



LIBERTY UNIVERSAL MANAGEMENT, INC.

Professionals in Development, Leasing, Management & Consulting

CLERMONT, FL NEW DEVELOPMENT

14138 STATE RD 50
CLERMONT, FL 34711



FOR SALE 26 +/- ACRES

Property Features:

- ◆ Located on the corner of State Road 50 and Citrus Tower Blvd.
- ◆ One of the fastest growing areas in Florida
- ◆ 17 +/- acres Zoned C2 ; 9.18 +/- acres Zoned FLU Commercial
- ◆ 54,000 +/- SF Automobile dealership on site
- ◆ Zoned sections C2 has city water and sewer
- ◆ Major Developments in the area

LIBERTY UNIVERSAL MANAGEMENT, INC.
314 E. ANDERSON STREET · ORLANDO, FL 32801
TEL: 407-426-2300 · FAX: 407-426-2322 · WWW.LIBERTYUM.COM



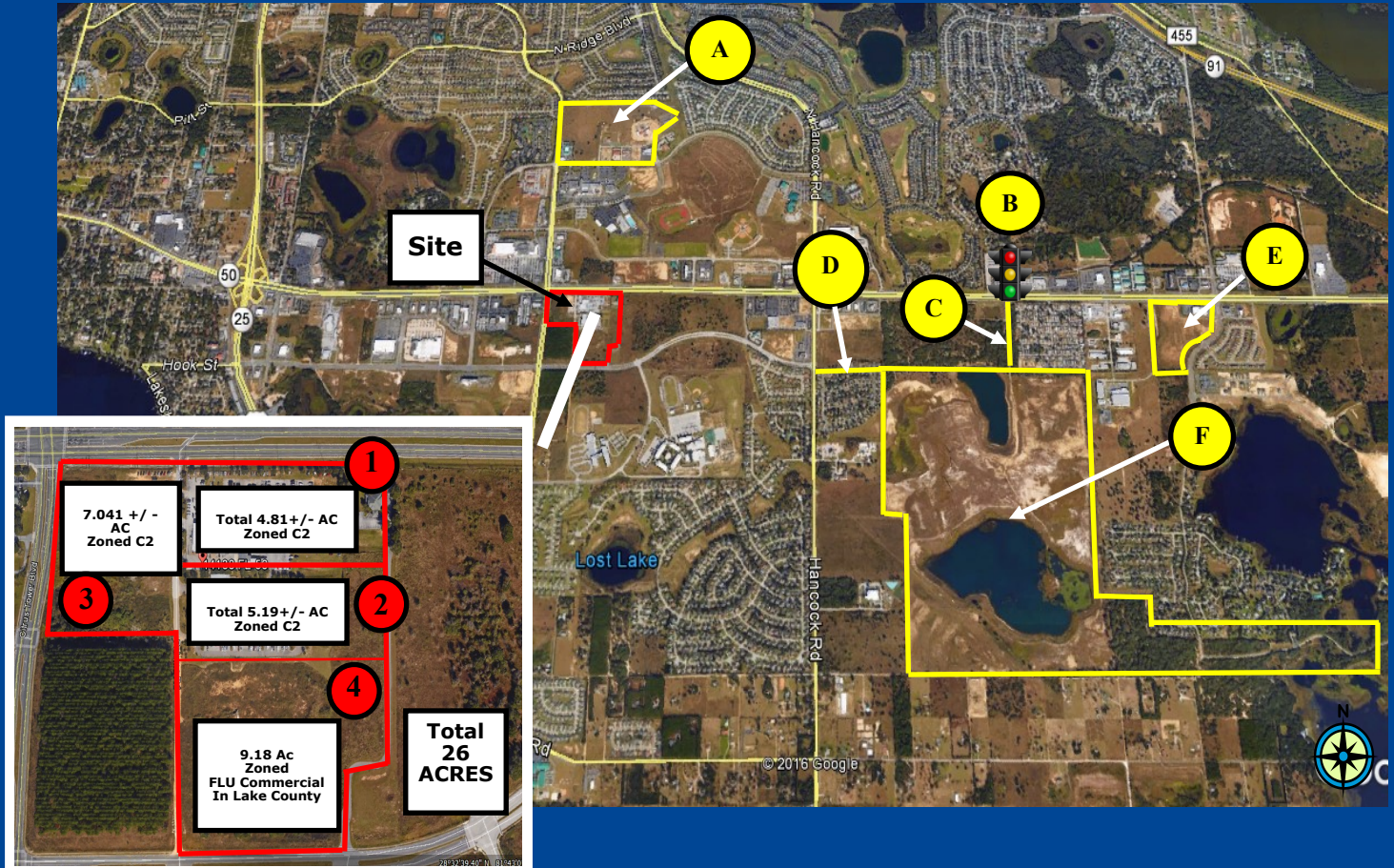
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FUTURE DEVELOPMENT IN AREA



South Lake Hospital Future Expansion

The hospital is building an urgent-care center, a freestanding emergency facility and is expanding its main campus' emergency department in a \$50 million expansion plan, it will also include 70,000 square feet of medical office space.



Proposed Stop Light

At the Intersection of State Road 50 and a future road



New Road

A proposed road connecting State Road 50 and the Hooks St. extension



Hooks Street Extension

Proposed to extend Hooks Street to connect to a future road.



328 Unit Proposed Apartments

Hartle Groves Apartments, \$46 million project at the southwest corner of State Road 50 and Hartle Road in Clermont.



Waterbrooke by Mattamy Homes

950 Proposed Residents

A new housing development named WaterBrooke with 950 housing at Emil Jahna Road

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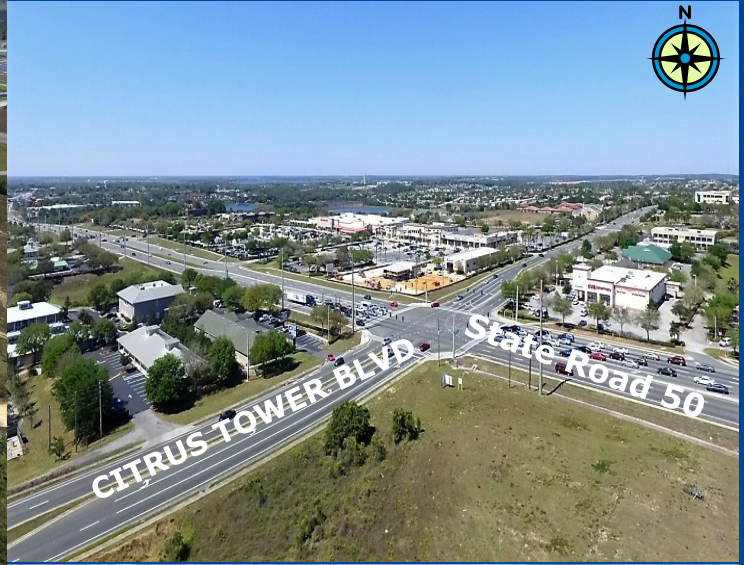


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AERIALS VIEWS



1

- ◆ 4.81 +/- acres
 - ◆ Located on State Road 50
- \$4,500,000.00**

2

- ◆ 5.19 +/- acres
 - ◆ 1 building currently on grounds
- \$4,441,000.00**

3

- ◆ 7 +/- acres
 - ◆ Located on a hard corner on State Road 50
- \$6,000,000.00**

4

- ◆ 9 +/- acres
 - ◆ 664 feet of frontage on Hook Street
- \$3,500,000.00**

Collectively **\$16,000,000.00**

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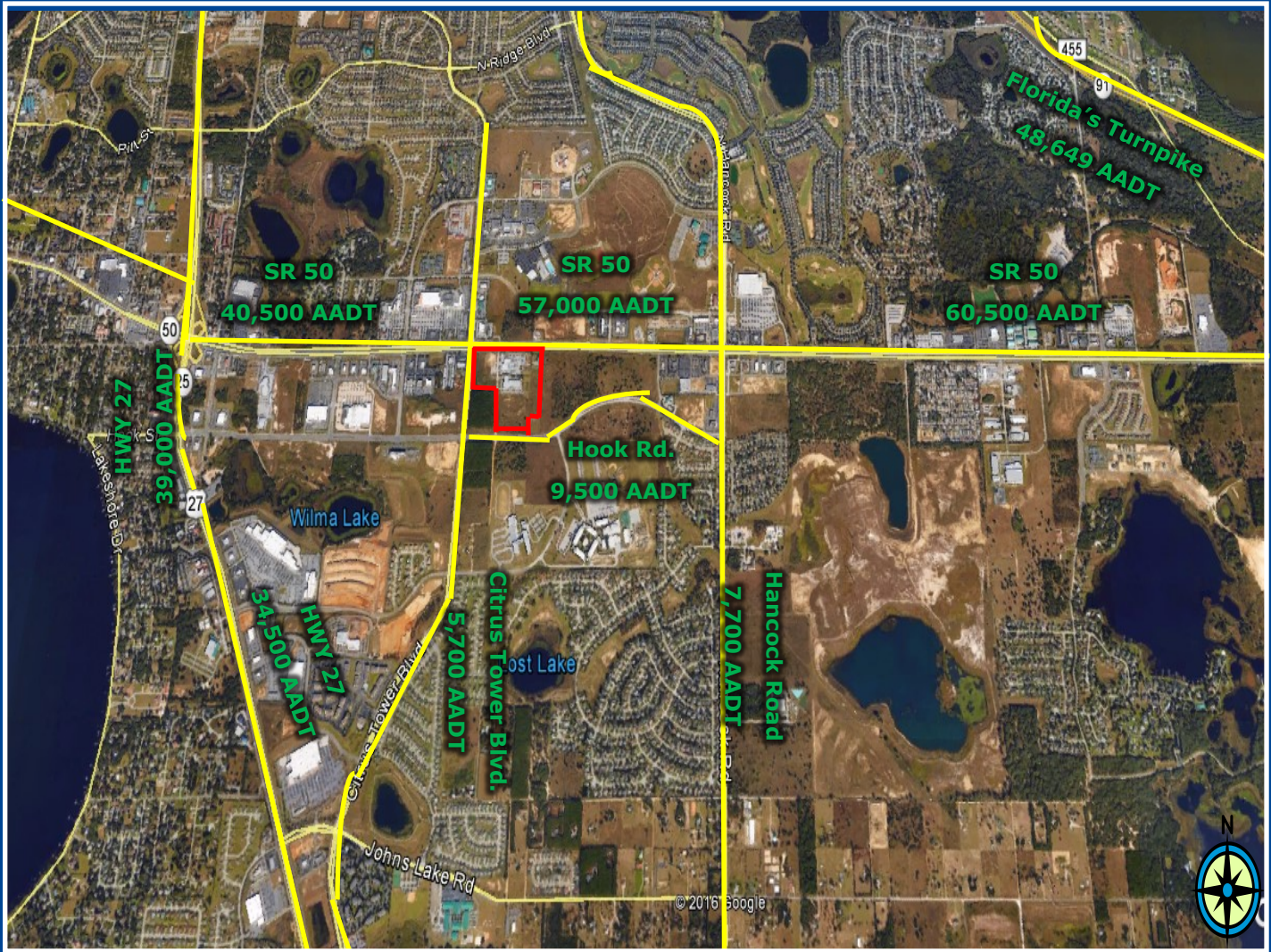
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TRAFFIC COUNTS



<u>Demographics (2016)</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	4,600	43,318	74,931
Average Household Income	\$80,884	\$78,340	\$80,145
Number of Businesses	384	1,885	2,567
Daytime Population (employees)	3,696	15,372	19,997

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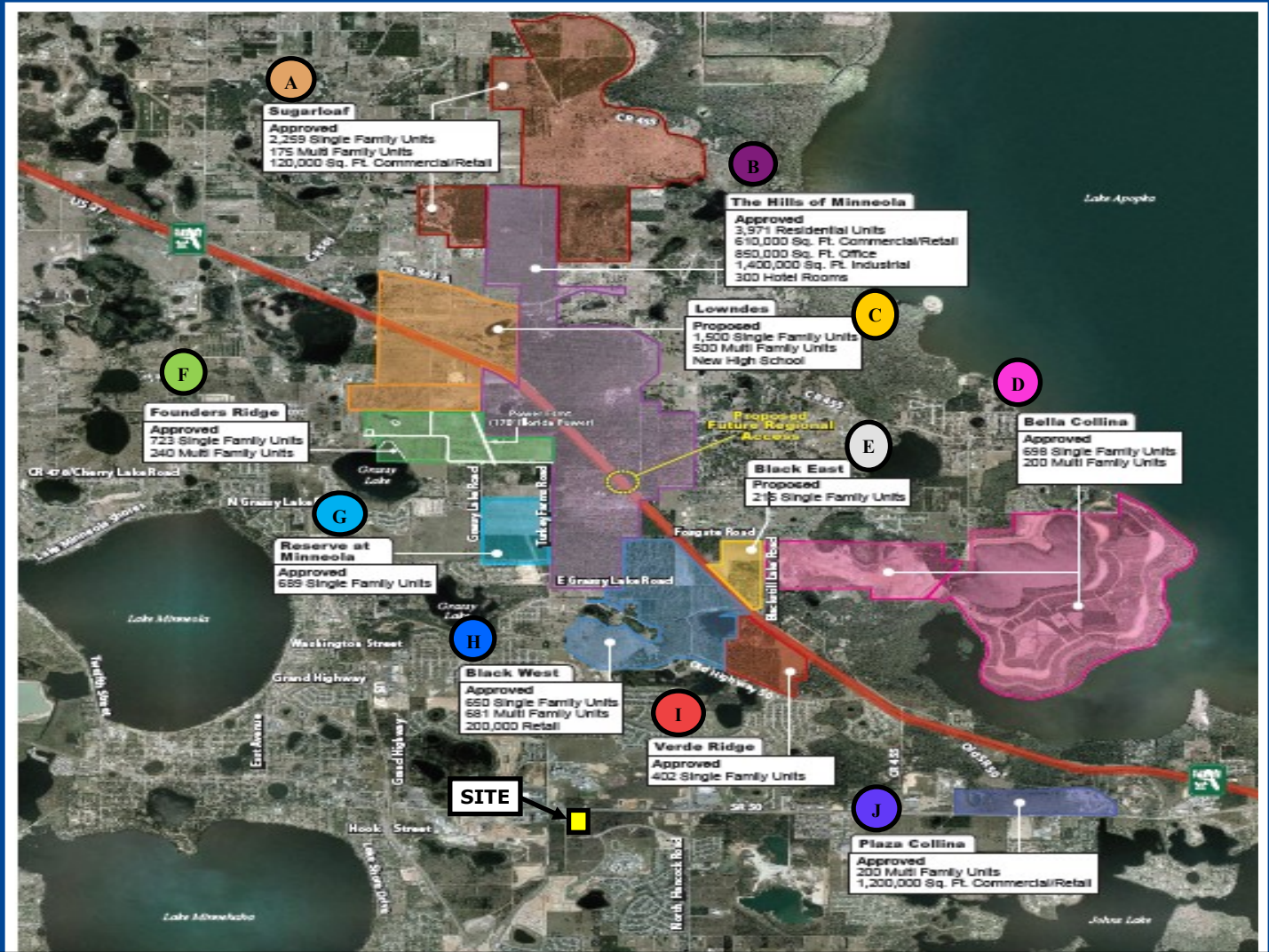


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MAJOR DEVELOPMENTS IN MINNEOLA



- | | | | |
|--|--|--|---|
| A 2,259 Single Family Units
175 Multi Family Units
120,000 SF Commercial/Retail | D 698 Single Family Units
200 Multi Family Units | G 689 Single Family Units | J 200 Multi Family Units
1,200,000 SF Commercial/Retail |
| B 3,971 Residential
610,000 SF Commercial/ Retail
850,000 SF Office
1,400,000 SF Industrial
300 Hotel Rooms | E 215 Single Family Units | H 650 Single Family Units
681 Multi Family Units
200,000 Retail | |
| C 1,500 Single Family Units
500 Multi Family Units
New High School | F 723 Single Family Units
240 Multi Family Units | I 402 Single Family Units | |

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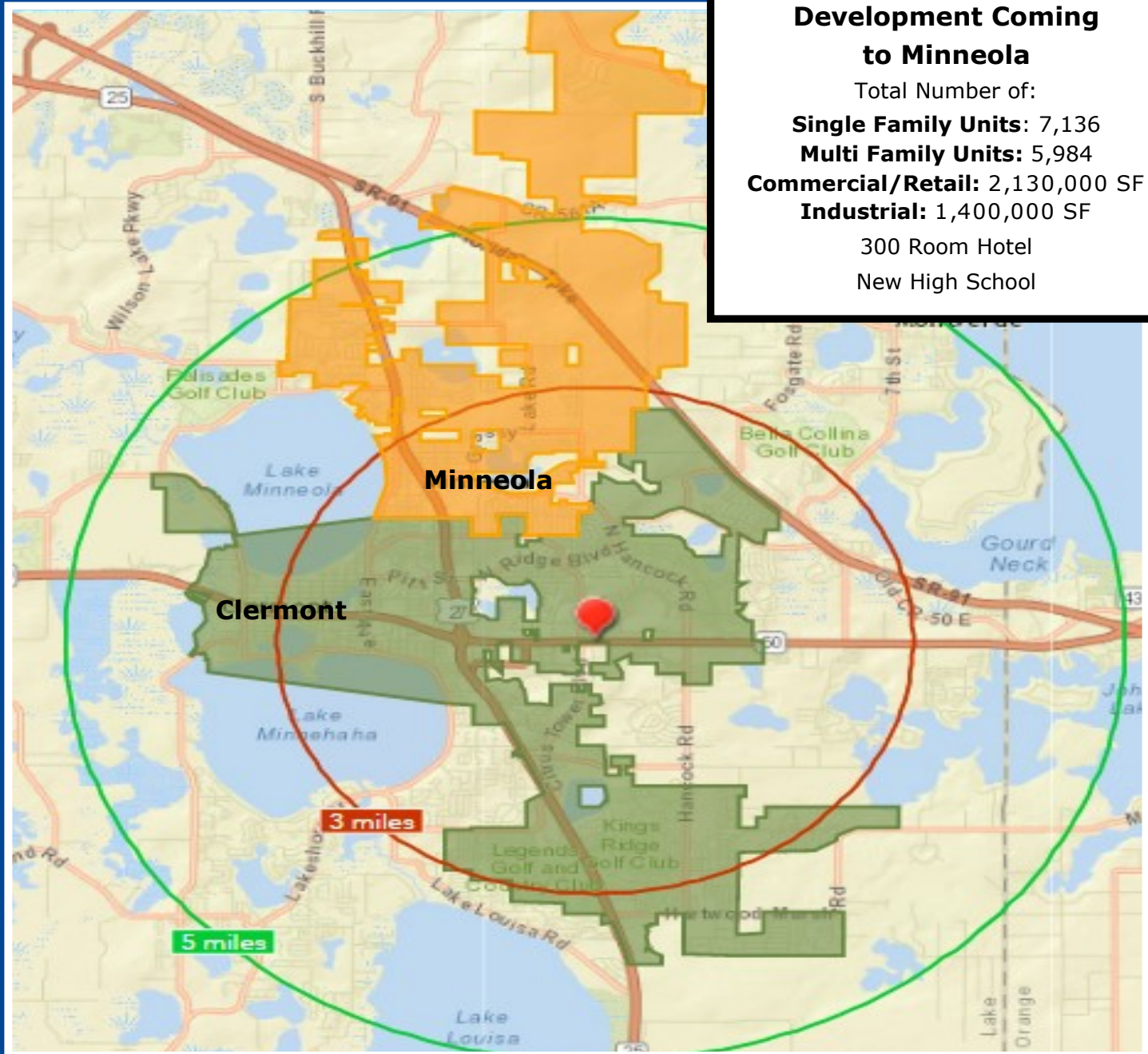
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CITY LIMITS OF MINNEOLA & CLERMONT, FL

**Minneola is located 4 miles north east from
Clermont, Florida**



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