



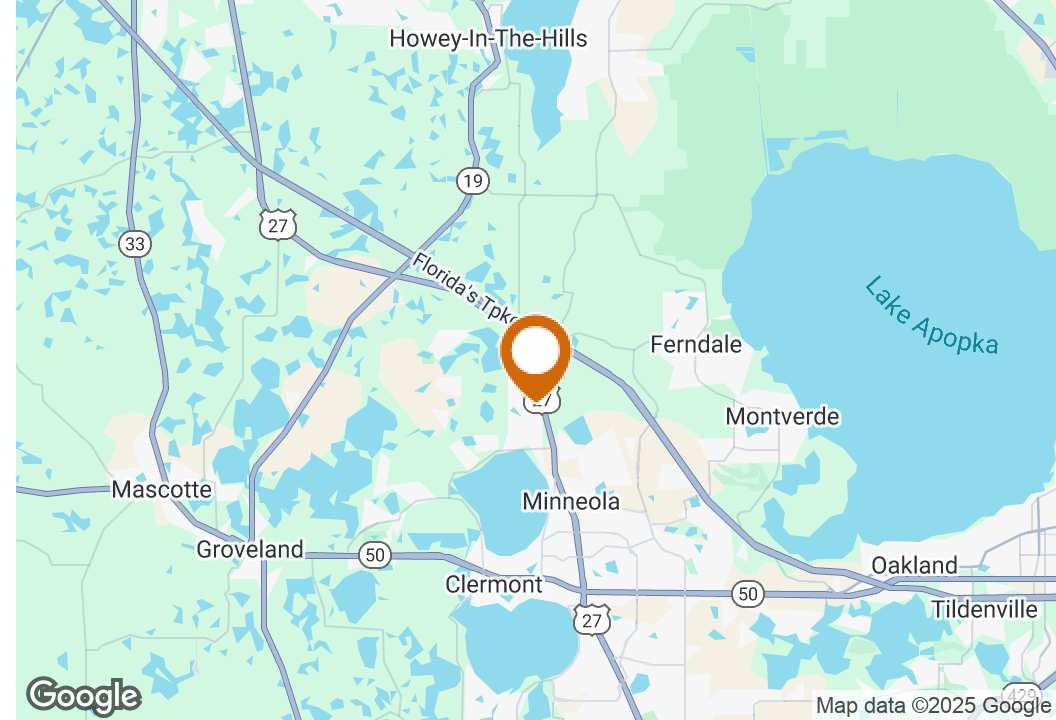
HIGHLAND OAKS BLVD VACANT LAND

Highland Oaks Boulevard, Minneola, FL 34715

Marvin Puryear
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------------------------|
| Sale Price: | \$375,000 |
| Lot Size: | 0.309 Acres |
| Zoning: | RSF-2 |
| Market: | South Lake County |
| Submarket: | Central Florida |
| Traffic Count: | 36,500 ± Cars/Day (Hwy 27) |
| Road Frontage: | 170 ± FT (Hwy 27) |
| APN: | 06-22-26-0002-000-02000 |

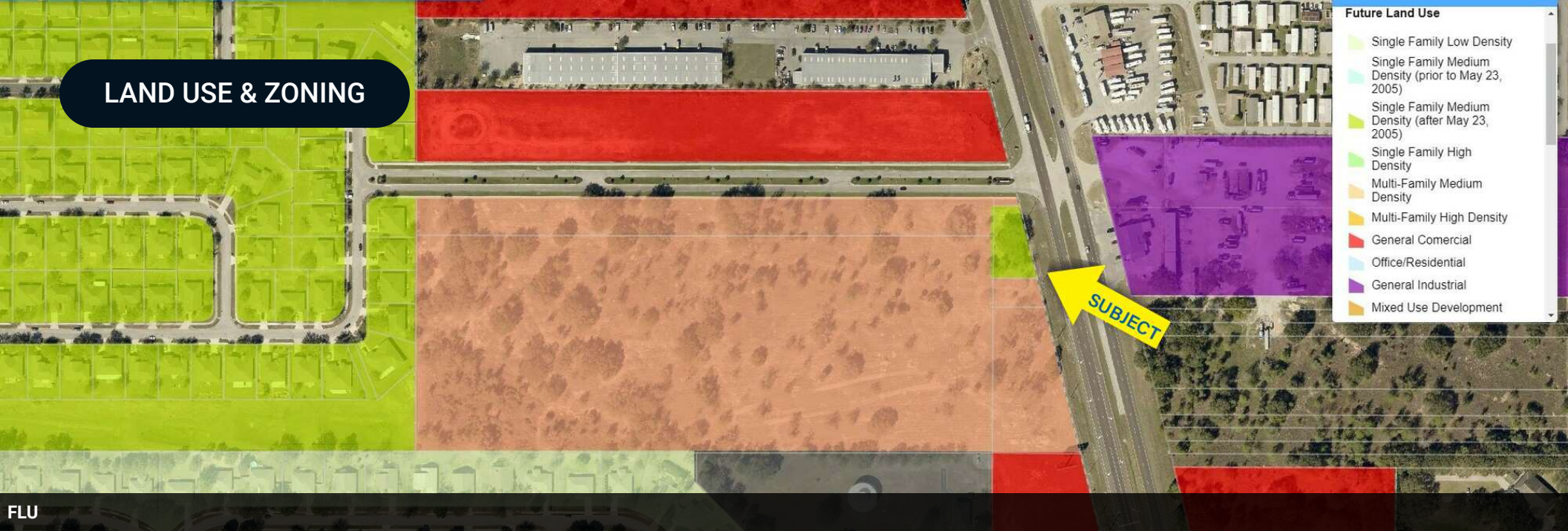
PROPERTY OVERVIEW

Minneola, FL .31-acre lot (with an additional 18.87 acres adjoining also available for a total of over 19 contiguous acres) located on U.S Highway 27 in Minneola with a traffic count of 36,500 ± cars per day. This lot has 170 FT of frontage on Hwy 27 (with 600 ± FT on Hwy 27 with the adjoining lot) located at the Highland Oaks subdivision entrance. City water, city sewer, natural gas, power, and phone/internet service at site or directly across Hwy 27 from site. Land Use: Currently zoned RSF-2; Surrounding zoning is B-1 (City of Minneola - Retail and Office use).

PROPERTY HIGHLIGHTS

- Traffic Count of 36,500 ± cars per day with 170 ± FT of frontage on U.S Hwy 27
- 2.8 miles from the Florida Turnpike
- 45 minutes from the Orlando International Airport
- 2.5 miles to Publix and the Hills of Minneola development with 4000 new homes in process, a new Advent Hospital, and a new retail center

LAND USE & ZONING



SURVEY

HIGHLAND OAKS BOULEVARD
80.00' RIGHT OF WAY

(C) 0.008

GRASS MEDIAN

1.5' CURB

EASTBOUND LANES

2' CURB & GUTTER

5' CONCRETE WALK

PARCEL ID:
06-22-26-000200008000
EAST(D,M)
62.17'(M)

SET 1/2" IRC
LB 6994

PARCEL ID:
01-22-25-000100000700

PARCEL ID:
01-22-25-000100000800

NORTH(D,M)
165.00'(D,M)

SUBJECT PROPERTY
VACANT
PARCEL ID: 06-22-26-000200002000

P.O.B.
SET 1/2" IRC
LB 6994

WEST(D,M)
103.65'(M)

PARCEL ID:
06-22-26-000200002300

599.07'(M)

(M),0

WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27

BASIS OF BEARING
S14°06'44"E(M)
168.24'(M)

R=7559.49
L=1.89'(M)
CH=1.89'(M)
B=S14°06'51"E(M)
D=00°00'52"(M)

SET 1/2" IRC
LB 6994

SET 1/2" IRC
LB 6994

SET 1/2" IRC
LB 6994

ELEC.
RISER

S. HIGHWAY 27
80.00' RIGHT OF WAY

EDGE OF PAVEMENT

SOUTHBOUND LANES

EDGE OF PAVEMENT

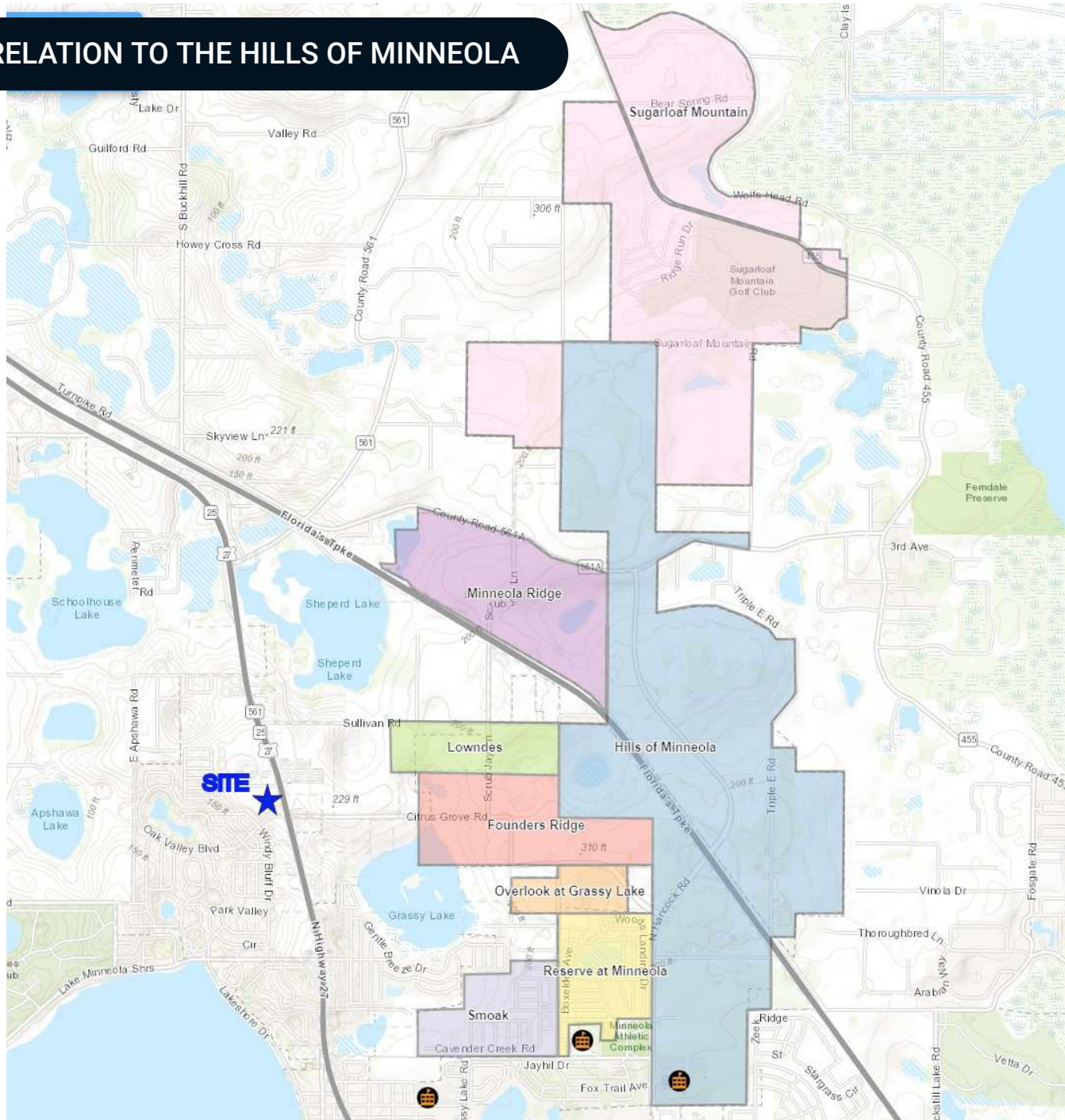
2' CURB

GRASS

SUBJECT PARCEL WITH THE ADJOINING PARCELS
THAT ARE ALSO FOR SALE



LOCATION IN RELATION TO THE HILLS OF MINNEOLA



RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

COUNTY



LAKE COUNTY FLORIDA



| | | | |
|--------------------|-----------|-------------------|--|
| Founded | 1887 | Density | 385.2 (2019) |
| County Seat | Tavares | Population | 416,179 (2023) |
| Area | 953 sq mi | Website | lakecountyfl.gov |

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

ADVISOR BIOGRAPHY



MARVIN PURYEAR

Senior Advisor

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PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at Saunders Real Estate.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 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, Marvin was consistently one of the top selling 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. This included 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 also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation



For more information visit www.saundersrealestate.com

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