

# DEVELOPMENT SITE OPPORTUNITY PRIME LOCATION

LAND FOR SALE (1.82 ACRES)

CLERMONT, FL (ORLANDO-KISSMMEE-SANFORD MSA)

W. COLONIAL DR 🚗 55,500 AADT

ROOMS  
TO GO  
PATIO

ROOMS TO GO PATIO



CLERMONT MODERN  
DENTISTRY

SHERWIN-WILLIAMS.



**SITE**  
1.82 AC

**SKYLINE AT  
WESTFALL**  
(300 UNITS)

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 **SWIFTCREEK**  
COMMERCIAL

# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

GOOD HEART BLVD., CLERMONT, FL 34711

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Commercial Vacant Land for Sale

### PROPERTY HIGHLIGHTS

- This 1.82 acre parcel site is available for sale.
- Easily accessible and highly visible, this property is ideally located along W. Colonial Dr.
- Excellent location for early education center and many other users, surrounded by a variety of retail and professional businesses and dense residential communities.
- A sample site plan is available, and optional development services can be provided to help bring your vision to life.
- High Traffic Count: W. Colonial Dr. has an Annual Average Daily Traffic (AADT) of 55,500 vehicles, providing a constant flow of potential customers.
- Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).

### OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	1.82 Acres
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	12,197	112,206	179,901
Total Population	32,157	112,206	179,901
Median HH Income	\$114,824	\$102,586	\$105,524

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ORLANDO

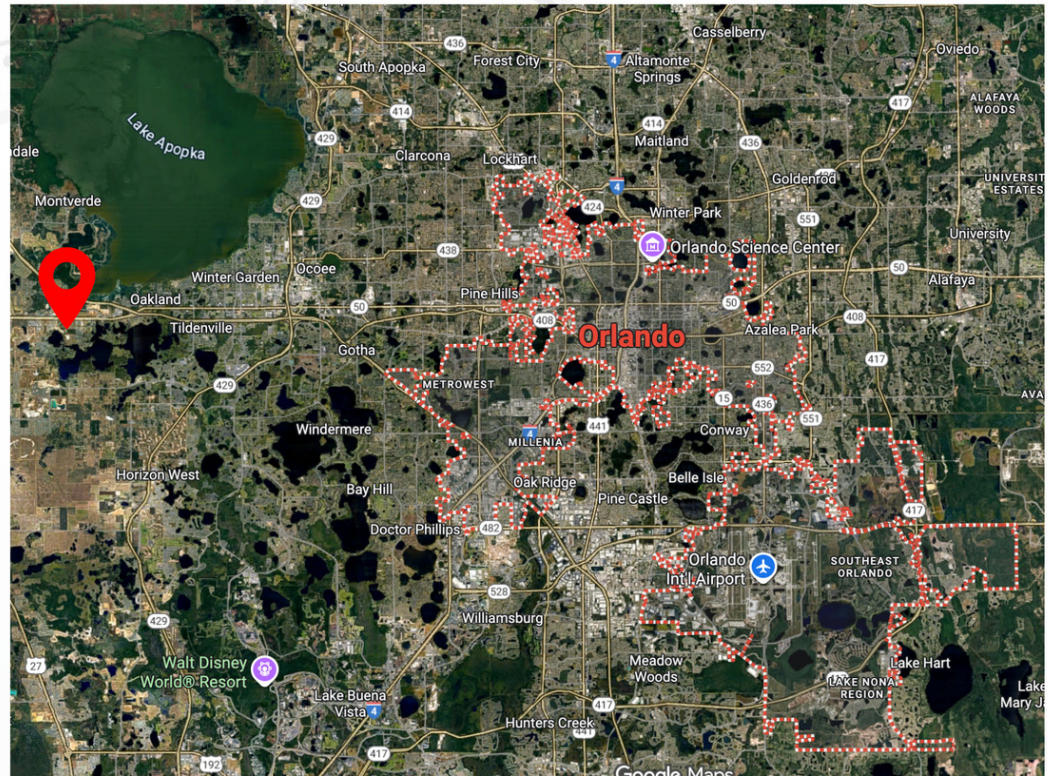
## MARKET OVERVIEW

The site is located in Orlando, in Central Florida. Orlando is home to more than a dozen theme parks, including Disney World and Universal Studios. The current Orlando MSA (made up of Lake, Orange, Osceola and Seminole Counties) has a population of approximately 2,940,513 as of July 2024; many of which enjoy the world famous restaurants, high-end outlets, amazing concerts and sporting events that Orlando has to offer. Between mid-2023 and mid-2024, Orlando had one of the fastest growth rates in the country at 2.7%, the highest among the 30 most populous U.S. metropolitan areas. It was named WalletHub's Best Place to Retire (2024) and was the fastest-growing large region in the U.S. in 2024, placing it as the 20th most populous region in the country.

The largest industries in Orlando include Life Sciences & Healthcare, Innovative Technologies, Aerospace & Defense, and Advanced Manufacturing, alongside the historically dominant Tourism & Hospitality.

The top employers in the MSA include:

- Walt Disney World Resort
- AdventHealth
- Universal Orlando Resort
- Orlando Health
- Orange County Public Schools



## ORLANDO FACTS

- 20TH LARGEST METRO IN THE U.S.
- MORE THAN 150 INTERNATIONAL COMPANIES REPRESENTING APPROXIMATELY 20 COUNTRIES HAVE FACILITIES IN METRO ORLANDO
- HOME TO THE 7TH LARGEST RESEARCH PARK IN THE U.S., CENTRAL FLORIDA RESEARCH PARK, WHICH EMPLOYS 8,500 PEOPLE ON 1,027 ACRES OPERATED BY UCF
- AN ENGINEERING AND MANUFACTURING HUB FOR HIGH-TECH, AVIATION AND AEROSPACE INDUSTRIES

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## THE SITE

### PRIME 1.82-ACRE DEVELOPMENT OPPORTUNITY | CLERMONT, FL

Strategically positioned along W. Colonial Drive (State Road 50), this 1.82-acre site offers exceptional visibility and access in one of Central Florida's fastest-growing retail corridors. With an impressive average daily traffic count of over 55,500 vehicles, the site benefits from strong exposure to both local residents and regional commuters traveling between Clermont, Winter Garden, and the Florida Turnpike.

Located just west of U.S. Highway 27, this property sits within a vibrant retail hub anchored by major national brands including Costco Wholesale, Tesla, Toyota of Clermont, Hyundai, White Castle, Dunkin', Wendy's, and Rooms To Go Patio. The surrounding area features a strong mix of retail, automotive, dining, and residential developments—driving consistent consumer activity throughout the day.

The site's proximity to established neighborhoods and multifamily communities provides a built-in customer base, while nearby employers and retailers enhance weekday traffic. Easy access from State Road 50 (W. Colonial Dr.) and surrounding connector roads makes the property ideal for restaurant, medical, retail, early education center, or service-oriented development seeking maximum exposure and convenience.

### LOCATION HIGHLIGHTS

- ±1.82-acre commercial parcel with prime frontage along W. Colonial Drive (SR 50)
- High visibility with over 55,500 vehicles per day (AADT)
- Surrounded by major national retailers and automotive dealerships
- Quick access to Florida's Turnpike and U.S. Highway 27
- Strong residential density and population growth in the immediate trade area
- Ideal for retail, QSR, medical office, early childhood education, or professional service uses



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THE TRADE AREA



## PROPERTY DESCRIPTION

Commercial Vacant Land for Sale

## LOCATION DESCRIPTION

The site boasts a strategic position within Central Florida's major road network, guaranteeing high visibility and effortless access for customers or residents. The site is situated near the intersection of two critical regional arteries: US Highway 27 (a primary north-south route) and State Road 50 (SR 50) (a main east-west route).

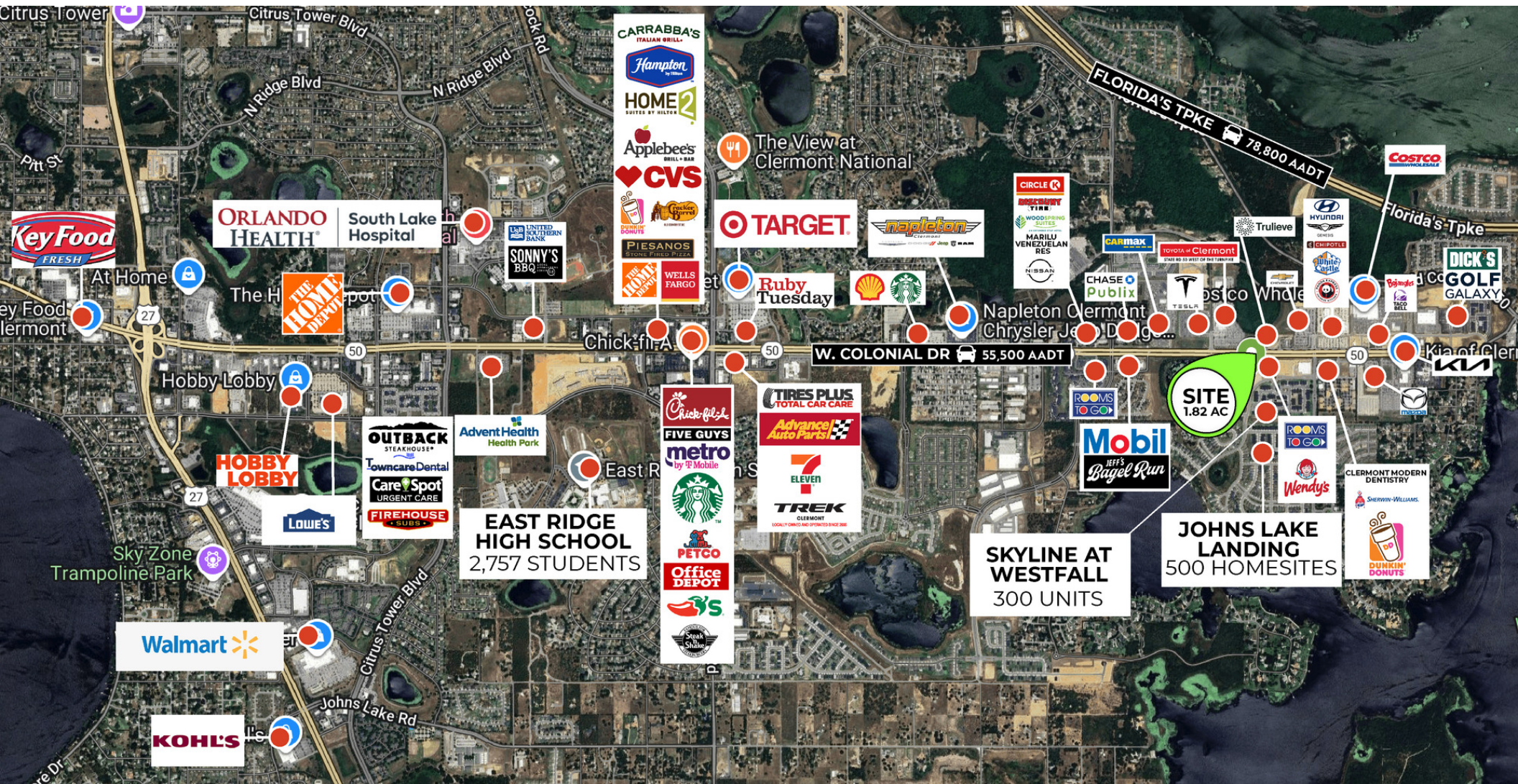
Connectivity is further enhanced by easy access to the Florida Turnpike and State Road 429 (Western Beltway). This puts the site within a convenient commute of the entire Orlando Metropolitan Area, including major employment hubs, world-class attractions, and the Orlando International Airport (MCO).

Located in the epicenter of Clermont's main retail corridor, this parcel draws shoppers from across the region. The immediate trade area is already anchored by significant retailers, establishing a powerful gravity center for consumer spending that your development will benefit from.

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THE TARDE AREA



# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

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SURROUNDING RESIDENTIAL



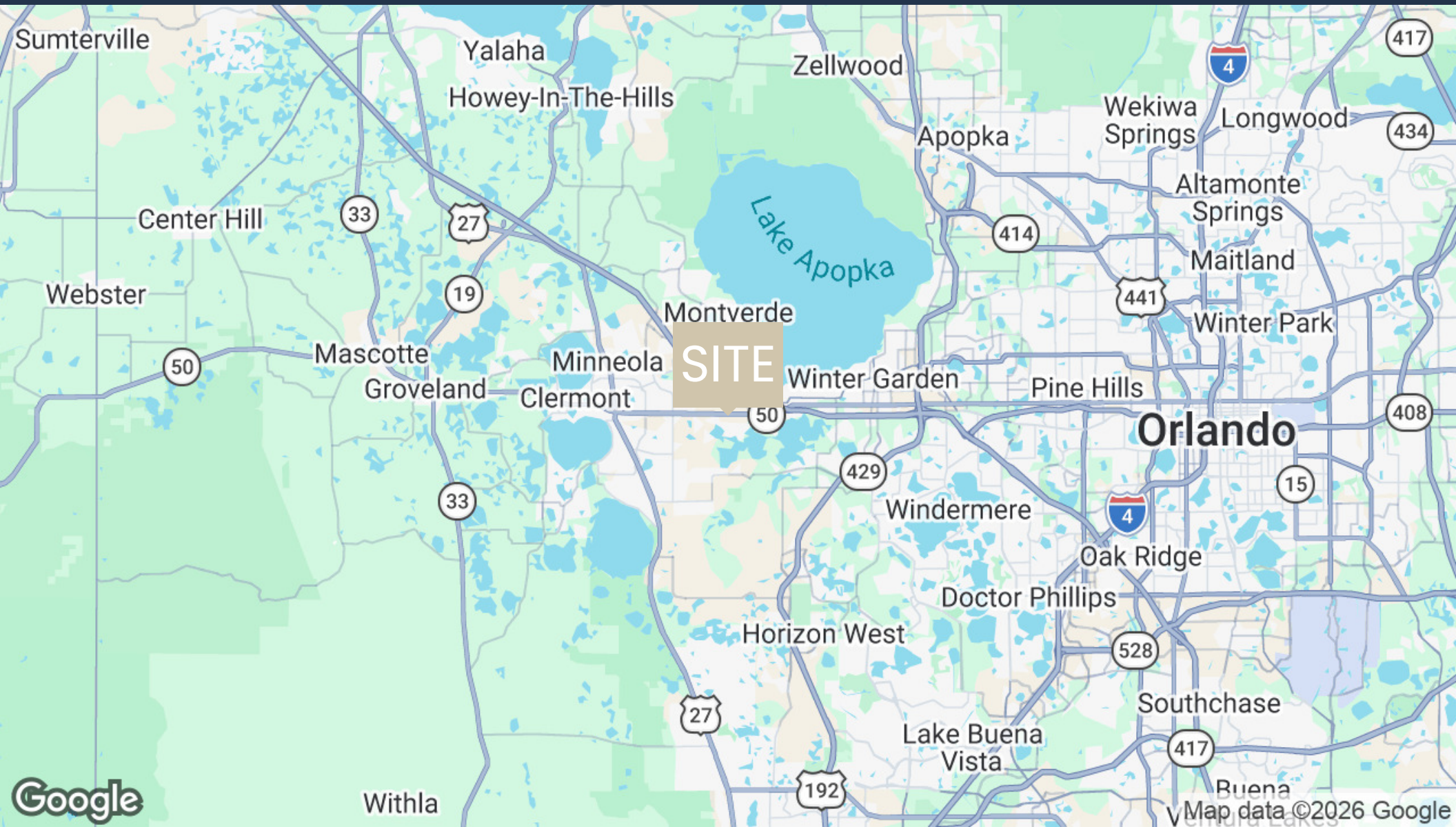




# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

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THE REGION



Google

Map data ©2026 Google

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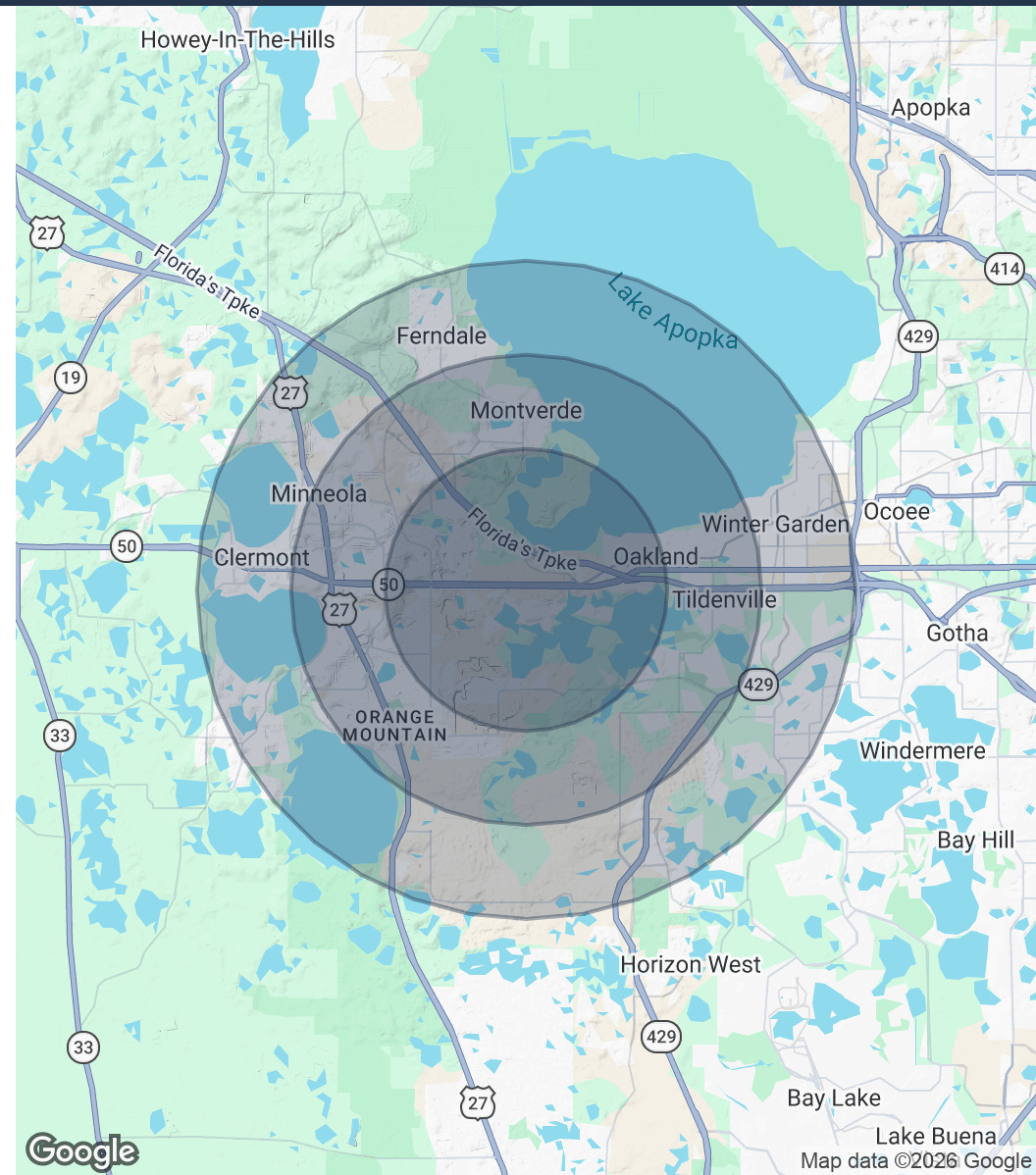
## THE DEMOGRAPHICS

<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	32,157	112,206	179,901
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	43	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	12,197	112,206	179,901
# of Persons per HH	2.7	2.7	2.8
Median HH Income	\$114,824	\$102,586	\$105,524
Average House Value	\$473,320	\$460,239	\$473,639

2020 American Community Survey (ACS)



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## THE DISCLAIMER

### Confidentiality & Disclaimer:

This is a confidential offering package and is intended solely for your limited use and benefit in determining whether you desire to express any interest in an investment in this vacant parcel (the "Property"). This offering package has been reviewed by the property owner and/or Concept Companies and/or their representatives and affiliates ("Concept") and contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information that a prospective buyer may desire. Additional information and an opportunity to inspect the Property will be made available to interested and qualified buyers. Neither Concept nor any of its respective officers nor employees has made any representation or warranty, expressed or implied, as to the accuracy or completeness of this presentation or any of its contents, and no legal commitments or obligations shall arise by reason of this memorandum or any of its contents.

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

No representation or warranty is being made by Concept with respect to the Property's compliance with any applicable statutes, laws, ordinances, rules, regulations, requirements, and/or codes (collectively, the "Laws"). It is expressly understood that it is the responsibility of any prospective lender to investigate whether or not the Property is in compliance with the Laws and such prospective investor will be relying strictly and solely upon its own inspections and examinations and the advice and council of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and to its compliance with the Laws.