



CLERMONT RESIDENTIAL DEVELOPMENT LAND

Bailey Dr, Clermont, FL 34711

Reinaldo Sobrino
407.437.2550
reinaldo@saundersrealestate.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Saunders Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Saunders Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Saunders Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

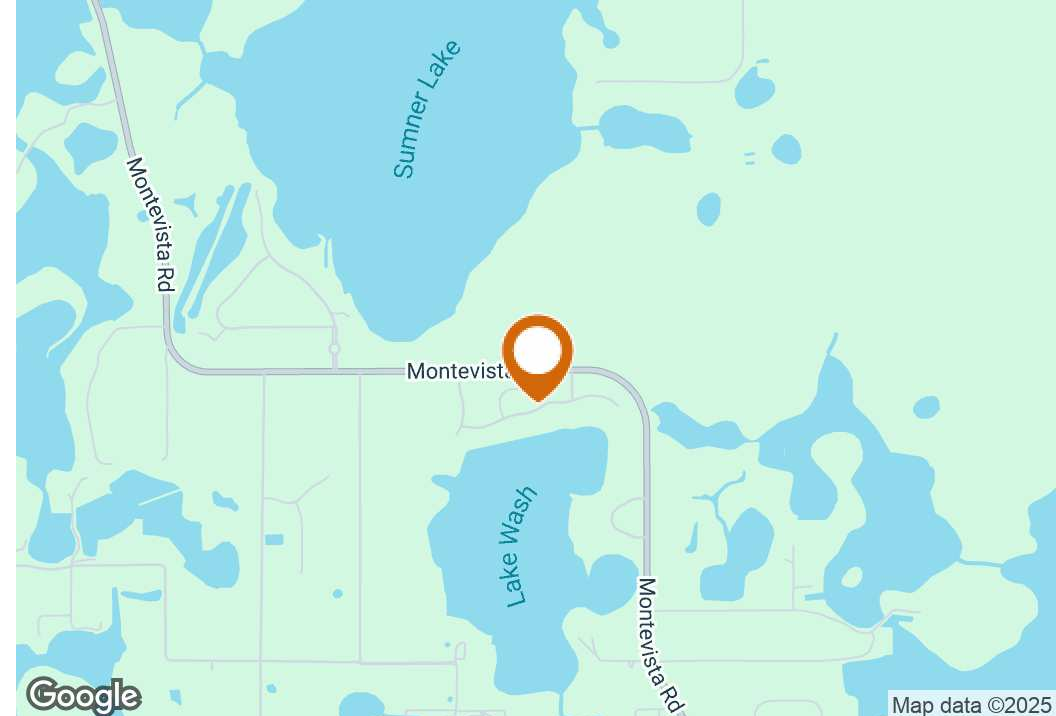
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Saunders Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Saunders Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
REGIONAL & LOCATION MAP	5
DEMOGRAPHICS MAP & REPORT	6
COUNTY	7
CITY	8
RETAILER MAP	9
ADDITIONAL PHOTOS	10
ADVISOR BIOGRAPHY	11

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	1.25 ± Acres
Price / Acre:	\$338,646
Zoning:	R2
City:	Clermont
County:	Lake

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Clermont, FL. Situated in the heart of Clermont, this property provides a strategic location for those seeking to capitalize on the area's growth and expansion. Boasting a well-established infrastructure and convenient access to local amenities, the property presents an ideal canvas for residential investors. Don't miss the chance to transform this property into a lucrative residential venture in one of Florida's most promising areas.

PROPERTY HIGHLIGHTS

- Zoned R2 with potential for residential development
- Prime location in Clermont
- Convenient access to local amenities
- Ideal for residential investors
- Underground utilities electric, cable and fiber.

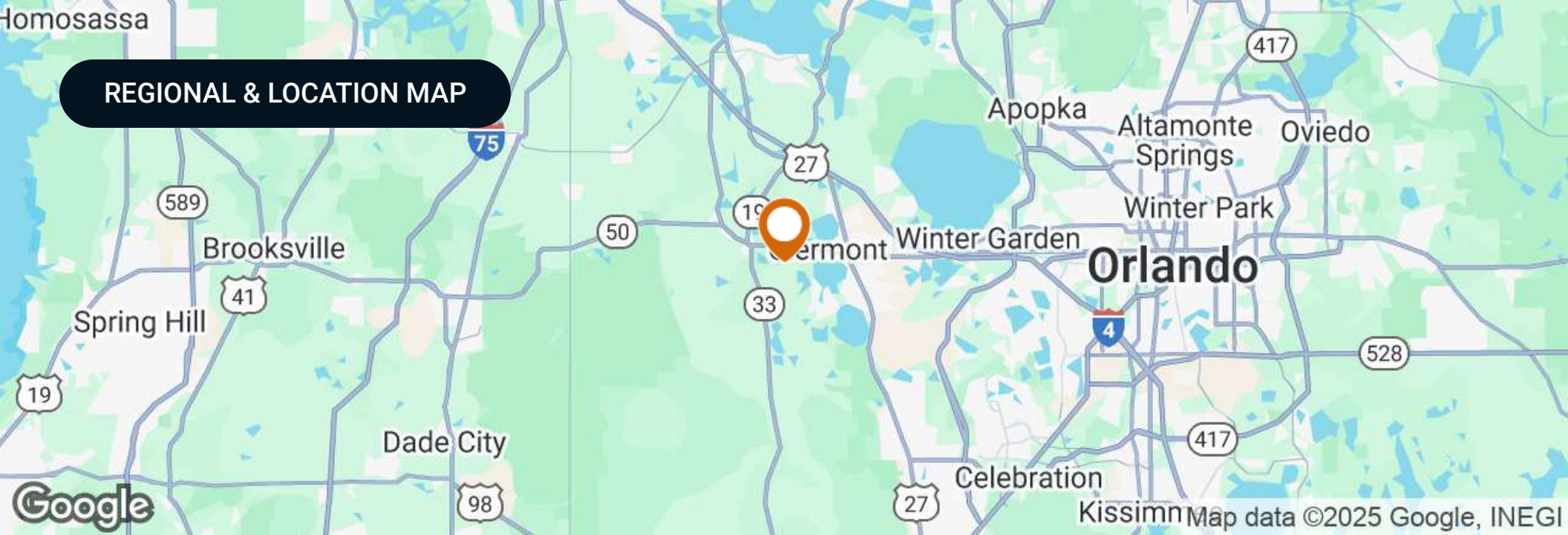
PROPERTY DESCRIPTION

Lake Wash

LOCATION DESCRIPTION

Discover the hidden gem of Clermont, FL, an up-and-coming area ripe for potential growth. The property is nestled in a bustling district with a unique blend of commercial and residential spaces. Nearby points of interest include the Clermont Historic Village, a charming window into the area's rich history, as well as the scenic Lake Minneola and Waterfront Park, offering a serene retreat from the urban bustle.

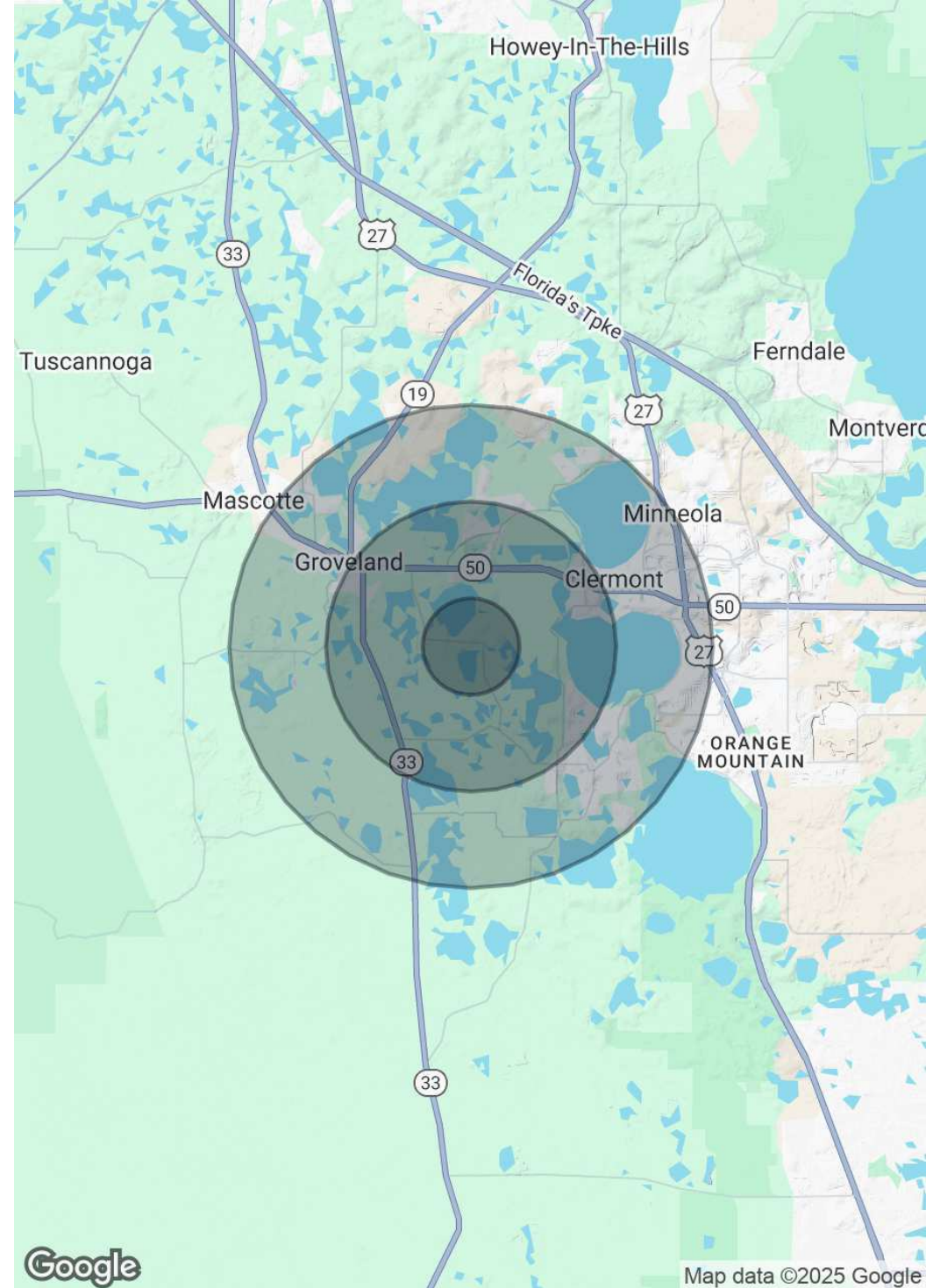
With easy access to major highways, and a prime location for future commercial developments, the area presents an exciting opportunity for investors.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	324	14,356	57,292
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	117	5,137	20,640
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$91,640	\$107,423	\$101,887
Average House Value	\$401,916	\$432,032	\$399,045

Demographics data derived from AlphaMap



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.



CLERMONT LAKE COUNTY

Founded	1916
Population	47,823 (2023)
Area	11.5 sq mi
Website	www.clermontfl.gov

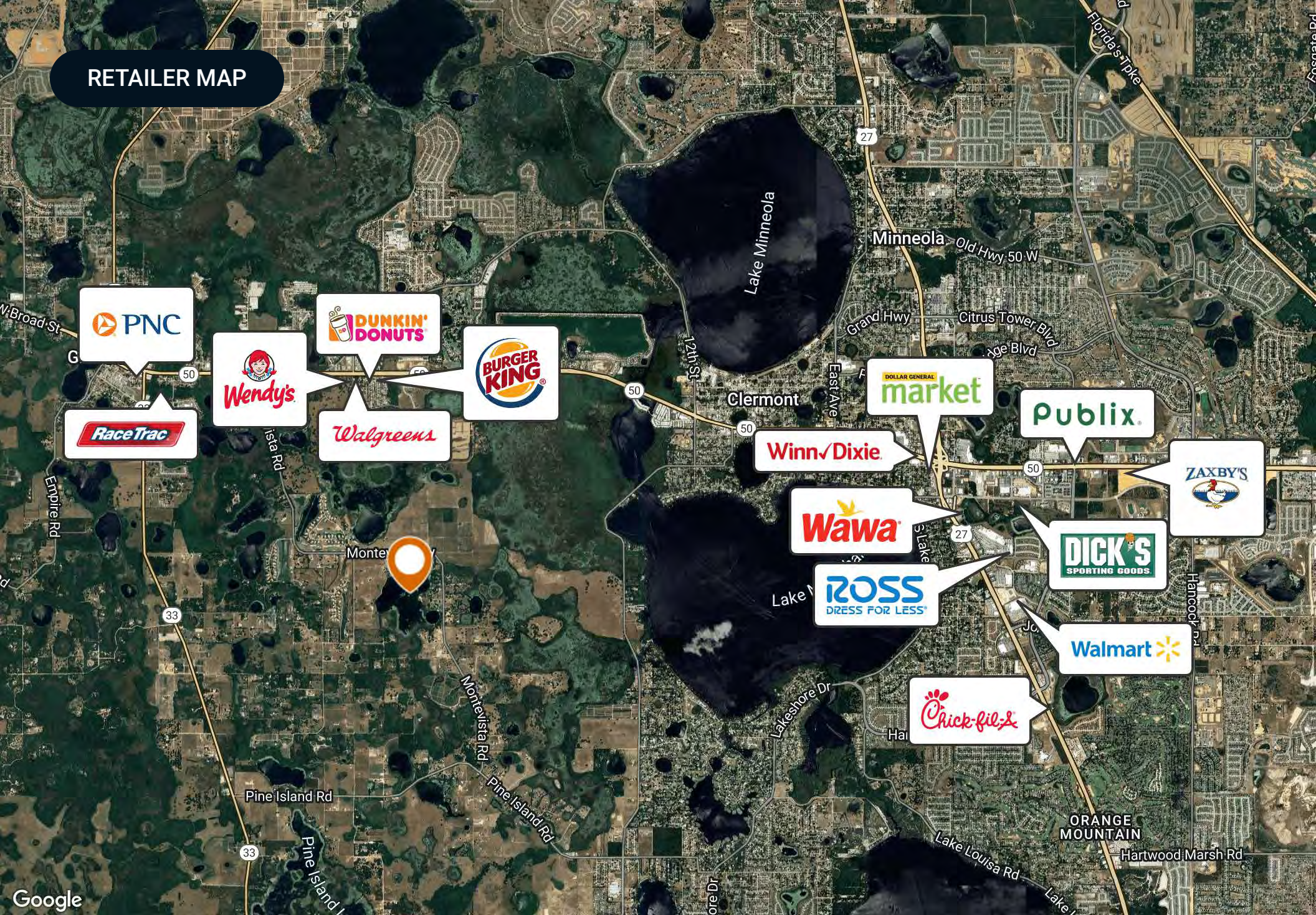
Major Employers	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida
------------------------	---

Clermont was founded in 1884 and incorporated in 1916. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. As the largest city in Lake County, Clermont continues to expand along with Central Florida's growing population.

Clermont's rolling hills and lakes are a strong draw to homebuyers, and Clermont still has that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in Clermont. With a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.

RETAILER MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



REINALDO SOBRINO

Associate Advisor

reinaldo@saundersrealestate.com

Direct: 877.518.5263 x481 | Cell: 407.437.2550

PROFESSIONAL BACKGROUND

Reinaldo Sobrino is an Associate Advisor at Saunders Real Estate. He has over 20 years of experience in Central Florida, Reinaldo is dedicated and detail-oriented, always prioritizing his clients' best interests. His proactive approach, extensive market knowledge, and vast network enable him to foster valuable relationships and identify ideal opportunities for his clients.

Originally from San Juan, Puerto Rico, Reinaldo is fluent in Spanish and English. He holds a Bachelor's degree in Hospitality and uses his bilingual skills to educate buyers and sellers in the real estate market.

He received the 2021 Orlando Regional Realtor Association Silver Top Level Producer award, reflecting his commitment to excellence in real estate. Reinaldo is also pursuing his CCIM commercial certification. In his free time, he enjoys outdoor activities such as boating, fishing, surfing, and other sports.

EDUCATION

Bachelors in Hospitality from Johnson & Wales University

MEMBERSHIPS

Orlando Regional Realtor Association

CCIM Central Florida Member



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

