

# 11.03 ACRE ASSEMBLAGE US HWY 27 & FLORIDA TURNPIKE

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

FULL ASSEMBLAGE  
**\$8,699,000**

Parcels available separately

**Clermont Eleven LLC**  
(954) 214-6700

**11.03**  
TOTAL ACRES

**6**  
CONTINUOUS  
PARCELS

**123K+**  
COMBINED DAILY  
VPD

**10K**  
SF EXISTING  
BUILDING

**LM**  
LIGHT INDUSTRIAL

**PD**  
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.



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

TRACT	ACRES	ALT KEY	STATUS
Parcel 1	2,217	1210607	Industrial · fill needed
Parcel 2	1.60	1210682	10,000 SF building + paved yard
Parcel 3	1,35	1210674	Industrial · clean lot
Parcel 4	1,4029	3638034	Industrial · clean lot
Parcel 5	3,12	1210691	Industrial · clean (some clearing done)
Parcel 6	1.37	1210658	Wetlands · site stormwater retention
<b>TOTAL ASSEMBLAGE</b>	<b>11.03 AC</b>	<b>Light Industrial (LM) Zoning</b>	

### 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**

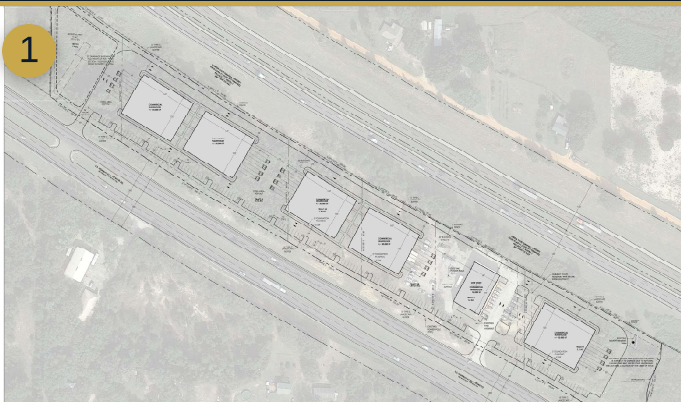
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Owner · Direct Line

# FOUR DEVELOPMENT PATHS

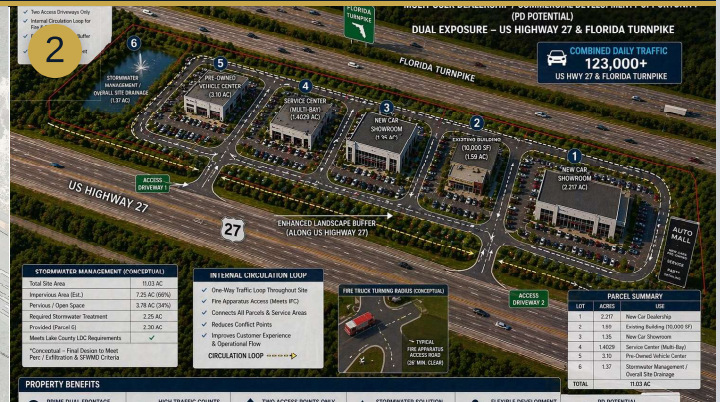
The assemblage supports multiple end uses driven by dual-highway visibility, flexible LM zoning, and Planned Development rezoning potential. Each path leverages the existing 10,000 SF building, the secured yard, and the contiguous parcel structure.



## 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.

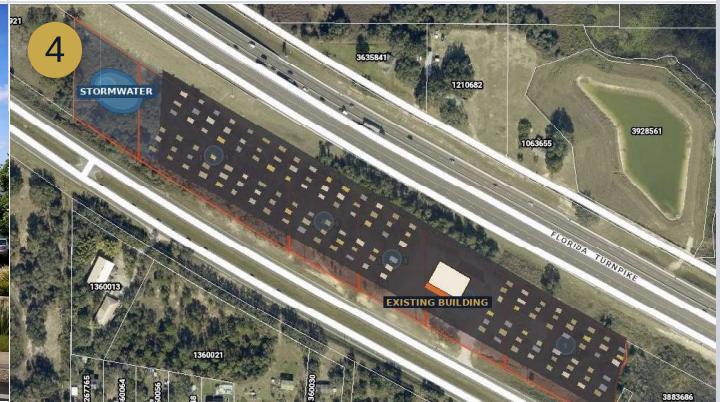
- MULTI-USER
- 2 ACCESS POINTS
- PD POTENTIAL



## 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.