

CLERMONT RESIDENTIAL LOTS

LAKE NELLIE ROAD
CLERMONT, FL 34711

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Property Overview



Sale Price **\$250,000 - \$275,000 PER LOT**

OFFERING SUMMARY

Lot Acreage: 5 Acres - mol
City: Clermont
County: Lake
Property Type: Land:
Zoning: Ag

PIN's: 1026008, 1098777,
 1082625, 1110858, 1025974

PROPERTY OVERVIEW

FIVE - 5 Acre Lots each listed at \$250,000-\$275,000 per lot. This land currently is an existing orange grove and only lot 3 contains a well. [The well more than likely works but is not guaranteed]. The eastern most lot (lot 5) is adjacent to Lake Louisa State Park, offering excellent access to the back entrance of the Park. There are two prominent lakes nearby - Lake Louisa Lake and the beautiful Lake Nellie. These lots are also directly located along Lake Nellie Rd, which is county paved road. The lots are offered separately or combined. One major feature of these lots are no deed restrictions or HOA fees.

The property is situated outside of the City of Clermont which will require a water well and septic. All five (5) lots have been approved for an exception of density. The land is owned by a Foundation, therefore the lots are exclusively offered in "As-Is" condition.

These lots are quite an opportunity to create a beautiful homesite with privacy. Plenty of room to play to keep your livestock, dogs, and horses.

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	Some wetlands on Lot 5
Taxes & Tax Year:	\$93 Year 2022
Zoning / FLU:	AG/Green Swamp Rural Conservation with Lot of Records for 5 Acre Tracts
Water Source & Utilities:	1 Well & Power on Lot 3
Road Frontage:	Lake Nellie Rd 1,660 FT
Nearest Point of Interest:	Lake Louisa State Park Downtown Clermont 15 Minutes
Current Use:	Orange Grove
Potential Recreational / Alt Uses:	Horses and animals/livestock
Survey or Site Testing Reports:	No Survey, Well Test for the well located on Lot #3, EDB on 2/3 of Lot #1

Land Lots

OF LOTS 5 | TOTAL LOT SIZE 4.76 - 4.91 ACRES | TOTAL LOT PRICE \$250,000 - \$275,000 | BEST USE

STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Available	1	1026008	Residential	4.82 Acres	\$250,000
Available	2	1098777	Residential	4.81 Acres	\$250,000
Available	3	1082625	Residential	4.78 Acres	\$275,000
Available	4	1110858	Residential	4.76 Acres	\$250,000
Available	5	1025974	Residential	4.91 Acres	\$250,000



Location Description



LOCATION DESCRIPTION

The five (5) residential lots are located in Clermont, a city within Lake County.

One major amenity to the subject lots is the proximity to Lake Louisa State Park. The park is a 4,372-acre Florida State Park and the back entrance to the park is just feet away from the subject lots. Visitors of the park can choose from an array of activities such as camping, glamping, boating, and cabin rentals.

Downtown Clermont is only 15 ± minute drive north of the property, providing easy access to major retailers such as Walmart, Home Depot, Publix, and Lowes. In addition, Orlando Health South Lake Hospital is in close proximity to the lots, about 20 ± minutes northeast. Major thoroughfares in the area that offer great transportation include Hwy 27, State Rd 33, and the Florida's Turnpike.



Location



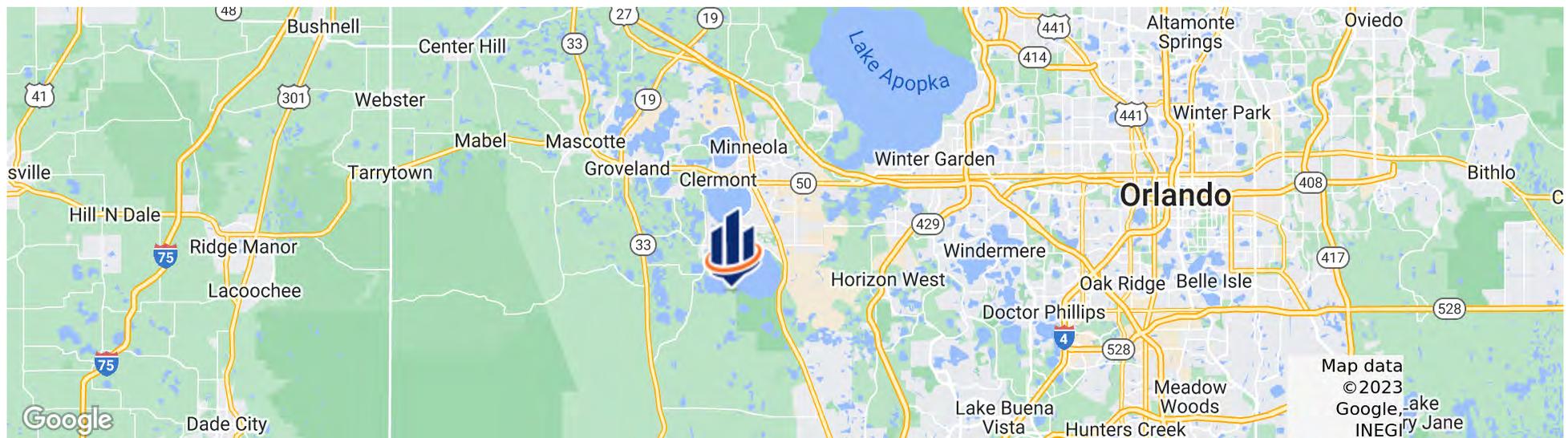
LOCATION & DRIVING DIRECTIONS

Parcel: 1026008 1098777 1082625
1110858 1025974

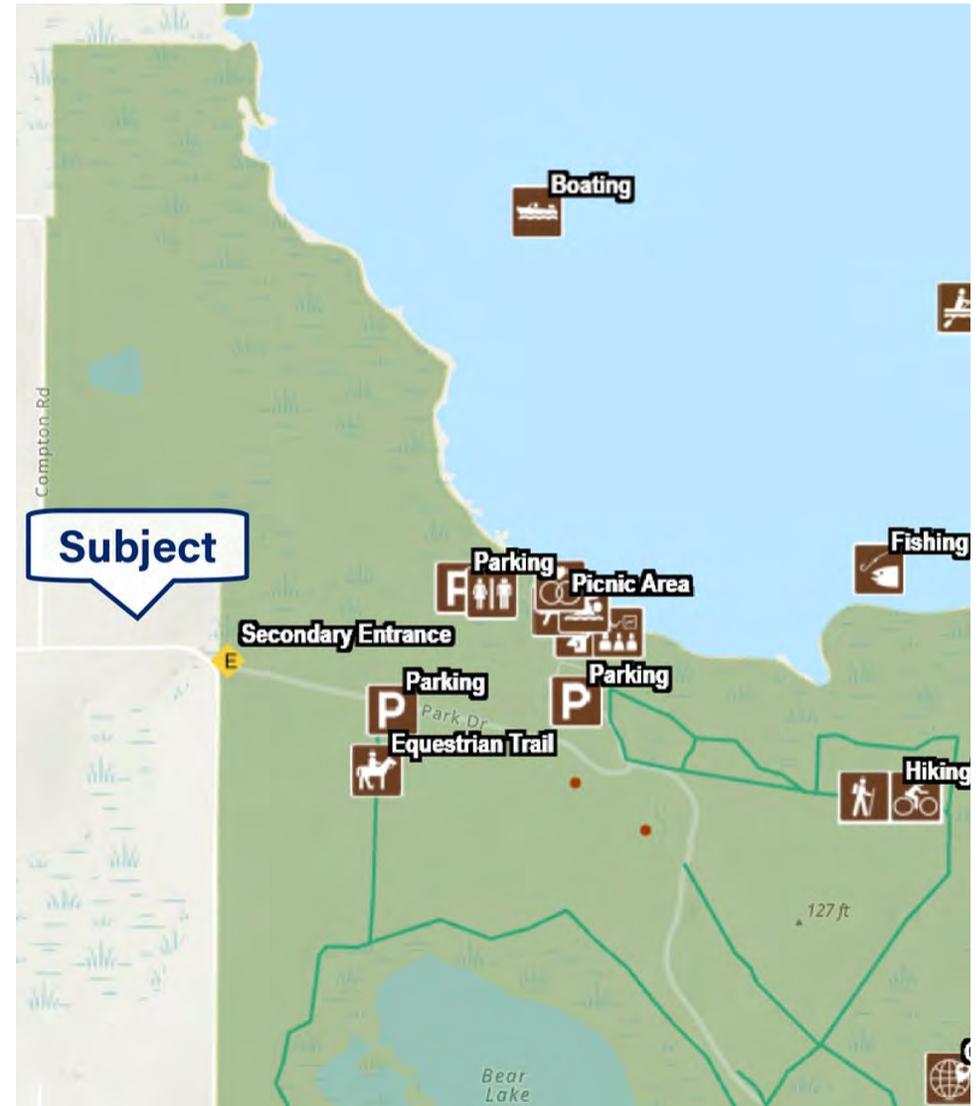
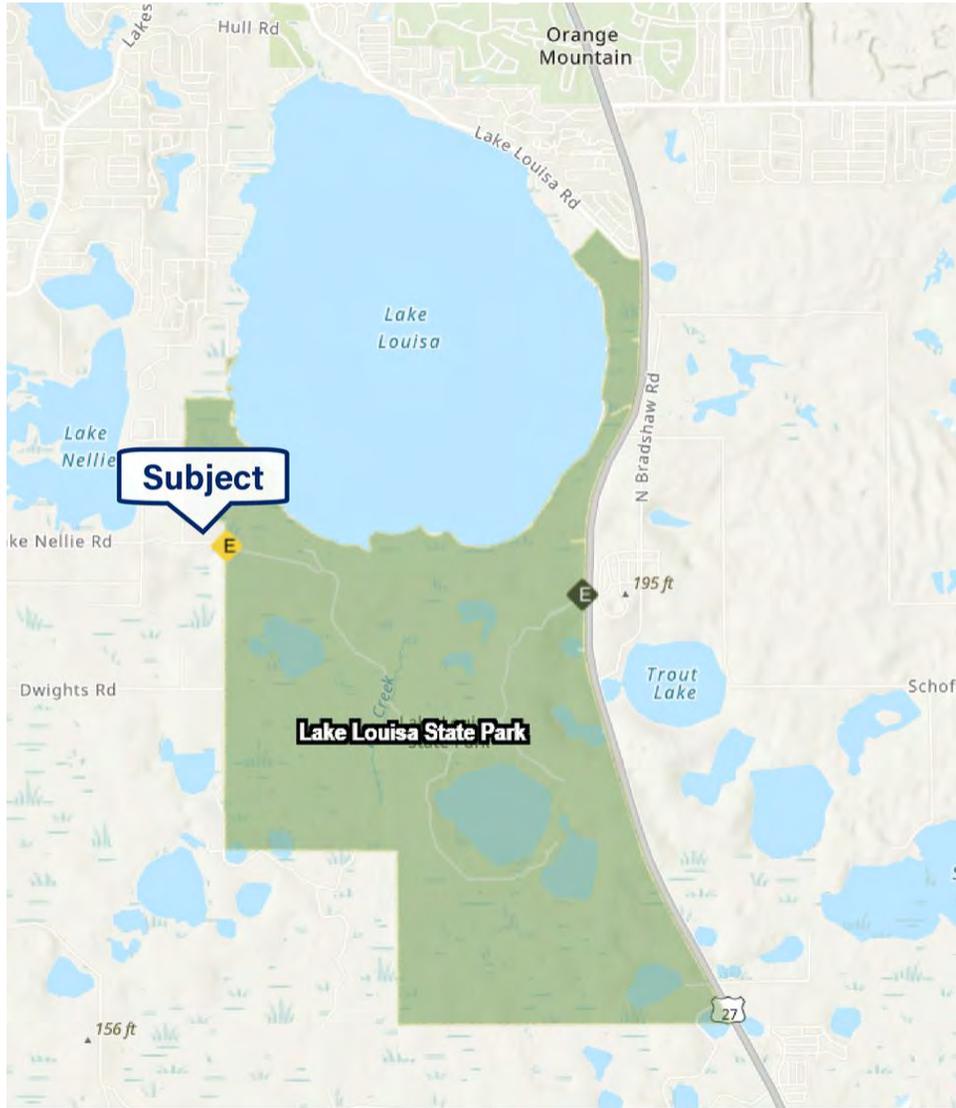
GPS: 28.462428, -81.759387

Driving Directions: Highway 50 to CR 561 South; East on Lake Nellie Road; lots are on the north side of the road at the end of the pavement

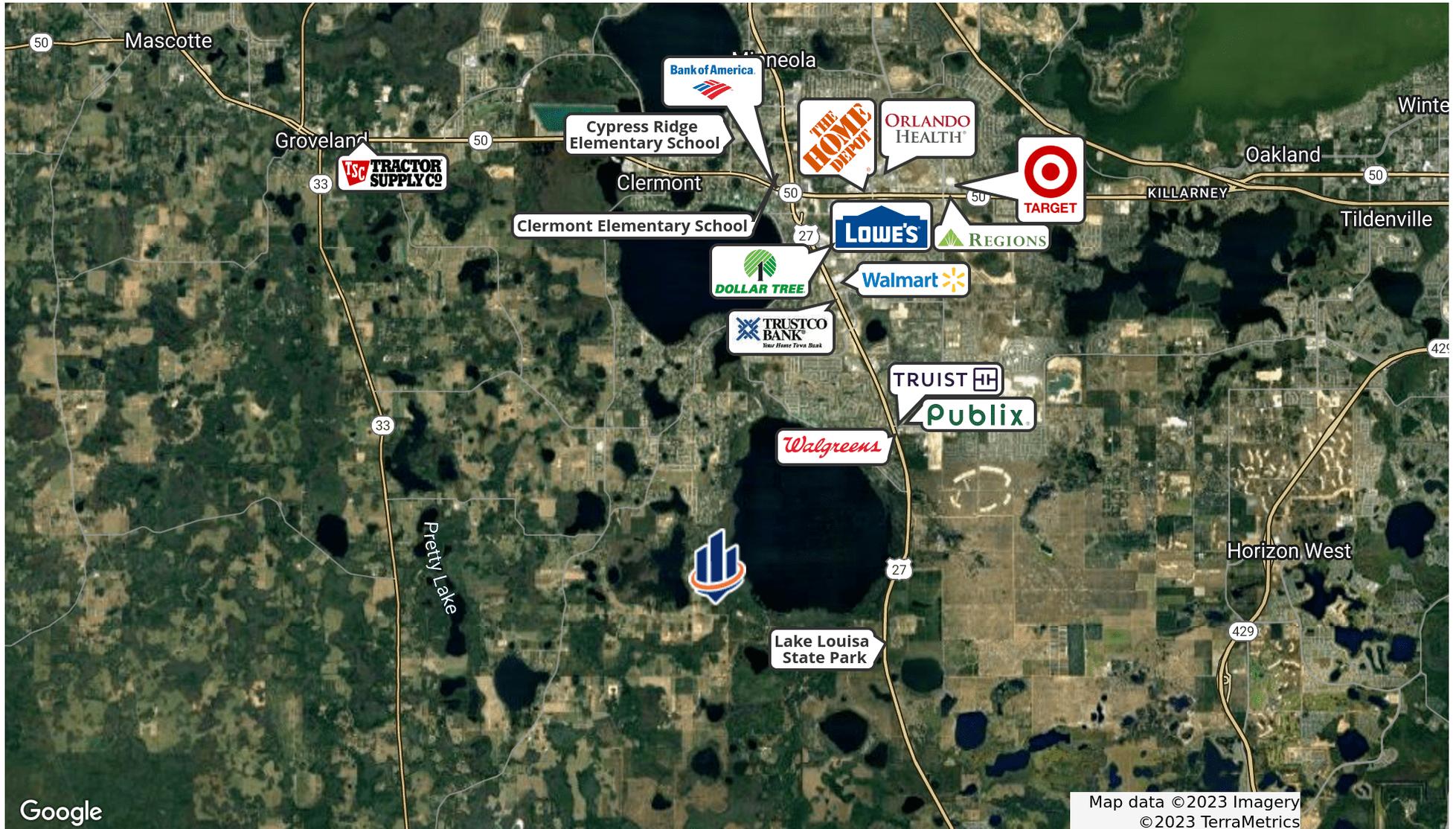
Showing Instructions: Call for information on each lot, go direct.



Lake Louisa State Park Proximity Map



Market Area Map





LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	367,118 [2019]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area [7 miles south of Clermont], is also an area of significant economic growth



CLERMONT
LAKE COUNTY

Founded	1916
Population	36,693 [2018]
Area	11.5 sq mi
Website	www.clermontfl.gov
Major Employers	South Lake Hospital
	Vista Clinical and
	Diagnostics
	PUR Clinic
	South Lake Pain Institute
	University of Florida
	Cancer Center

Clermont was founded in 1884 and incorporated in 1916. Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, located just west of Orlando and north of Walt Disney World. As the largest city in Lake County, Clermont continues to expand along with Central Florida’s growing population.

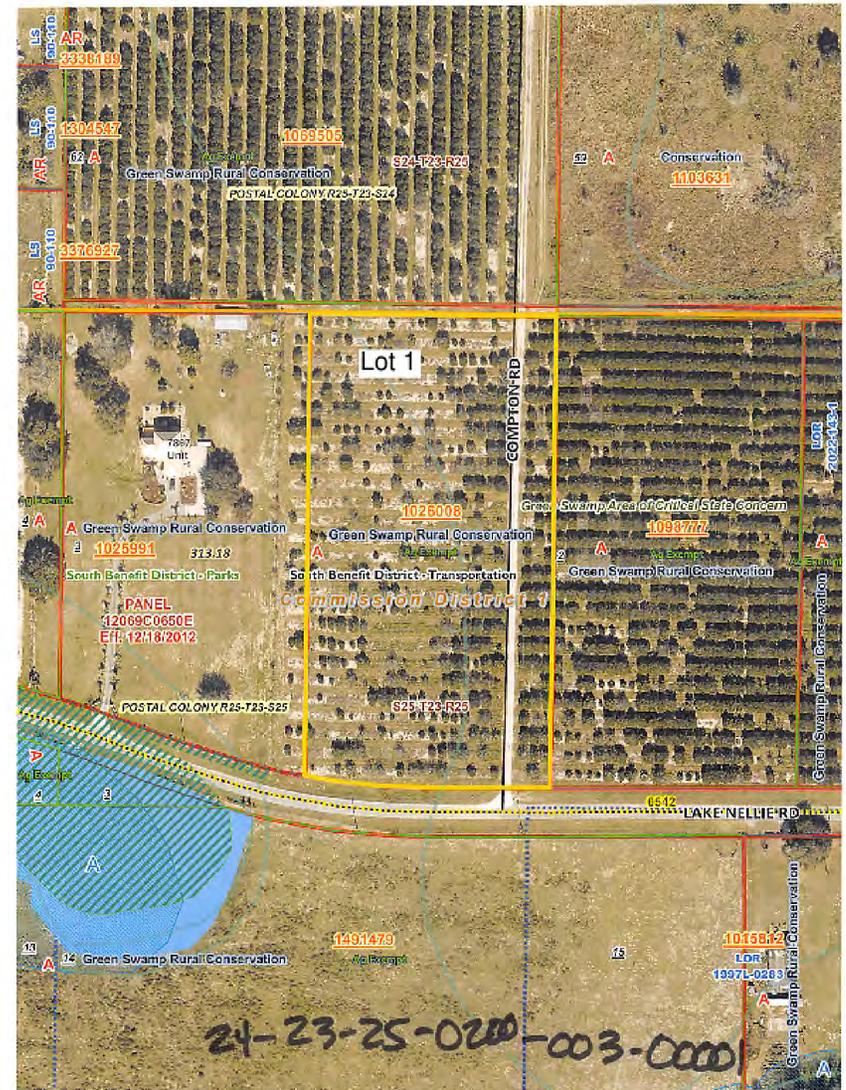
Clermont’s rolling hills and lakes are a strong draw to homebuyers, and Clermont still has the “small town” feel they crave. Lifestyle and amenities are the number one reason homebuyers choose the area where they buy their home. Commercial real estate follows rooftops. Clermont, with a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000.

Branded as “The Choice of Champions,” Clermont is becoming a mecca for health and fitness. It is a home or training location for 20 recent Olympians. The city boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.

Lot 1

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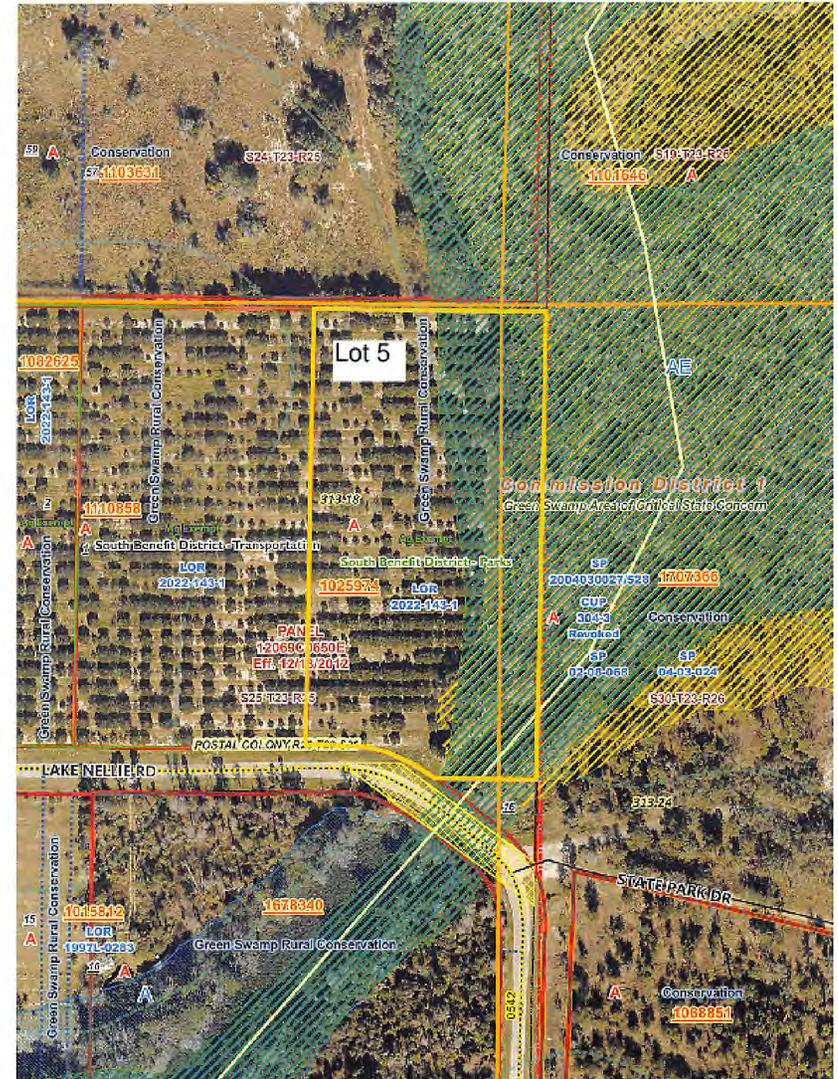
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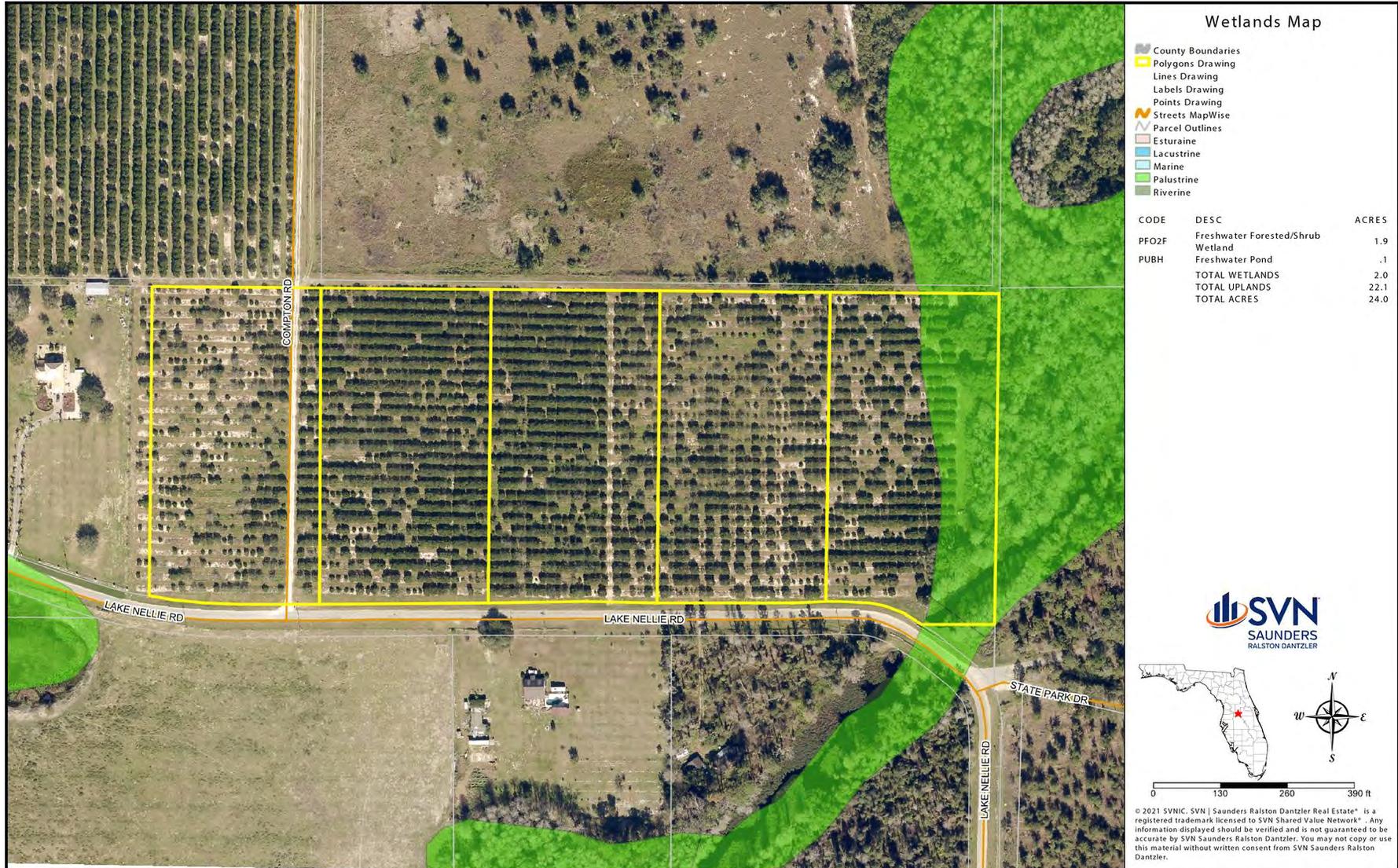
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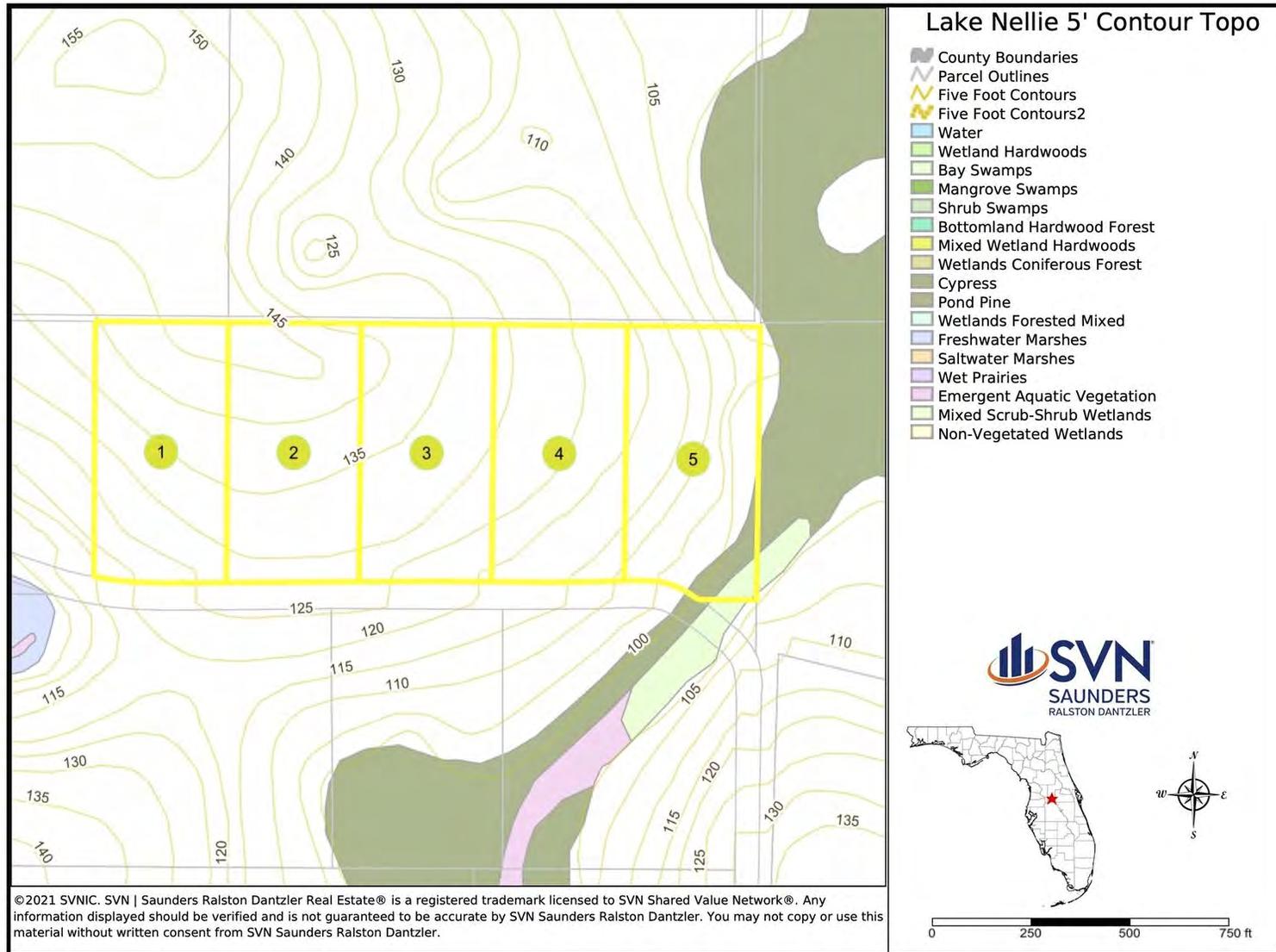
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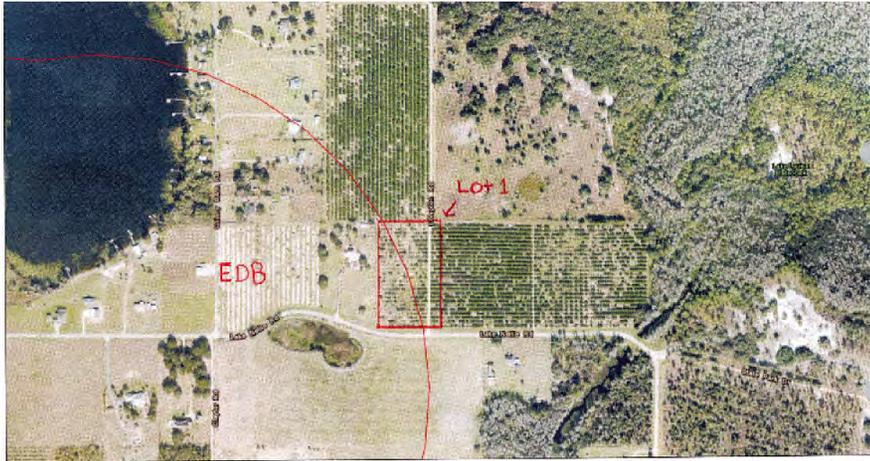


Wetlands Map





Lot 1 - EDB Information



March 20, 2023
Ground Water Contamination Areas

EDB Delineation



Lot 1



State of Florida Delineation Map (Red Circle)

Additional Photos





TRISH LEISNER, CCIM

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network. Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales
- Estate Properties
- Bankruptcies, Trusts, And Probate



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