INVESTMENT OPPORTUNITY · CLERMONT, FL 34715 · LAKE COUNTY

11.03 ACRE ASSEMBLAGE US HWY 27 & FLORIDA TURNPIKE

19520 US Highway 27 · Industrial / Commercial / Dealership · Seller Financing Available

FULL ASSEMBLAGE
Contact for Pricing

Parcels available separately

Clermont Eleven LLC
(954) 214-6700

11.03	6	123K+	10K	LM	PD
TOTAL ACRES	CONTINUOUS PARCELS	COMBINED DAILY VPD	SF EXISTING BUILDING	LIGHT INDUSTRIAL	REZONING POTENTIAL

SIX-PARCEL ASSEMBLAGE · DUAL HIGHWAY FRONTAGE

US Highway 27 frontage with continuous Florida Turnpike rear exposure · Between Turnpike Exits 278 & 289 · LM Light Industrial zoning across all parcels.

123,000+ VPD
COMBINED DAILY TRAFFIC

Investment Highlights

- **Dual highway frontage** on US-27 and the Florida Turnpike — nearly impossible to replicate in South Lake County.
- **±123,000 combined AADT** (US-27 ±27,000 · Turnpike ±97,500) — monument and pylon signage potential.
- **Four distinct development paths** — industrial flex, auto dealership, trade retail, or IOS truck/equipment yard (see Page 2).
- **Conceptual site plan in place** (Insite Studio, 2024) supporting ±90,000 SF new industrial + existing 10,000 SF facility.
- **Income-ready** 10,000 SF building on Parcel 2 (1.6 AC) with secured paved yard — immediate owner-user or holding income.
- **Seller financing** available for qualified buyers — flexible terms, expedited closing.
- **Parcels available separately** — flexibility for phased acquisition or full assemblage takedown.

TRACT	ACRES	ALT KEY	STATUS
Parcel 1	2.217	1210607	Industrial · LM
Parcel 2	1.60	1210682	10,000 SF building + paved yard
Parcel 3	1.35	1210674	Industrial · LM
Parcel 4	1.4029	3638034	Industrial · LM
Parcel 5	3.12	1210691	Industrial - MP
Parcel 6	1.37	1210658	Industrial - MP
TOTAL ASSEMBLAGE	**11.03 AC**		**Light Industrial (LM) Zoning**

Existing 10,000 SF building shown with updated signage — immediate owner-user occupancy

Location & Connectivity

Strategically positioned **between Clermont and Minneola**, the site sits within one of Central Florida's fastest-growing corridors. Direct connectivity to **The Villages** and the **Orlando MSA** via US-27 and the Florida Turnpike. Surrounded by substantial residential and commercial expansion — Hills of Minneola master development, Olympus Sports & Wellness District, and major national industrial / retail projects.

SELLER FINANCING AVAILABLE

Flexible terms for qualified buyers · expedited closing

Long-term lease options considered for qualified corporate operators

CLERMONT ELEVEN LLC
Industrial & Commercial Development · South Lake County, FL

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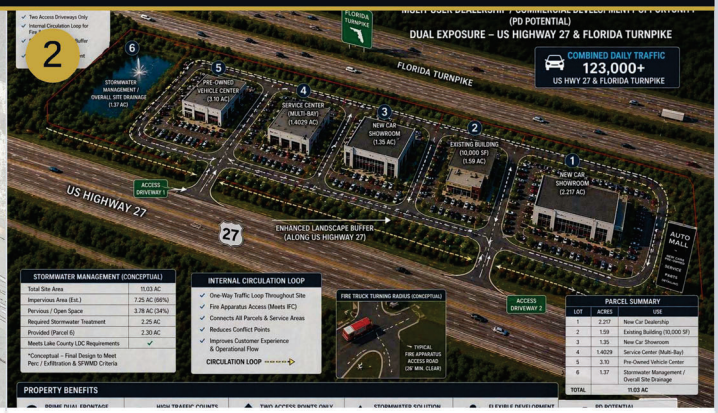
Owner · Direct Line

Information herein is from sources deemed reliable but not guaranteed. Acreage, traffic counts, and conceptual plans are approximate and subject to verification.

FOUR DEVELOPMENT PATHS

The assemblage supports multiple end uses driven by dual-highway visibility, flexible LM zoning, and Planned Development rezoning potential. Each path leverages the existing 10,000 SF building, the secured yard, and the contiguous parcel structure.



CONCEPT ONE

INDUSTRIAL / FLEX CAMPUS

Per Insite Studio SP-1378, the assemblage supports **five new ±20,000 SF commercial warehouses** alongside the existing 10,000 SF building — approximately **±110,000 SF of total industrial development** with shared circulation, loading docks, and stormwater retention on Parcel 6.

±110K SF TOTAL | **5 NEW BUILDINGS** | **LM ZONING**

CONCEPT TWO

AUTO DEALERSHIP / AUTO MALL

Multi-user dealership concept with **dual new car showrooms, a multi-bay service center, and pre-owned vehicle center** — designed around two DOT-aligned access driveways and a one-way internal circulation loop meeting Lake County LDC fire access requirements.

MULTI-USER | **2 ACCESS POINTS** | **PD POTENTIAL**

CONCEPT THREE

TRADE RETAIL / FLEX CENTER

Highway-visible trade retail center anchored by **flooring & tile outlet, home improvement supply, and contractor showroom** tenants. Captures both contractor traffic from the corridor and retail consumer traffic from the dense residential growth across Clermont and Minneola.

B2B + RETAIL | **PYLON SIGNAGE** | **MULTI-TENANT**

CONCEPT FOUR

IOS / EQUIPMENT & TRUCK YARD

Industrial Outdoor Storage operates immediately on existing infrastructure — **secured fenced yard, paved surfaces, and 10,000 SF building** with office and mezzanine. Ideal for fleet operations, equipment rental, building material distribution, or contractor laydown — a scarce IOS-zoned site in Lake County.

INCOME-READY | **SECURED YARD** | **SCARCE IOS**

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All renderings are conceptual and provided for marketing purposes only. Development capacity, entitlement timing, and use approvals subject to verification with Lake County and applicable regulatory authorities.