

LAND FOR SALE

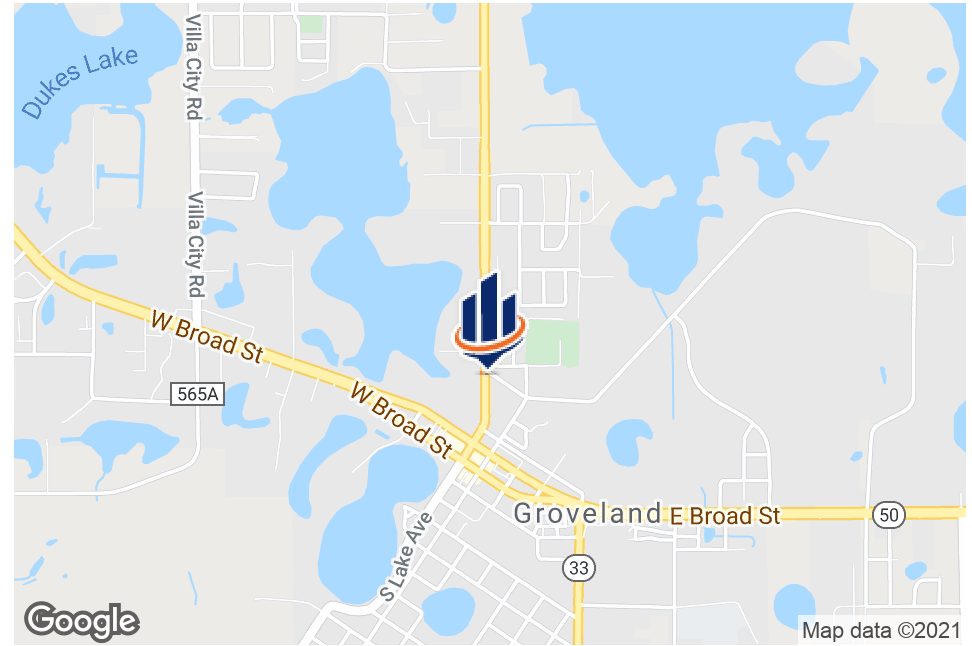
PHELPS STREET AND FL-19 CORNER LOT

W PHELPS ST @ HWY 19
Groveland, FL 34736

PRESENTED BY:

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FL #BK3185853





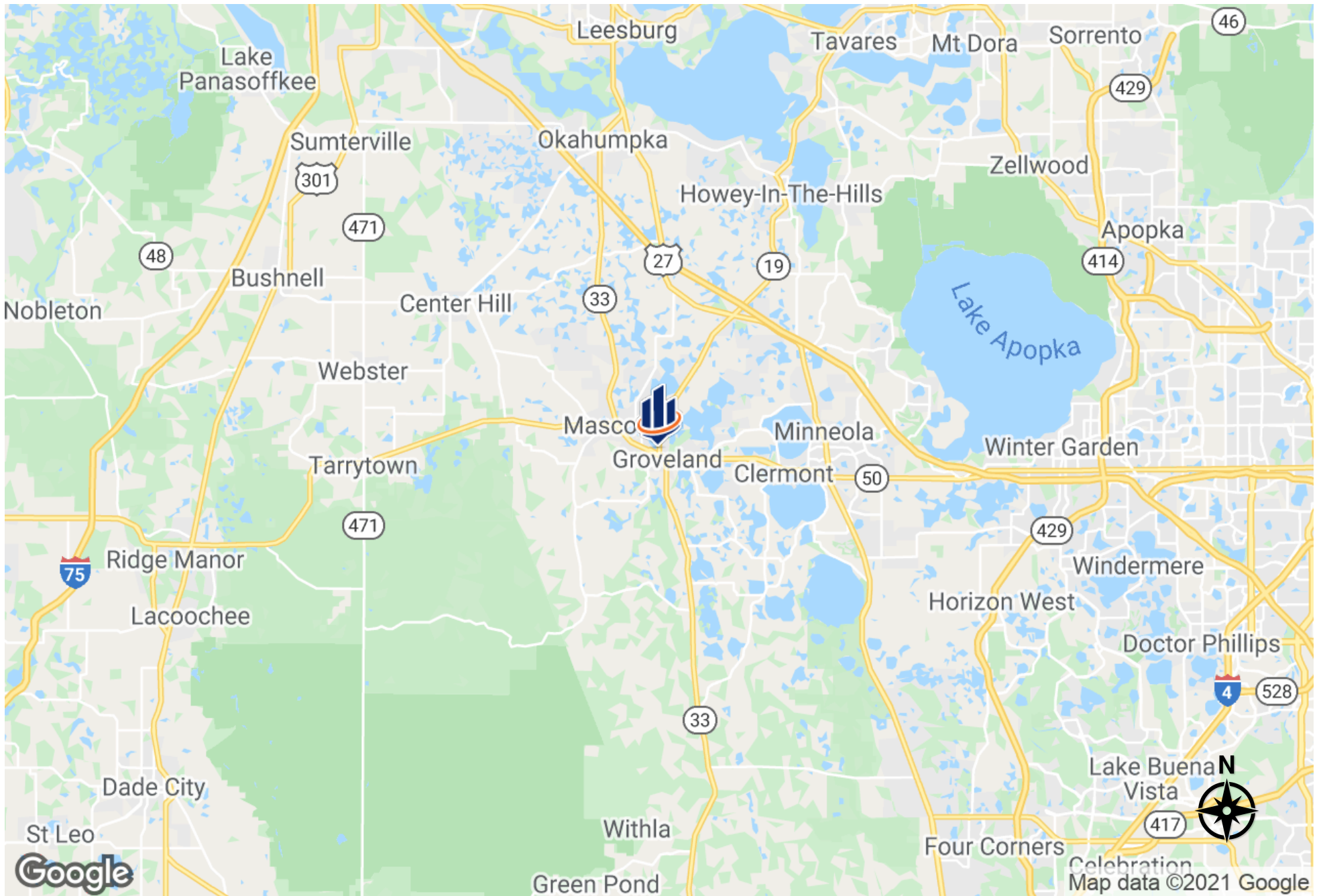
| | |
|-------------------|------------------|
| SALE PRICE | \$299,000 |
|-------------------|------------------|

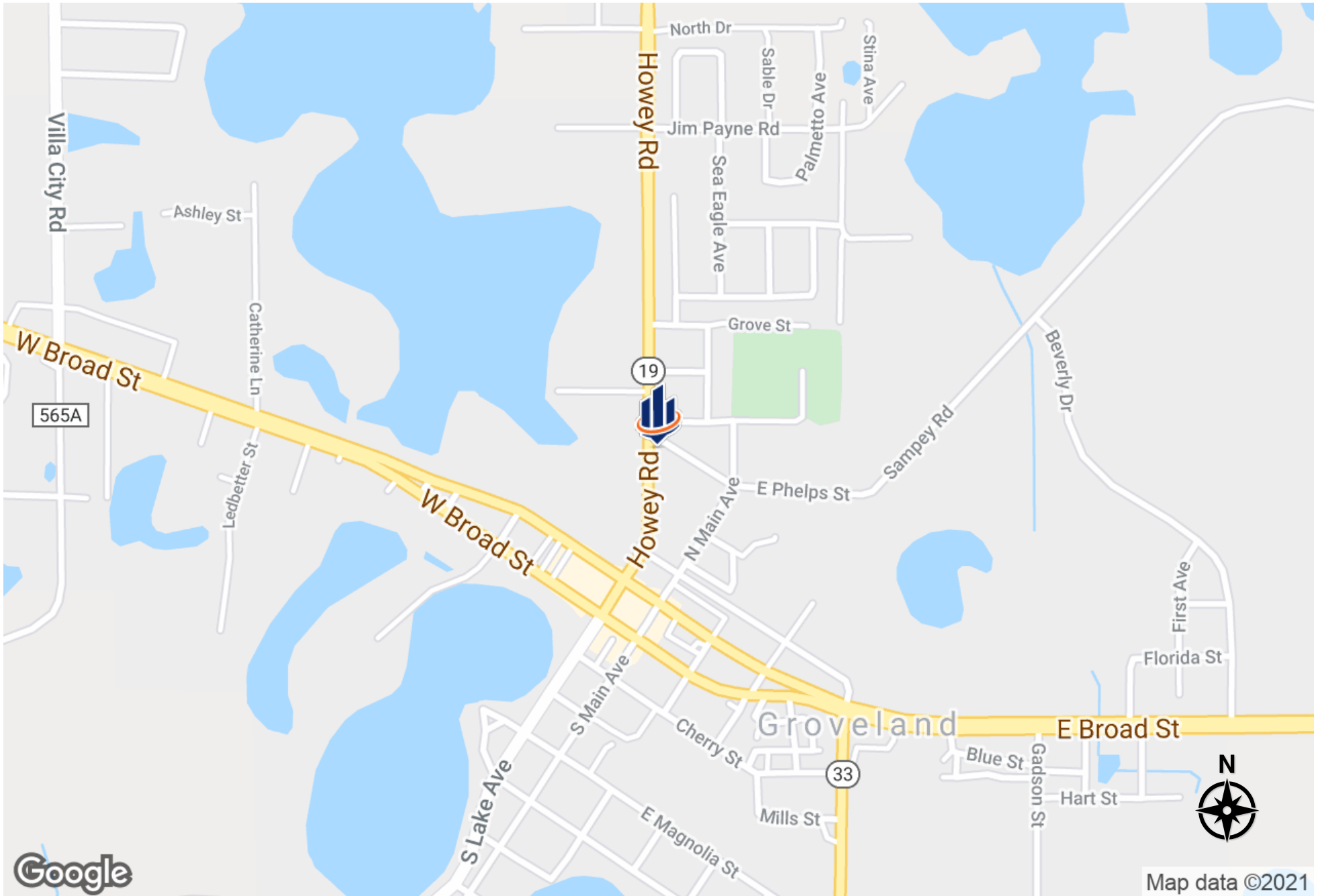
OFFERING SUMMARY

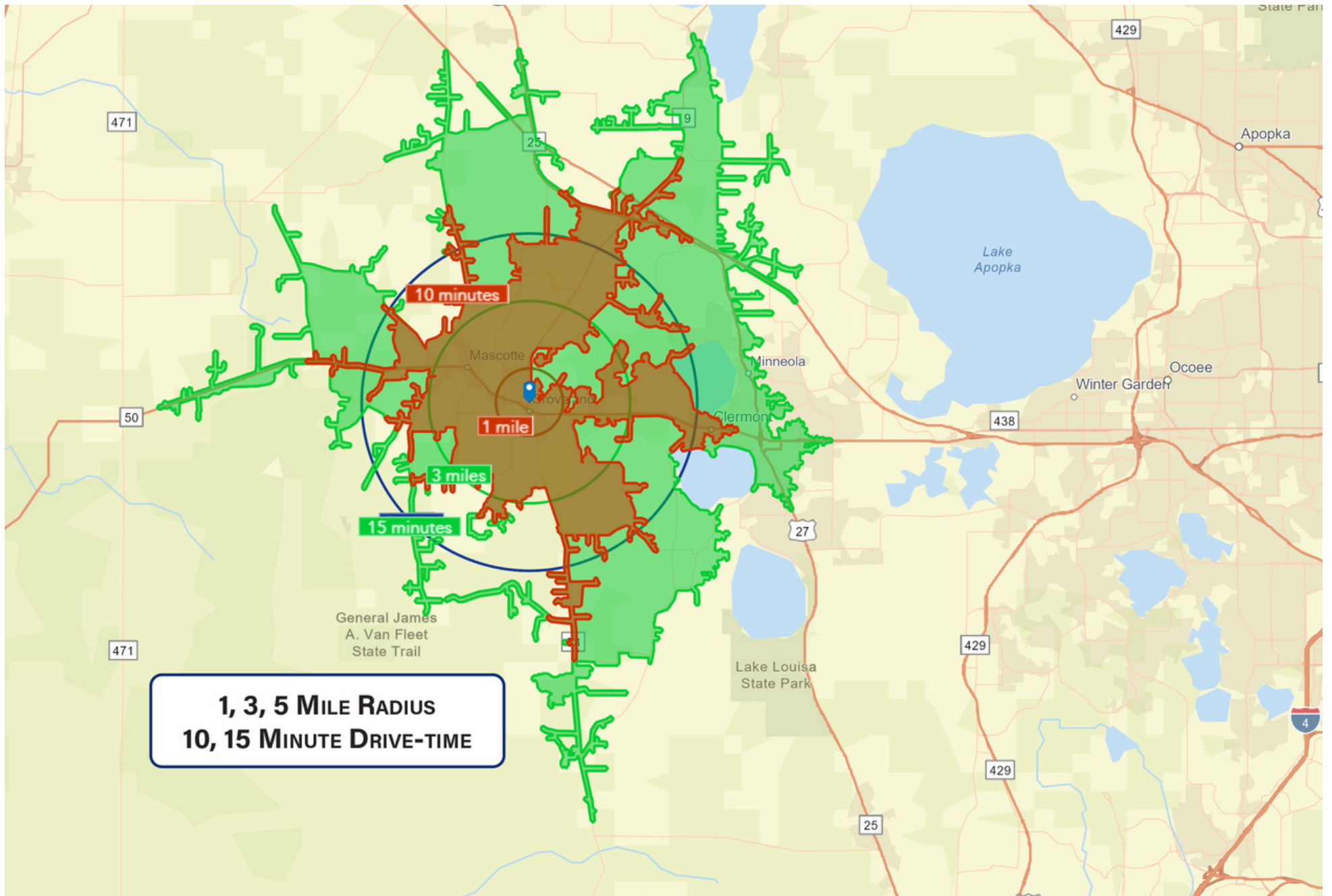
| | |
|----------------------|-----------------------------------|
| LOT SIZE: | 0.29 Acres |
| PRICE / ACRE: | \$1,031,034 |
| ZONING: | R-2 [CRA Dev. District Town Core] |
| MARKET: | Groveland |
| APN: | AK 2946407 |

PROPERTY OVERVIEW

Corner Site located within the Downtown CRA Development District, located at Hwy 19 with excellent access to Hwy 50 and downtown Groveland. The property is a .29-acre lot with approximately 180 feet of road frontage. The Highway Bypass goes directly through this lot, making this site a corner on a major intersection.







BENCHMARK DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles | 10 Mins | 15 Mins | Lake | MSA | FL | US |
|--|----------|----------|----------|----------|----------|----------|-----------|------------|-------------|
| Population | 2,851 | 16,284 | 27,401 | 26,426 | 64,837 | 367,924 | 2,638,858 | 21,587,015 | 333,793,107 |
| Households | 957 | 5,172 | 8,973 | 8,841 | 23,461 | 147,882 | 971,374 | 8,438,100 | 126,083,849 |
| Families | 718 | 3,947 | 6,809 | 6,627 | 17,360 | 101,304 | 647,644 | 5,454,945 | 82,747,156 |
| Average Household Size | 2.97 | 3.14 | 3.05 | 2.97 | 2.71 | 2.46 | 2.67 | 2.51 | 2.58 |
| Owner Occupied Housing Units | 790 | 4,217 | 7,406 | 7,188 | 18,542 | 113,926 | 589,455 | 5,459,375 | 80,135,109 |
| Renter Occupied Housing Units | 166 | 955 | 1,567 | 1,653 | 4,919 | 33,956 | 381,919 | 2,978,725 | 45,948,740 |
| Median Age | 37.8 | 36.4 | 37.2 | 37.7 | 41.4 | 48.0 | 37.5 | 42.50 | 38.50 |
| <i>Income</i> | | | | | | | | | |
| Median Household Income | \$58,551 | \$55,884 | \$57,696 | \$57,087 | \$58,098 | \$53,249 | \$58,921 | \$56,362 | \$62,203 |
| Average Household Income | \$71,535 | \$66,582 | \$69,017 | \$68,813 | \$72,809 | \$72,397 | \$82,905 | \$81,549 | \$90,054 |
| Per Capita Income | \$24,489 | \$21,973 | \$23,099 | \$23,272 | \$26,136 | \$29,149 | \$30,638 | \$31,970 | \$34,136 |
| <i>Trends: 2015 - 2020 Annual Growth Rate</i> | | | | | | | | | |
| Population | 1.73% | 1.93% | 1.85% | 1.86% | 1.97% | 1.94% | 1.96% | 1.33% | 0.72% |
| Households | 1.58% | 1.74% | 1.67% | 1.70% | 1.89% | 1.82% | 1.87% | 1.27% | 0.72% |
| Families | 1.57% | 1.70% | 1.63% | 1.66% | 1.82% | 1.76% | 1.83% | 1.23% | 0.64% |
| Owner HHs | 1.62% | 1.76% | 1.72% | 1.78% | 1.95% | 1.84% | 1.82% | 1.22% | 0.72% |
| Median Household Income | 1.43% | 1.02% | 1.17% | 1.12% | 1.09% | 1.32% | 1.49% | 1.51% | 1.60% |

BENCHMARK DEMOGRAPHICS

1 Miles 3 Miles 5 Miles 10 Mins 15 Mins Orange MSA FL US

Households by Income

| | | | | | | | | | |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <\$15,000 | 7.80% | 8.80% | 8.30% | 8.50% | 8.20% | 9.20% | 9.00% | 10.60% | 10.30% |
| \$15,000 - \$24,999 | 10.00% | 10.60% | 9.90% | 10.00% | 9.20% | 10.20% | 9.10% | 9.80% | 8.80% |
| \$25,000 - \$34,999 | 12.30% | 12.00% | 12.10% | 12.50% | 12.00% | 14.20% | 10.10% | 9.80% | 8.70% |
| \$35,000 - \$49,999 | 11.50% | 12.20% | 12.10% | 12.00% | 12.60% | 13.00% | 13.40% | 13.60% | 12.20% |
| \$50,000 - \$74,999 | 19.00% | 19.90% | 18.90% | 18.90% | 19.00% | 18.40% | 18.50% | 18.30% | 17.30% |
| \$75,000 - \$99,999 | 20.60% | 21.20% | 21.70% | 21.10% | 17.70% | 14.00% | 13.00% | 12.30% | 12.60% |
| \$100,000 - \$149,999 | 13.60% | 11.40% | 12.70% | 12.60% | 14.50% | 12.70% | 15.30% | 13.80% | 15.30% |
| \$150,000 - \$199,999 | 1.90% | 1.60% | 1.70% | 1.90% | 3.50% | 4.50% | 5.20% | 5.50% | 6.90% |
| \$200,000+ | 3.20% | 2.20% | 2.50% | 2.50% | 3.10% | 3.90% | 6.40% | 6.30% | 7.90% |

Population by Age

| | | | | | | | | | |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 0 - 4 | 6.70% | 7.00% | 6.80% | 6.70% | 5.80% | 5.00% | 5.70% | 5.20% | 6.00% |
| 5 - 9 | 7.10% | 7.30% | 7.10% | 7.10% | 6.10% | 5.20% | 5.90% | 5.40% | 6.10% |
| 10 - 14 | 7.10% | 7.30% | 7.10% | 7.10% | 6.20% | 5.40% | 5.90% | 5.60% | 6.30% |
| 15 - 19 | 6.10% | 6.60% | 6.50% | 6.40% | 5.80% | 5.00% | 6.10% | 5.60% | 6.30% |
| 20 - 24 | 5.50% | 6.10% | 6.00% | 5.90% | 5.60% | 4.60% | 7.20% | 6.10% | 6.70% |
| 25 - 34 | 13.90% | 13.90% | 13.60% | 13.50% | 13.10% | 11.10% | 15.70% | 13.30% | 14.00% |
| 35 - 44 | 12.60% | 12.90% | 12.70% | 12.60% | 11.80% | 10.40% | 12.90% | 11.70% | 12.60% |
| 45 - 54 | 13.50% | 13.40% | 13.40% | 13.40% | 13.10% | 11.60% | 12.60% | 12.40% | 12.40% |
| 55 - 64 | 12.50% | 11.70% | 12.00% | 12.10% | 13.00% | 14.10% | 12.40% | 13.70% | 13.00% |
| 65 - 74 | 9.10% | 8.20% | 8.90% | 9.10% | 11.60% | 15.00% | 9.20% | 11.70% | 9.80% |
| 75 - 84 | 4.50% | 4.30% | 4.60% | 4.70% | 6.20% | 9.10% | 4.60% | 6.60% | 4.80% |
| 85+ | 1.40% | 1.20% | 1.30% | 1.40% | 1.70% | 3.50% | 1.80% | 2.80% | 2.00% |

Race and Ethnicity

| | | | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| White Alone | 70.70% | 66.70% | 67.80% | 68.30% | 72.30% | 78.30% | 65.90% | 72.50% | 69.40% |
| Black Alone | 12.80% | 12.70% | 12.80% | 12.90% | 12.80% | 11.10% | 17.20% | 16.40% | 13.00% |
| American Indian Alone | 0.80% | 0.80% | 0.70% | 0.70% | 0.50% | 0.50% | 0.40% | 0.40% | 1.00% |
| Asian Alone | 2.40% | 2.10% | 2.30% | 2.30% | 2.30% | 2.10% | 4.50% | 2.90% | 5.90% |
| Pacific Islander Alone | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 9.70% | 13.90% | 12.30% | 11.90% | 8.30% | 5.10% | 8.00% | 4.60% | 7.10% |
| Two or More Races | 3.60% | 3.70% | 3.90% | 3.90% | 3.70% | 2.90% | 4.00% | 3.10% | 3.60% |
| Hispanic Origin (Any Race) | 28.60% | 34.70% | 31.90% | 31.20% | 24.90% | 17.30% | 33.10% | 27.20% | 18.80% |

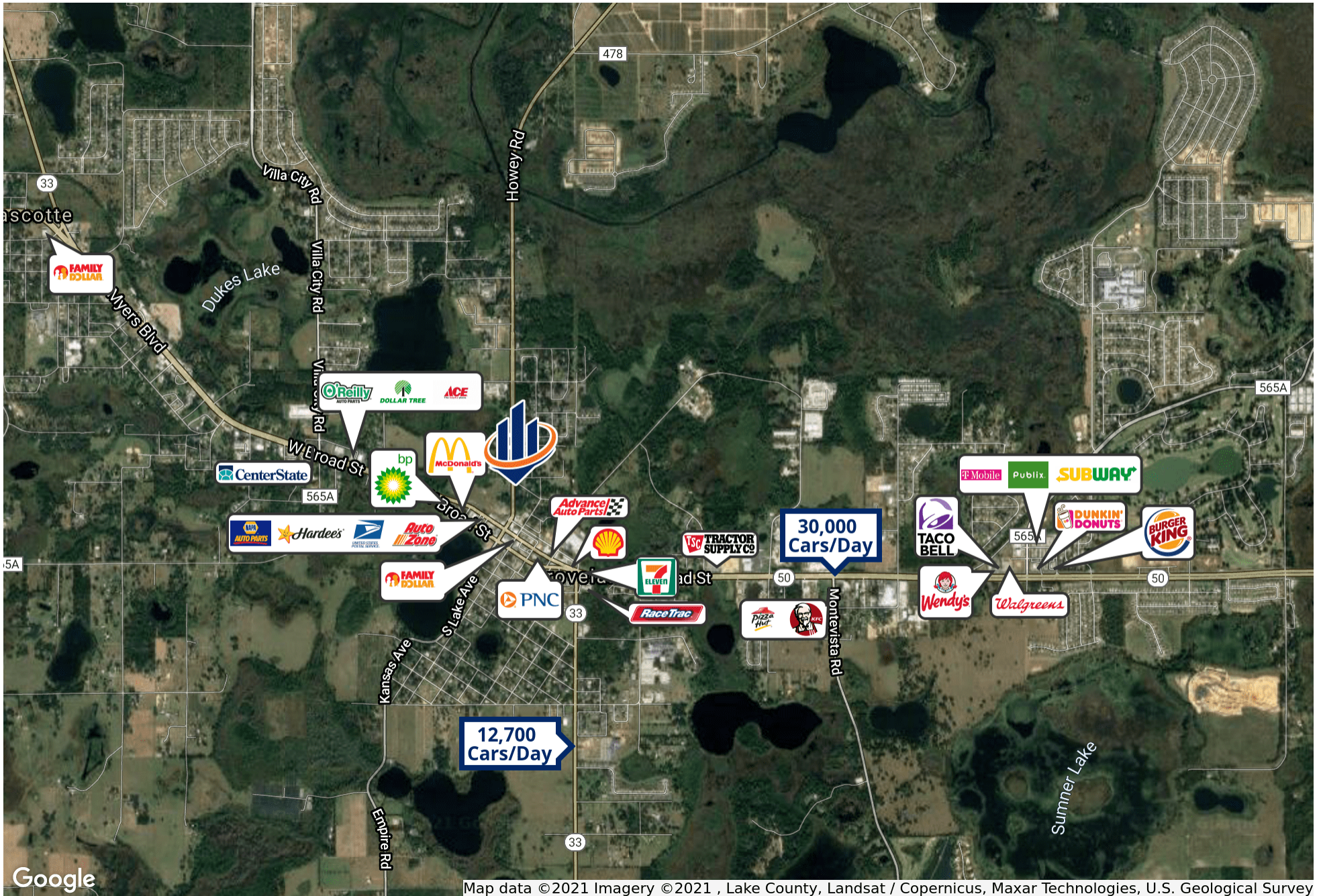


LAKE COUNTY

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 focused on sports and wellness.









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