

**18 ACRES PRIME FOR  
DEVELOPMENT**  
FOR SALE

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**9110 S GRASSY LAKE RD**

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*Minneola, FL 34715*

For Sale By

**NATIVE**  
REALTY®



## PROPERTY DESCRIPTION

Native Realty is proud to present this rare opportunity to own 18-Acres of commercial land in highly sought after Minneola County. Thousands of homes and mixed-use apartments are currently in development nearby, along with multiple projects pending approval from the city. Offering 651 feet of high visibility frontage along US Highway 27 (40,500 AADT) and a short commute to Disney, Universal Studios and the World Class Olympus development, which is a 243-acre master planned community combining sports, wellness, entertainment and residential development.

Ownership will consider subdividing the parcels as needed.

## PROPERTY HIGHLIGHTS

- 18 Acres Zoned Commercial
- Highly sought after Minneola County
- 40,500 vehicles per day on US 27
- Minutes from dozens of new multifamily developments
- Parcel can be subdivided by Sale or Ground Lease

## OFFERING SUMMARY

Sale Price:	\$4,995,000.00
Lot Size:	1 to 18 Acres Available

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,257	11,140	22,736
Total Population	6,159	20,589	38,538
Average HH Income	\$89,062	\$83,769	\$80,697



VIDEO TOUR











27



LIL ANTHONY'S PIZZA



Milneoria



Grand Hwy



N Ridge Blvd

N Ridge Blvd

N Hancock Rd

Old Hwy 50 W



Clermont

50

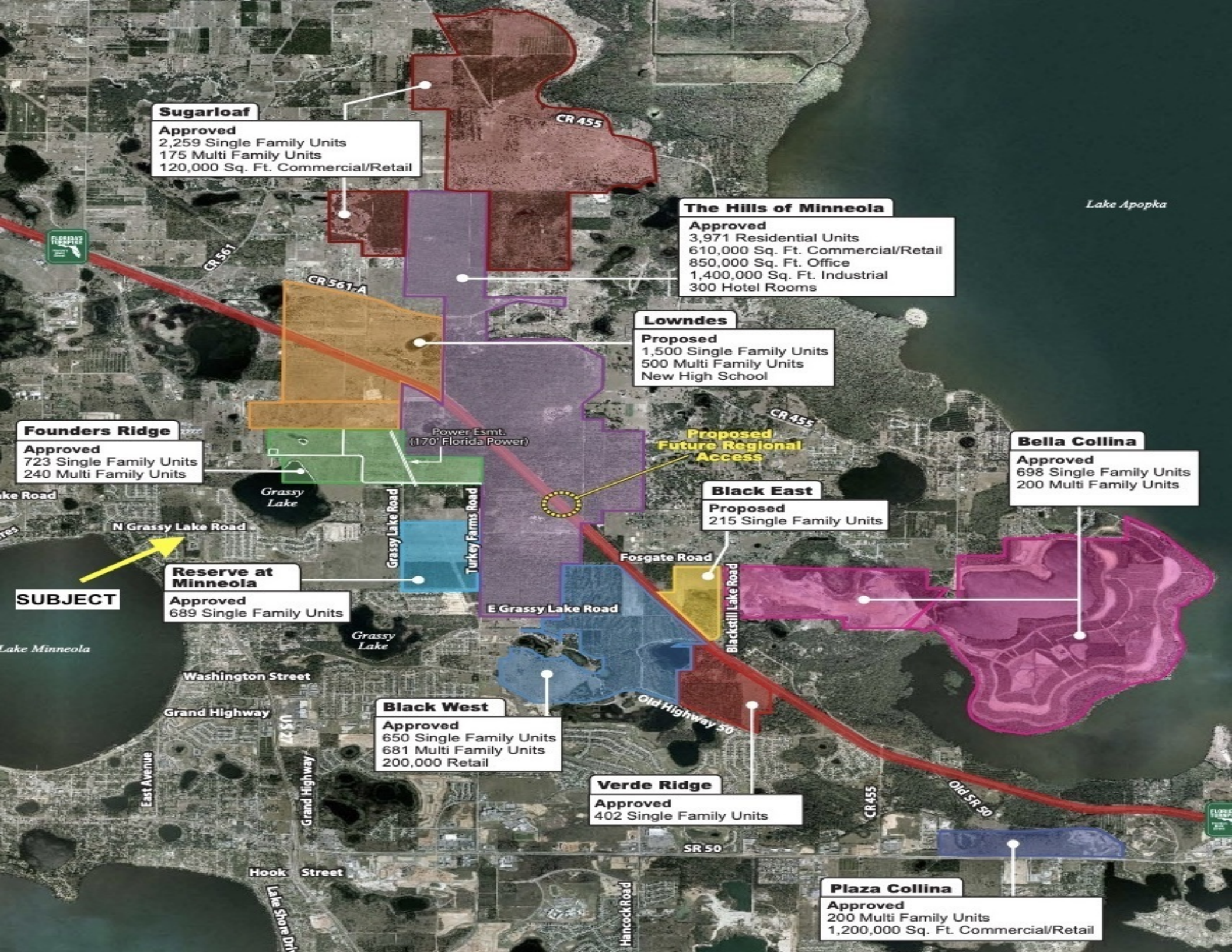
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Map data © 2022 Google

Google



**Sugarloaf**

**Approved**  
2,259 Single Family Units  
175 Multi Family Units  
120,000 Sq. Ft. Commercial/Retail

**The Hills of Minneola**

**Approved**  
3,971 Residential Units  
610,000 Sq. Ft. Commercial/Retail  
850,000 Sq. Ft. Office  
1,400,000 Sq. Ft. Industrial  
300 Hotel Rooms

**Lowndes**

**Proposed**  
1,500 Single Family Units  
500 Multi Family Units  
New High School

**Founders Ridge**

**Approved**  
723 Single Family Units  
240 Multi Family Units

**Proposed Future Regional Access**

**Bella Collina**

**Approved**  
698 Single Family Units  
200 Multi Family Units

**Reserve at Minneola**

**Approved**  
689 Single Family Units

**Black East**

**Proposed**  
215 Single Family Units

**SUBJECT**

E Grassy Lake Road

**Black West**

**Approved**  
650 Single Family Units  
681 Multi Family Units  
200,000 Retail

**Verde Ridge**

**Approved**  
402 Single Family Units

**Plaza Collina**

**Approved**  
200 Multi Family Units  
1,200,000 Sq. Ft. Commercial/Retail

Lake Apopka

Lake Minneola

Washington Street

Grand Highway

East Avenue

Grand Highway

Hook Street

Lake Shore Driv

Hancock Road

SR 50

Old Highway 50

Old SR 50

Blackstill Lake Road

Fosgate Road

Turkey Farms Road

Grassy Lake Road

N Grassy Lake Road

Grassy Lake

Grassy Lake

Power Esmt. (170' Florida Power)

CR 455

CR 561-A

CR 561

CR 455

CR 455









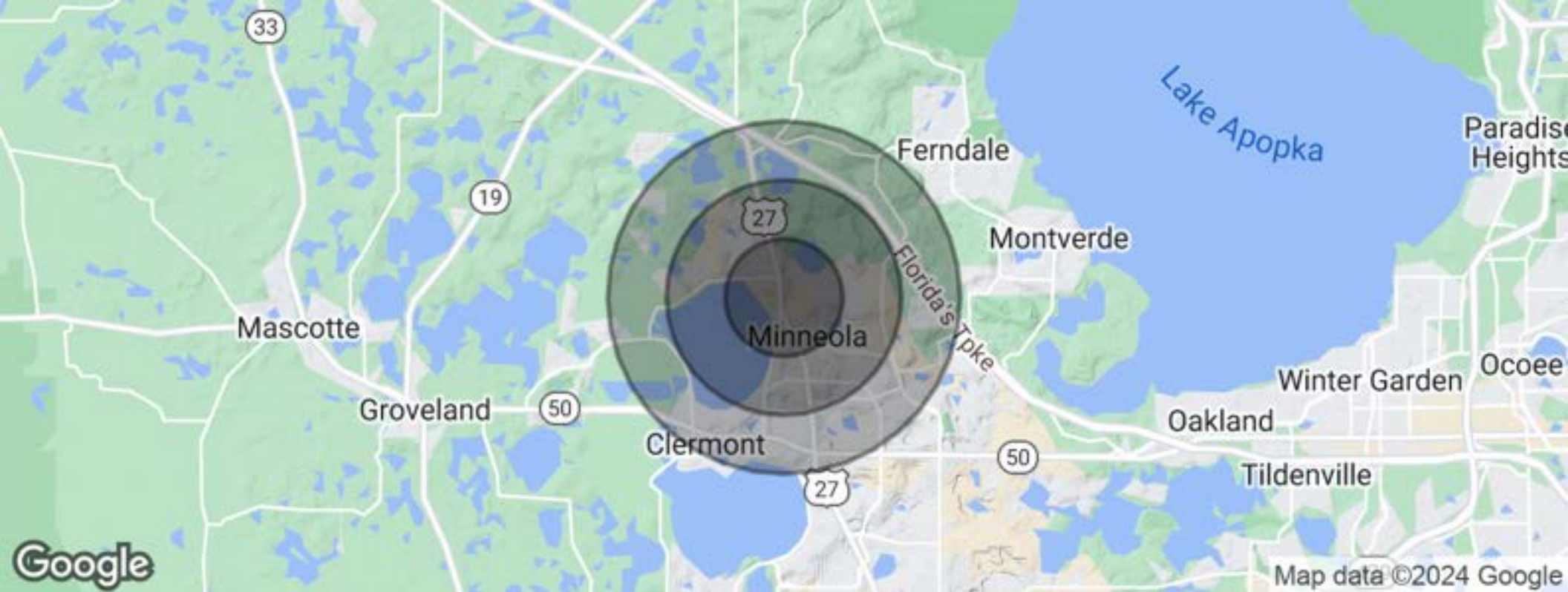












### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,159	20,589	38,538
Average Age	40.0	42.2	41.4
Average Age (Male)	39.6	39.9	40.0
Average Age (Female)	40.3	42.8	42.0

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,257	11,140	22,736
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$89,062	\$83,769	\$80,697
Average House Value	\$258,463	\$242,659	\$257,836

\* Demographic data derived from 2020 ACS - US Census



# NATIVE REALTY®

KALEY TUNING

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