

FOR SALE

ZONED M1, C1, AND C2

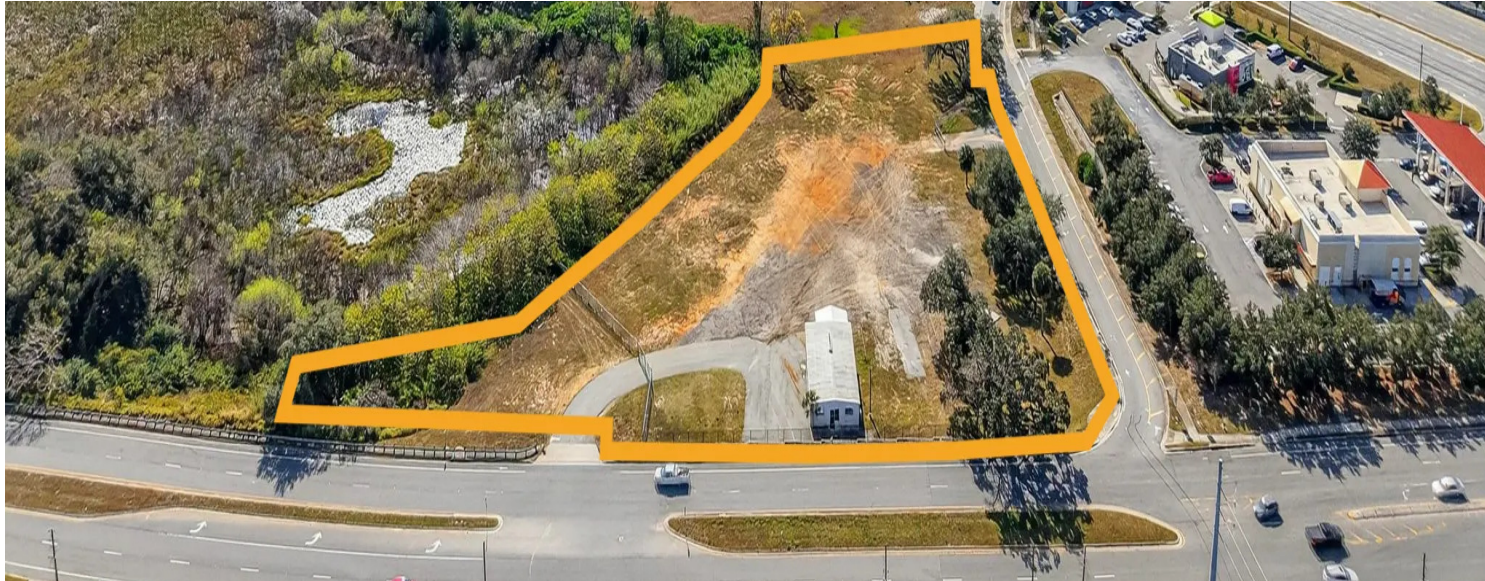


HAVEN
PROPERTY
GROUP

1033 HOOKS ST
CLERMONT, FL 34711

TYPE M1, C1, AND C2

3 +/- ACRES



PROPERTY DESCRIPTION

For Sale prime development opportunity with rental income while you work on it. One of the few properties left with the most diverse zoning options available, including all of M1, C1, and C2. This 3 +/- acres property is ready for your site plan and development project. Can provide great rental income and opportunity while you work on your plans and permitting. Call today to secure one of the last in-fill properties available in Clermont.

PROPERTY HIGHLIGHTS

- Prime Infill Development Property
- Flexible Zoning M1, C1, and C2
- Located on a Main Connector Street
- 4 Way Access on Hooks Street

LOCATION DESCRIPTION

Located in the heart of Clermont, Florida (near the State Road 50 and HWY 27 intersection). Clermont is one of the fastest-growing cities in the southeast. Located just down the street from Orlando Health, Advent Health, as well as the Lake-Sumter State College Campus, and the National Training Center. This property fronts on Hooks Street, which is a main thoroughfare connecting Clermont commuters to the State Road 50 / Florida Turnpike interchange.

OFFERING SUMMARY

Sale Price:	\$2,675,000
Lot Size:	121,286 SF
Building Size:	1,500 SF







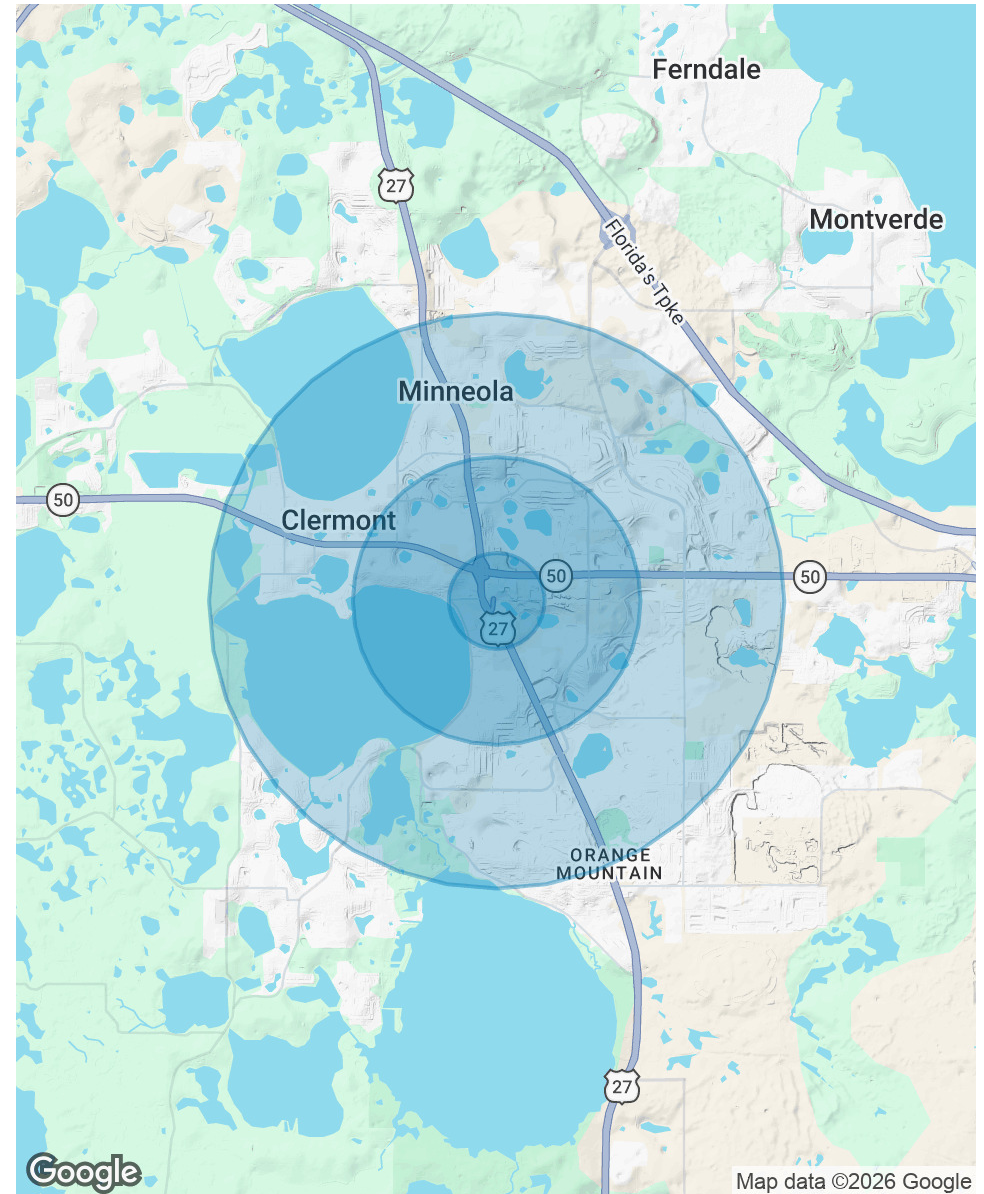




POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,574	16,676	52,775
Average Age	41.1	38.2	42.5
Average Age (Male)	33.4	35.2	41.6
Average Age (Female)	41.2	38.6	41.9

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	573	5,569	19,078
# of Persons per HH	2.7	3.0	2.8
Average HH Income	\$77,444	\$93,061	\$101,257
Average House Value	\$279,798	\$348,347	\$390,862

2023 American Community Survey (ACS)



**AARON BLAKE****Broker Commercial Specialist**

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PROFESSIONAL BACKGROUND

With over 18 years of experience representing buyers, sellers, landlords, tenants, and investors, in Central Florida, his commercial expertise spans industrial and warehouse, flex, retail, office, medical, vacant land, investment properties, and development opportunities.

Aaron's background and degree in business management and finance, brings a depth of skill and understanding in his consultations and guidance in commercial real estate. His approach extends beyond traditional brokerage to include property valuation, rental and operating analysis, financing, zoning and entitlements, site selection, development potential, and long-term return on investment.

As an owner of Haven Property Group, Aaron is committed to straightforward advice, and responsive representation with one main objective: helping clients make informed real estate decisions to accomplish their goals.

Commercial Real Estate Specialties:

Industrial, Warehouse & Flex • Retail • Office & Medical • Commercial Land • Development Sites • Investment Sales • Landlord & Tenant Representation • Site Selection • Acquisition & Disposition