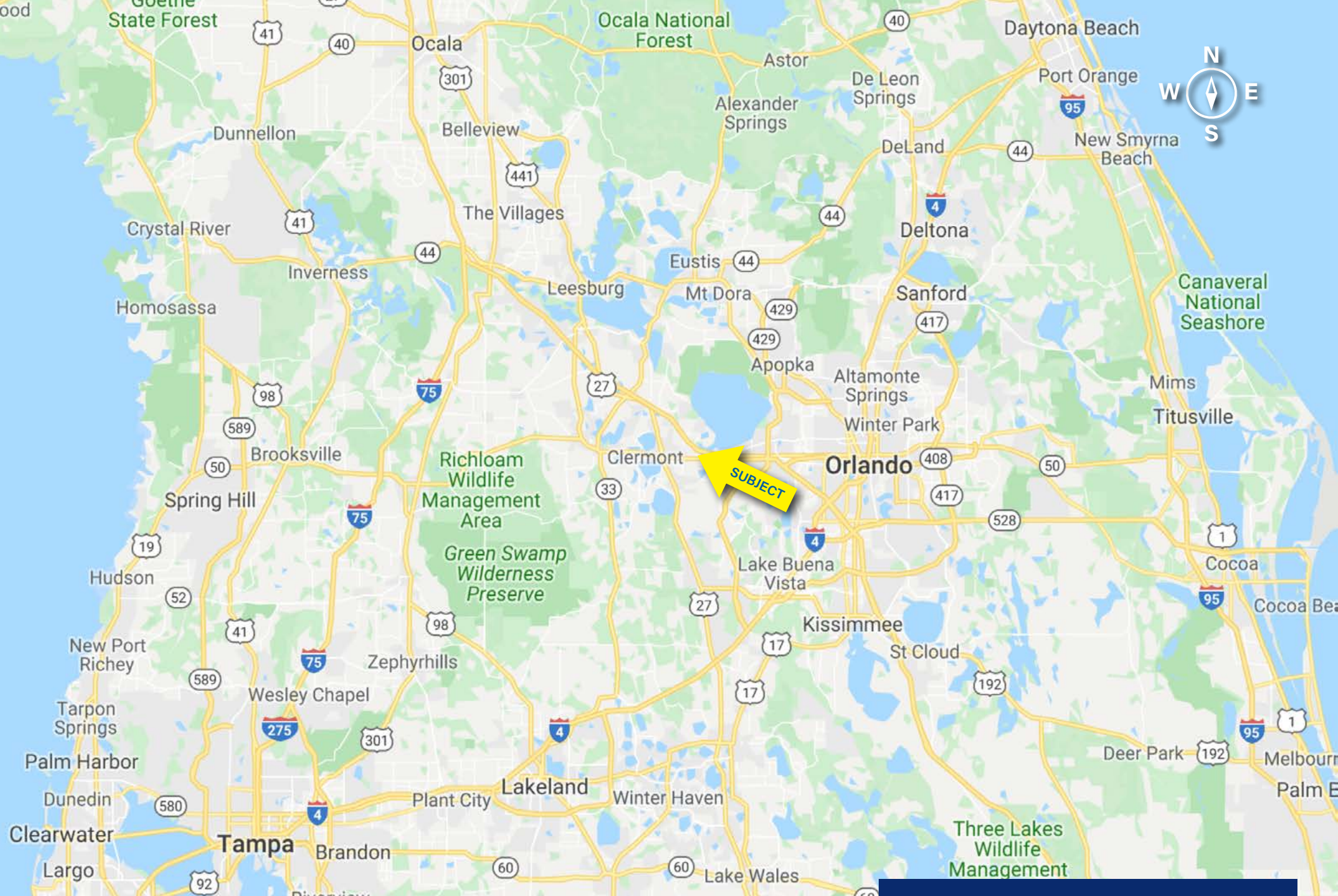
EXECUTIVE SUMMARY

HWY 455 CLERMONT HARTLE 17AC

This property is a 15+/- Acre (usable ac) development parcel located just off Hwy 50, in the heart of the growth of Clermont, just 2 miles from FL Turnpike entrance. Currently located in Lake County (unincorporated Clermont) with the city of Clermont providing water/sewer [at site]. County zoned Ag with FLU Industrial, and the ability to annex into Clermont. Ideal for Residential, Multifamily, Industrial, or mixed use development. Across from Carmax, and the Publix shopping center. This property is in close proximity to many attractions and just 30 minutes from Downtown Orlando, and 45 minutes from Orlando International Airport.

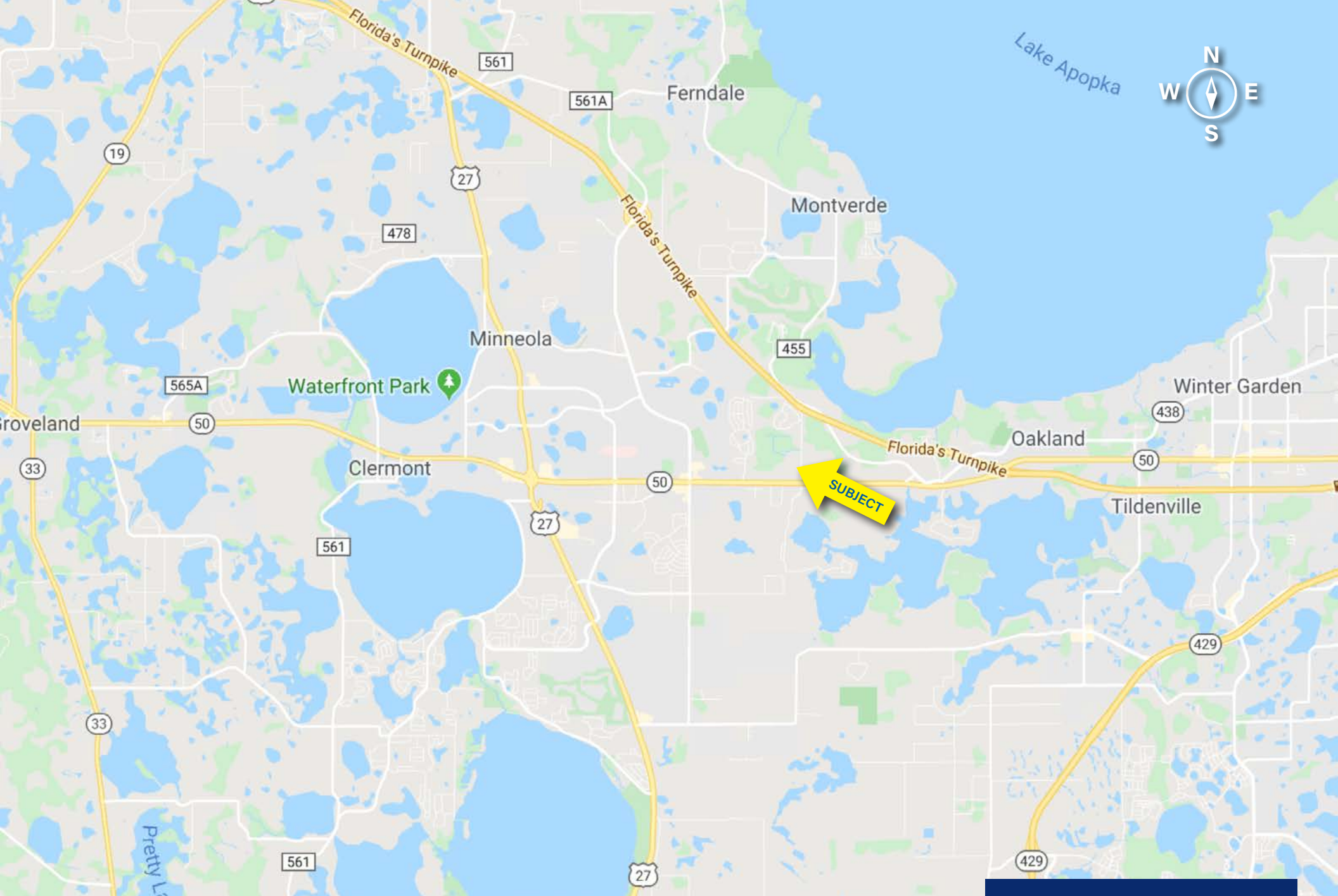
Clermont is the “Choice of Champions” hosting the US Olympic Triathlete Training Center, 1400 lakes, and rolling hills.

Site Address:	0 CR 455, Clermont, FL 34711
County:	Lake
PIN (Property Identification Number):	092226110000500000
Land Size:	17.5 +/- acres (15+/- usable acres)
Property Use:	Vacant commercial
Utilities:	City of Clermont water/sewer [at site] Power, Cable, Phone
Zoning:	Future Land Use: Industrial (can annex into Clermont).
Taxes:	\$4,248.81 [2019]
Traffic Count:	7,000 +/- cars/day via CR 455 62,500 +/- cars/day via Highway 50
Asking Price:	\$3,900,000



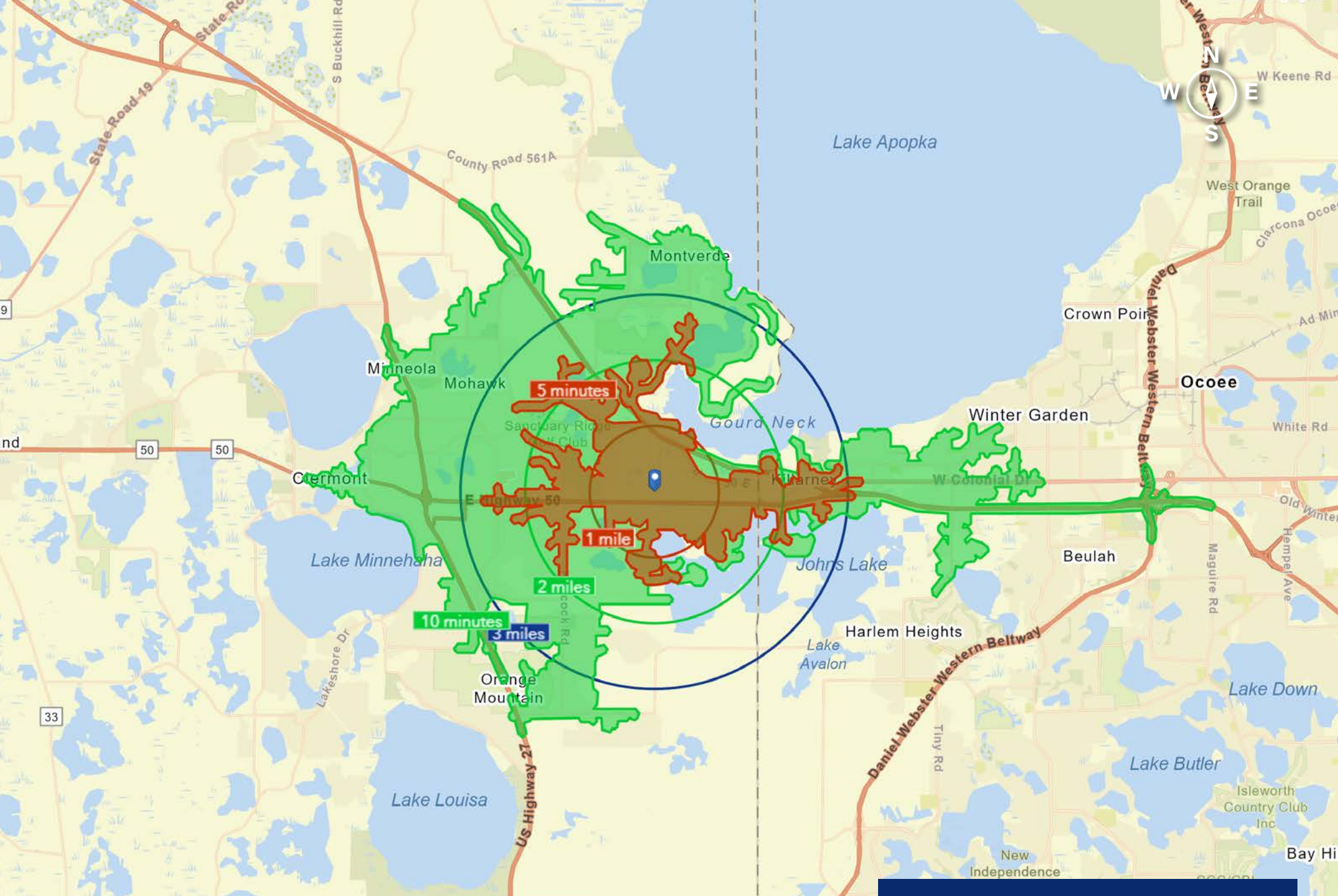
Located in the Orlando - Kissimmee - Sanford MSA, just north of the I-4 Corridor.

REGIONAL LOCATION



Located between US Highway 50 and Florida's Turnpike, just east of US Highway 27

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Lake	MSA	FL	US
Population	2,414	12,177	29,280	6,308	50,017	356,100	2,567,010	21,239,528	332,417,793
Households	808	4,467	10,186	2,275	18,248	143,672	947,895	8,299,404	125,168,557
Families	669	3,554	7,895	1,826	13,407	98,463	632,093	5,366,533	82,295,074
Average Household Size	2.99	2.72	2.87	2.77	2.72	2.45	2.66	2.51	2.59
Owner Occupied Housing Units	728	3,728	8,072	1,946	13,102	108,832	577,679	5,375,035	79,459,278
Renter Occupied Housing Units	80	739	2,115	329	5,145	34,840	370,216	2,924,369	45,709,279
Median Age	37.6	38.2	39.2	37.7	39.0	48.0	37.5	42.5	38.5
<i>Income</i>									
Median Household Income	\$82,891	\$76,686	\$69,806	\$78,279	\$61,165	\$52,376	\$55,875	\$54,238	\$60,548
Average Household Income	\$97,119	\$92,173	\$88,105	\$96,699	\$81,032	\$69,078	\$79,437	\$78,335	\$87,398
Per Capita Income	\$32,023	\$31,150	\$30,617	\$32,378	\$29,105	\$27,921	\$29,413	\$30,703	\$33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	3.06%	3.40%	3.22%	3.20%	2.62%	1.93%	2.00%	1.37%	0.77%
Households	3.03%	3.31%	3.09%	3.17%	2.52%	1.82%	1.92%	1.31%	0.75%
Families	2.93%	3.25%	3.03%	3.12%	2.49%	1.76%	1.87%	1.26%	0.68%
Owner HHs	3.12%	3.48%	3.30%	3.34%	2.91%	2.12%	2.23%	1.60%	0.92%
Median Household Income	1.13%	1.51%	2.19%	1.47%	2.47%	1.95%	2.35%	2.37%	2.70%

BENCHMARK DEMOGRAPHICS

There is a high concentration of wealth in the immediate area. Households by Income of \$100,000+ make up 38.7% of the population within a 1-mile radius.

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Lake MSA FL US

Households by Income

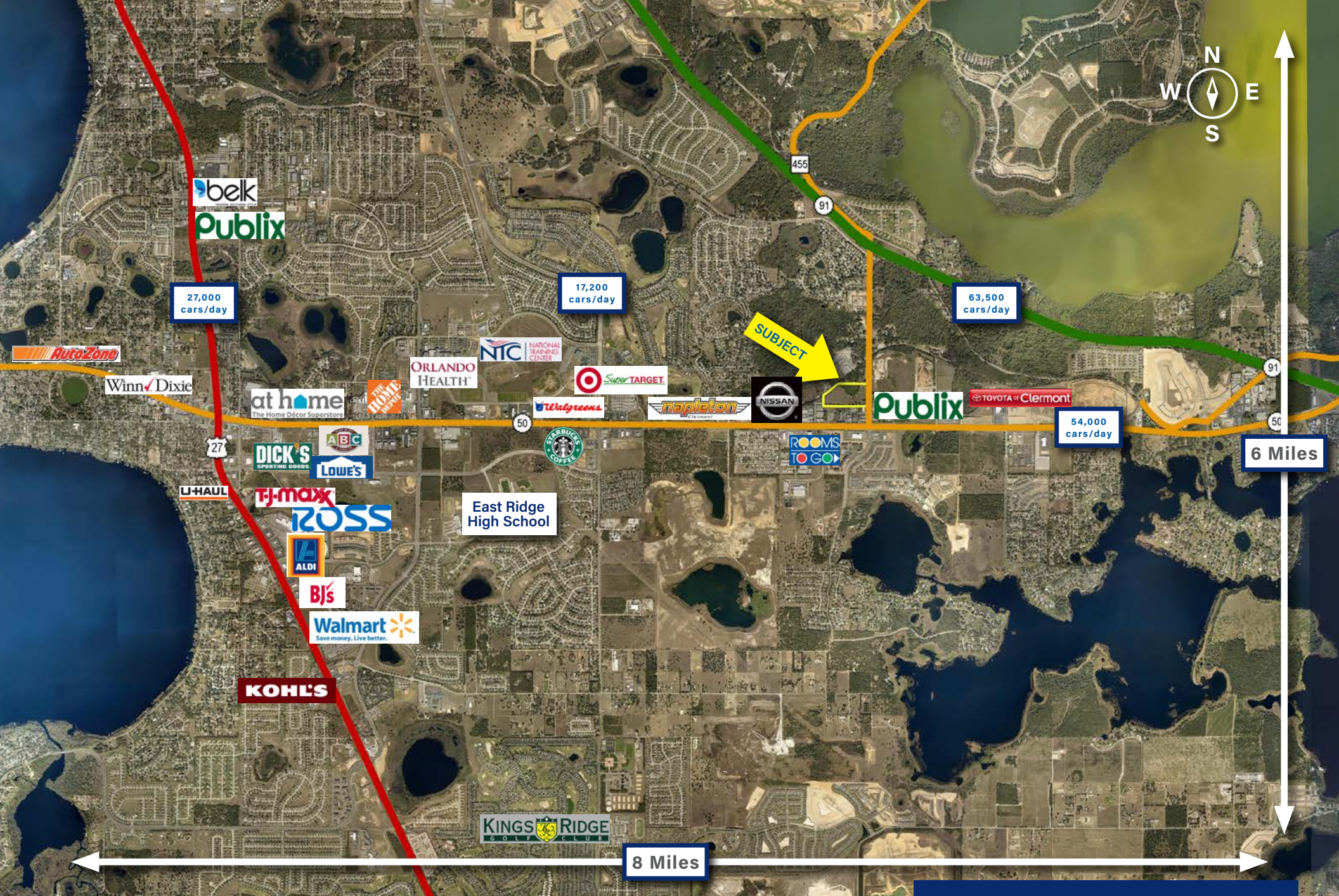
<\$15,000	2.70%	4.90%	5.60%	4.70%	7.50%	10.10%	10.40%	11.10%	10.70%
\$15,000 - \$24,999	3.70%	6.00%	7.40%	5.40%	8.90%	11.30%	9.80%	10.10%	9.00%
\$25,000 - \$34,999	2.60%	5.30%	6.60%	4.30%	7.90%	9.70%	9.40%	10.10%	8.90%
\$35,000 - \$49,999	5.20%	10.70%	13.20%	9.60%	15.10%	16.10%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	28.50%	21.60%	20.30%	23.30%	19.40%	20.10%	18.90%	18.50%	17.50%
\$75,000 - \$99,999	18.40%	16.20%	14.10%	15.80%	12.90%	13.00%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	26.70%	22.50%	20.20%	22.90%	17.50%	12.60%	13.50%	12.80%	15.10%
\$150,000 - \$199,999	7.50%	7.60%	7.60%	7.40%	6.40%	4.20%	5.40%	5.00%	6.50%
\$200,000+	4.50%	5.30%	5.00%	6.60%	4.40%	2.90%	5.80%	5.70%	7.30%

Population by Age

0 - 4	5.90%	5.80%	5.60%	6.00%	5.80%	5.00%	5.80%	5.20%	6.00%
5 - 9	6.40%	6.30%	6.10%	6.50%	6.10%	5.20%	5.90%	5.40%	6.10%
10 - 14	7.00%	6.90%	6.60%	7.10%	6.40%	5.40%	6.00%	5.60%	6.30%
15 - 19	7.00%	6.90%	6.60%	6.90%	6.30%	5.00%	6.20%	5.60%	6.30%
20 - 24	5.80%	5.90%	5.80%	5.80%	6.00%	4.60%	7.30%	6.10%	6.70%
25 - 34	14.80%	14.30%	14.20%	14.40%	14.40%	10.90%	15.60%	13.30%	14.00%
35 - 44	12.40%	12.40%	12.40%	12.60%	12.50%	10.40%	12.80%	11.70%	12.60%
45 - 54	15.30%	15.40%	15.00%	15.30%	14.00%	11.70%	12.70%	12.50%	12.50%
55 - 64	13.50%	13.10%	12.90%	13.20%	12.80%	14.10%	12.40%	13.70%	13.10%
65 - 74	7.60%	8.20%	9.20%	7.80%	9.40%	15.30%	9.20%	11.70%	9.70%
75 - 84	3.30%	3.80%	4.50%	3.50%	4.70%	8.90%	4.50%	6.50%	4.70%
85+	0.90%	1.00%	1.10%	1.00%	1.50%	3.30%	1.70%	2.80%	2.00%

Race and Ethnicity

White Alone	76.80%	72.60%	69.90%	72.50%	69.10%	78.60%	66.10%	72.70%	69.60%
Black Alone	11.00%	12.30%	13.80%	13.30%	15.20%	11.00%	17.30%	16.50%	12.90%
American Indian Alone	0.70%	0.50%	0.50%	0.60%	0.50%	0.50%	0.40%	0.40%	1.00%
Asian Alone	3.00%	4.50%	5.00%	4.20%	4.10%	2.10%	4.50%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.70%	5.30%	6.00%	5.10%	6.60%	4.90%	7.70%	4.50%	7.00%
Two or More Races	3.70%	4.70%	4.80%	4.30%	4.40%	2.90%	3.90%	3.10%	3.50%
Hispanic Origin (Any Race)	23.60%	22.80%	23.50%	22.90%	24.70%	16.60%	32.00%	26.60%	18.60%



The market area features multiple big box retailers such as Publix, Walmart, Lowe's, Home Depot, & more.

MARKET AREA MAP



The trade area encompasses East Clermont which is an active commercial and residential area, and is supported by high-traffic highways (US Highway 50, FL Turnpike)

TRADE AREA MAP



Located within a busy neighborhood area that is anchored by Publix which is just across the street from the subject property.

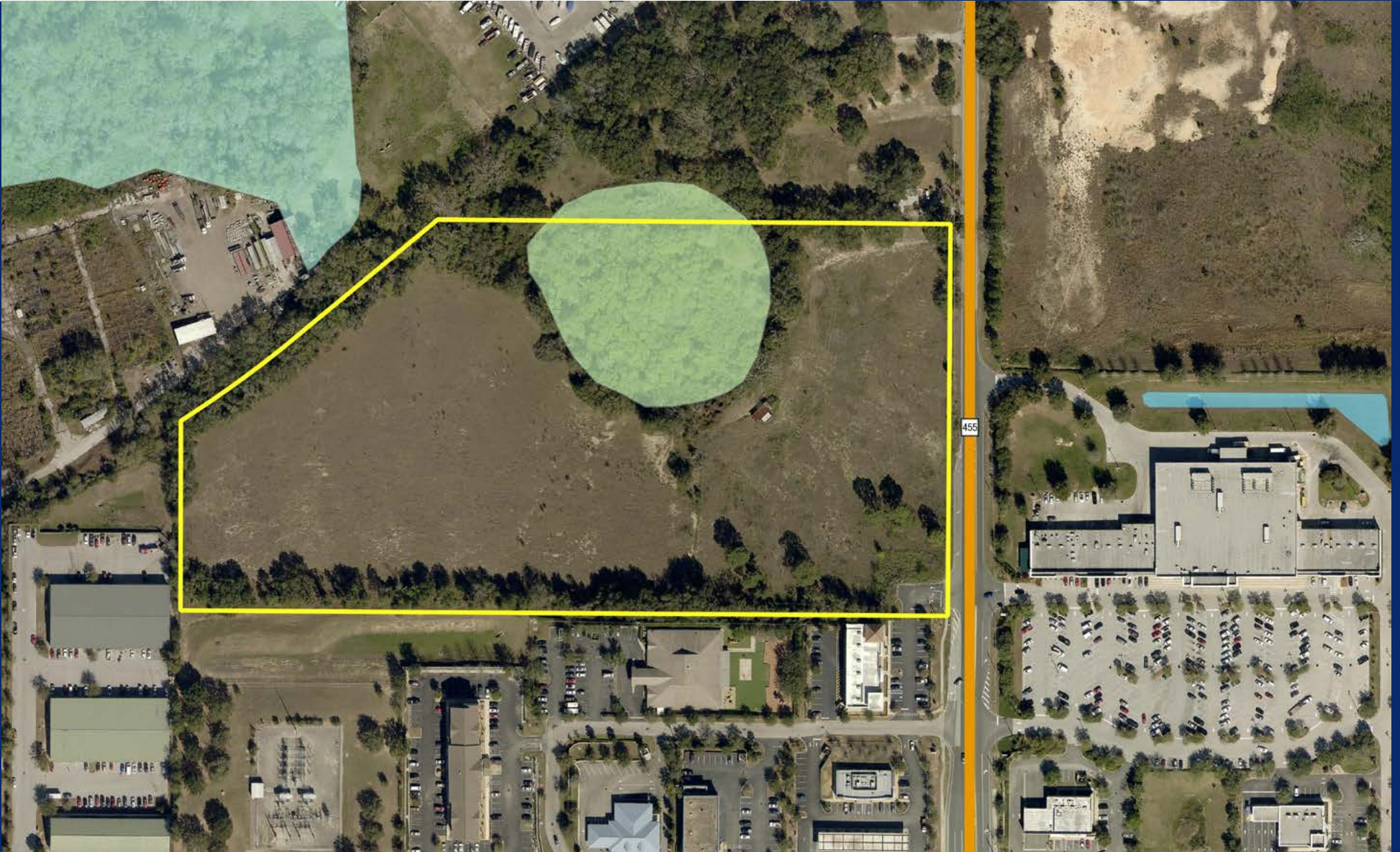
NEIGHBORHOOD AERIAL



The subject property has 655 +/- FT of frontage on CR 455.

SITE AERIAL

The National Wetlands Inventory shows approximately 2.96 acres of wetlands.





Aerial facing NW

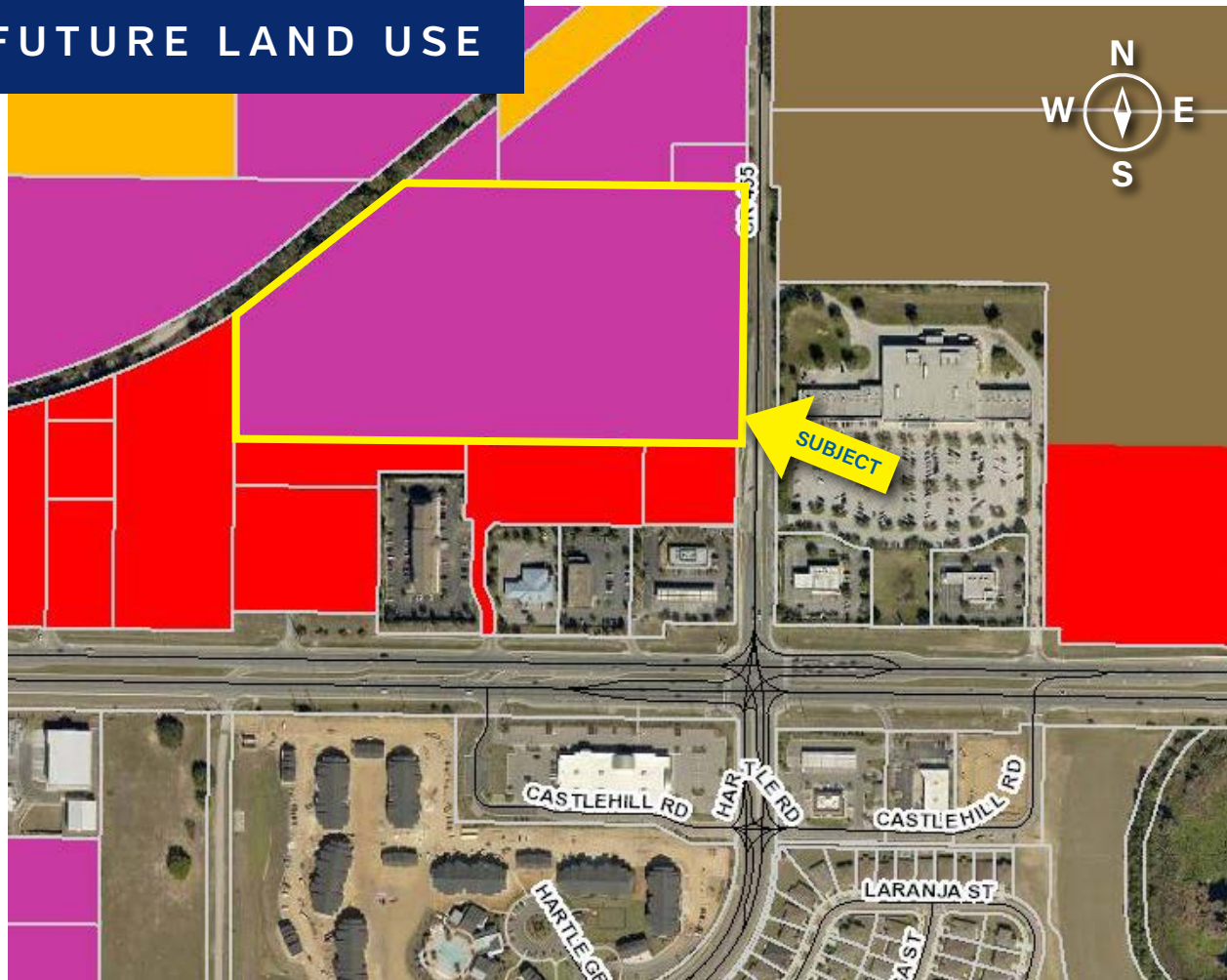


Aerial facing W



Aerial facing SW





FUTURE LAND USE



Regional Office Lake County, FL

The subject property is currently zoned as agricultural with a future land use of regional office.

Currently located in the county. **However**, it can be annexed into Clermont, which will affect the property's zoning, making it ideal for Residential, Multifamily, Industrial, or mixed-use development.

-  REGIONAL OFFICE
-  REGIONAL COMMERCIAL
-  URBAN - LOW DENSITY
-  URBAN - HIGH DENSITY



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