

21,500 ±
Cars/Day



55,000 ±
Cars/Day

MINNEOLA INDUSTRIAL LAND

19048 Causey Rd, Clermont, FL 34715

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FL #SL3317523



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Section 1

PROPERTY INFORMATION



PROPERTY SUMMARY

PROPERTY SUMMARY

Sale Price:	\$1,878,000
Total Acreage:	15.08
Total \$/p Acre:	\$124,536
County:	Lake
Property Type:	Vacant Industrial Land
Zoning:	I-1
Parcel ID	25-21-25-0004-000-02404 & 30-21-26-0003-000-01400

PROPERTY OVERVIEW

The subject property is ideally located along Causey Rd in Clermont, FL, providing excellent accessibility to key transportation routes including US Hwy 27, the Florida Turnpike, Hwy 561, and Hwy 19. Recently annexed into the City of Minneola, the property is positioned within the city's designated growth corridor, offering promising potential for future commercial development.

Zoned as Vacant Industrial, the site supports a wide range of industrial uses, making it an attractive opportunity for businesses looking to capitalize on the area's expansion. The property benefits from direct visibility from the Florida Turnpike, ensuring high exposure for future development.



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Zoned as Vacant Industrial, the site supports a wide range of industrial uses, making it an attractive opportunity for businesses looking to capitalize on the area's expansion. The property benefits from direct visibility from the Florida Turnpike, ensuring high exposure for future development.

The property falls under the I-1 Industrial District, allowing for a variety of industrial uses, such as agriculturally related industries and boat repair, with special exception uses available upon approval, including motor vehicle towing, trucking terminals, heavy metal fabrication, and more. Certain uses, including residential units (except for caretaker purposes), junkyards, and chemical or petroleum manufacturing, are expressly prohibited.

For a detailed list of permitted and prohibited uses, refer to the I-1 Industrial District guidelines on page 6.

This property presents an excellent opportunity for developers and businesses ready to invest in the future growth of Minneola.

PERMITTED USES

PERMITTED USES IN THE I-1 DISTRICT:

- (1) Agriculturally related industry.
- (2) Boat repair.
- (3) Commercial/industrial service.
- (4) Construction contractor's yard and storage.
- (5) Distribution centers.
- (6) Laboratory/research and development.
- (7) Laundry/dry cleaning plants.
- (8) Manufacturing: Craftsman shop.
- (9) Manufacturing: Assembling.
- (10) Manufacturing: Processing.
- (11) Motor vehicle repair facility.
- (12) Offset printing.
- (13) Wholesalers and distributors.
- (14) Accessory structures and uses incidental to agricultural activities.
- (15) Auto service station.
- (16) Warehousing, storage activities.
- (17) Mini storage warehouse/self-storage facilities.

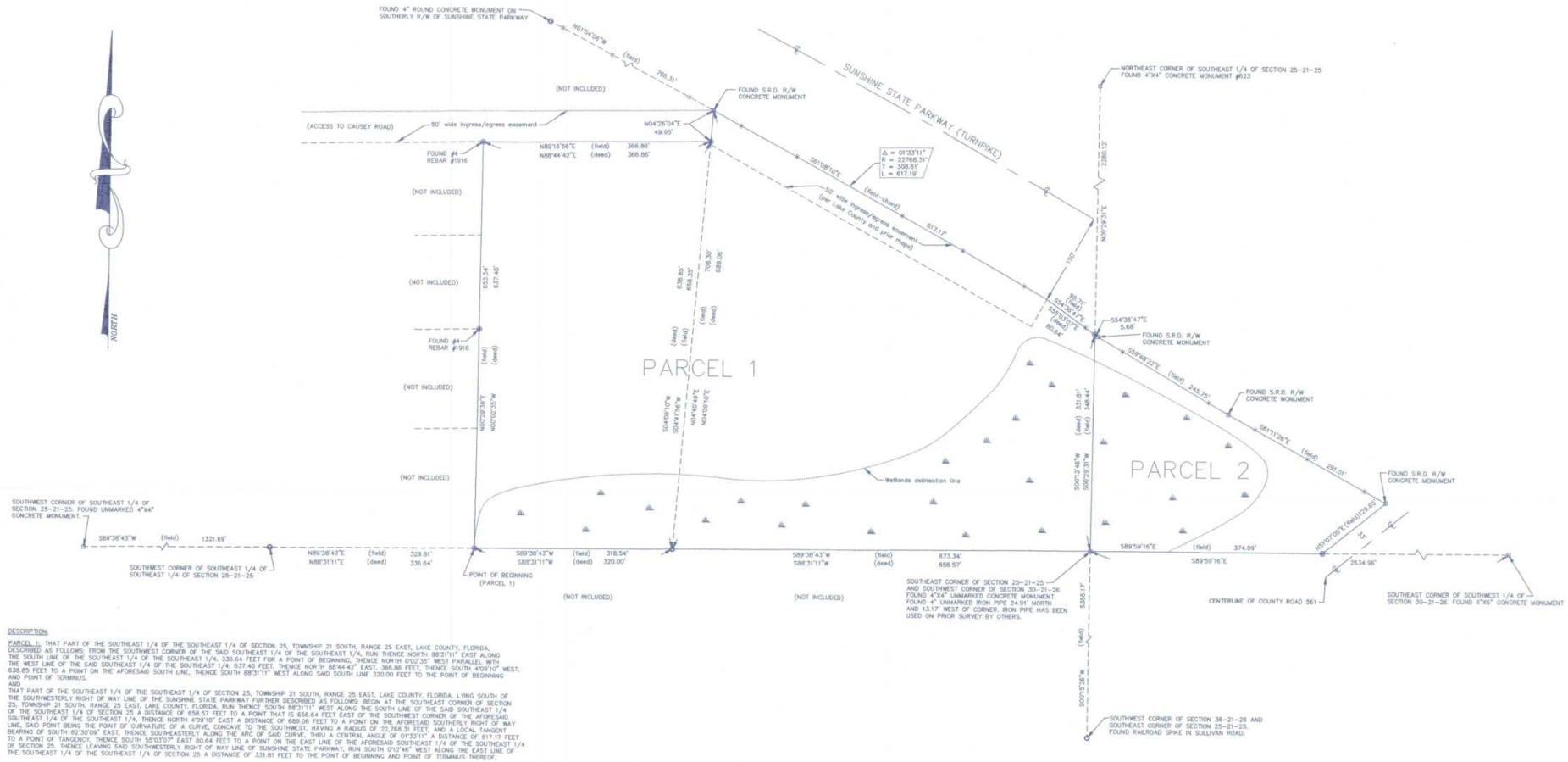
USES PERMITTED AS SPECIAL EXCEPTION USES UPON APPROVAL IN THE I-1 DISTRICT:

- (1) One single-family residential dwelling unit on the site of a permitted use to be used exclusively by a caretaker.
- (2) Motor vehicle towing and impoundment facility.
- (3) Trucking terminal.
- (4) Heavy metal fabrication.
- (5) Rubber or plastics manufacturing.
- (6) Adult entertainment establishments.
- (7) Pet day care and boarding facilities.
- (8) Tattoo establishments.
- (9) Car washes.

USES EXPRESSLY PROHIBITED IN I-1 DISTRICT:

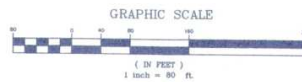
- (1) Residential dwelling units except as allowed in this division.
- (2) Reserved.
- (3) Uses prohibited by city, state or federal law.
- (4) Chemical or petroleum manufacturing or refining.
- (5) Agriculture: Processing—Packinghouses and slaughterhouses.
- (6) Junkyards.
- (7) Recreational vehicle (RV) park.

SURVEY



NOTES:

1. THE BEARINGS HEREON ARE BASED ON THE ASSUMED BEARING OF SOUTH 89°38'43" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25-21-25.
2. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, EASEMENTS OR RESTRICTIONS.
4. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED OR SHOWN.
5. UTILITY LINES, BELLROADS AND OLD MOBILE HOME BEING REMOVED HAVE NOT BEEN LOCATED OR SHOWN.
6. EASEMENT PARALLEL TO TURNPIKE IS FROM FROM MAP DRAWN BY HONORABLE JUDITH L. NO. 1986 AND VERBAL CONFIRMATION FROM LAKE COUNTY.
7. 8" = SET REBAR LB #308 ON LINES BY HONORABLE JUDITH L. NO. 1986 AND VERBAL CONFIRMATION FROM LAKE COUNTY.
8. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN NOTED.
9. CONSENT OF THE SHOWN HEREON BY OTHER THAN THE SHOWN PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN.
10. THE USE OF A SURVEY AFFIDAVIT IN REGARD TO THIS SURVEY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SHOWN PARTY OR PARTIES.
11. 10" = 4" X 4" = 4 FOOT HIGH WIRE FENCE MEANDERING ALONG RIGHT OF WAY UNLESS OTHERWISE NOTED.



12/19/11

PARCEL 1 & 2, SECTION 25-21-25, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. SURVEYED AND BOUNDARIES OF A FLORIDA LICENSED SURVEYOR & MAPPER. THE SURVEY DEPICTED HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Blackburn Surveying, Inc.
S.B. # 6258
642 N. Highway 50
P.O. Box 121032
Clearwater, Florida 34612
(813) 394-4411
Fax (813) 394-7008

BOUNDARY SURVEY FOR:	
CHRIS SINGH	
SCALE:	APPROVED BY: (DRAWN BY:)
1" = 90'	P.M.
DATE:	TERRY DIT.
12/14/2011	
PAGE NO. 1	DRAWING NO. SINGH-BZP11

SECTION 25-21-25
LAKE COUNTY, FLORIDA



Section 2

LOCATION INFORMATION

COUNTY



LAKE COUNTY FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

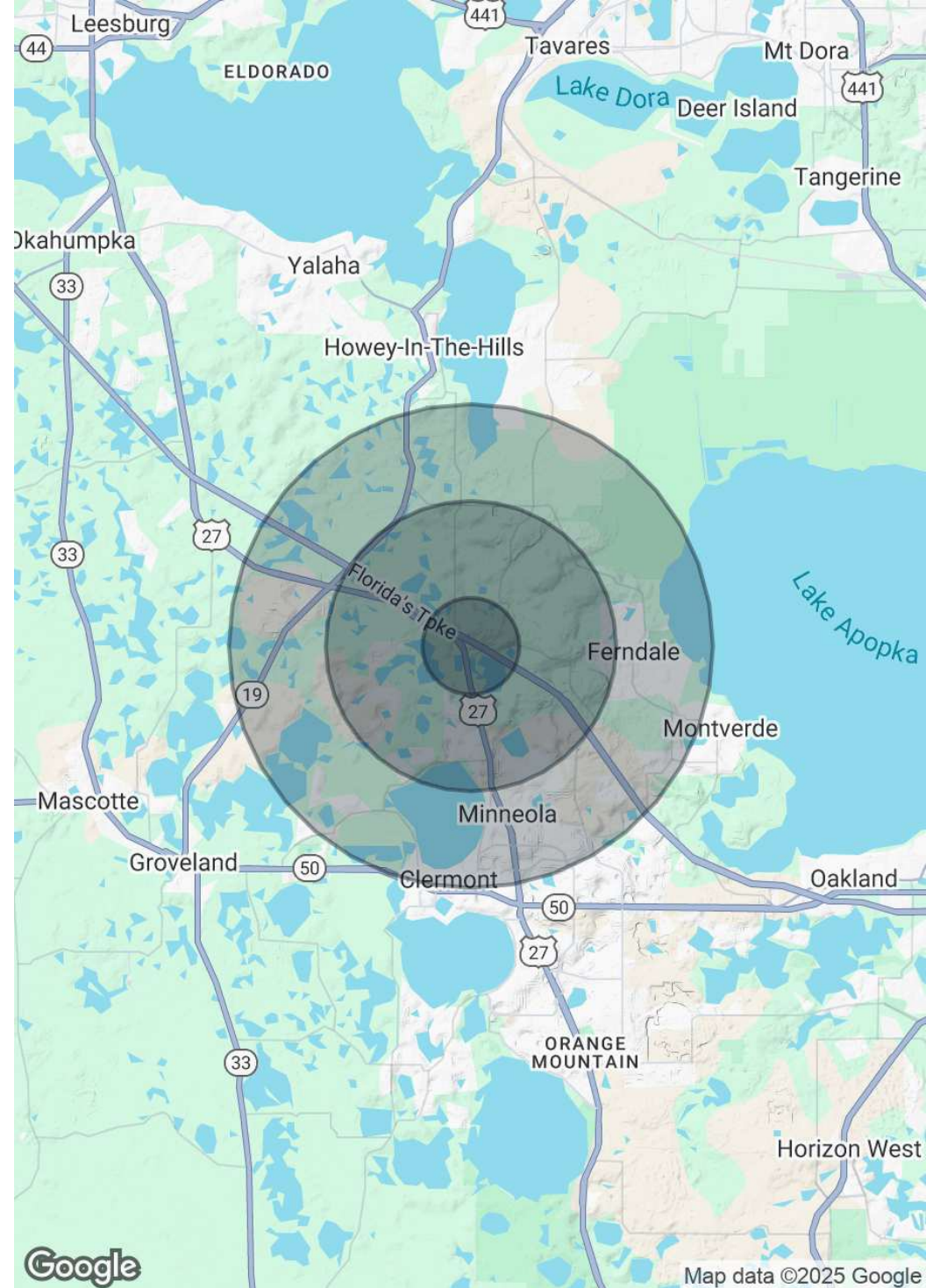
With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,614	16,923	54,015
Average Age	57	45	42
Average Age (Male)	54	44	41
Average Age (Female)	61	47	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	621	6,088	19,634
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$127,554	\$115,138	\$104,419
Average House Value	\$426,960	\$402,540	\$399,121

Demographics data derived from AlphaMap

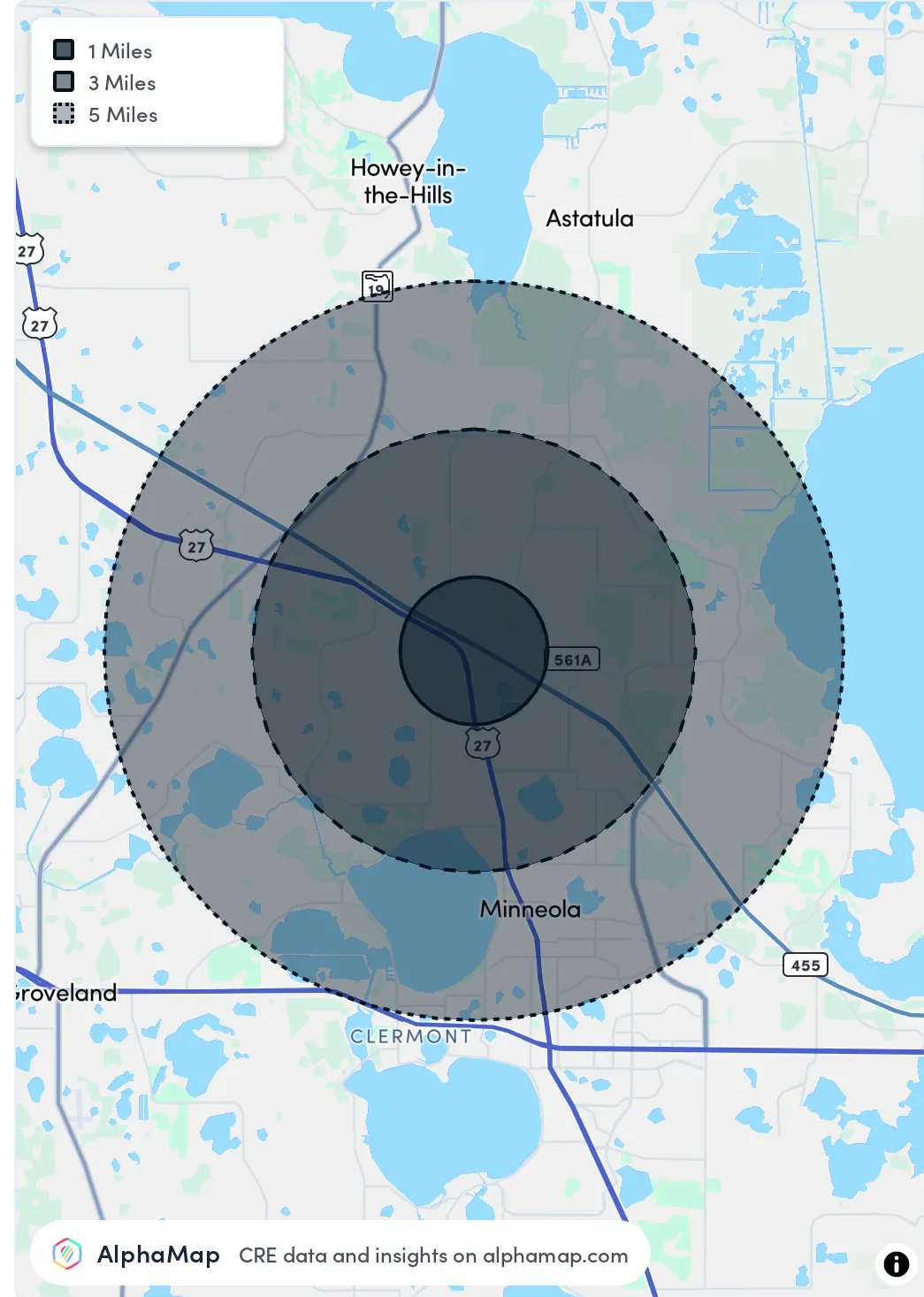


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
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Average House Value	\$426,960	\$402,540	\$399,121
Per Capita Income	\$49,059	\$41,120	\$37,292

Map and demographics data derived from AlphaMap

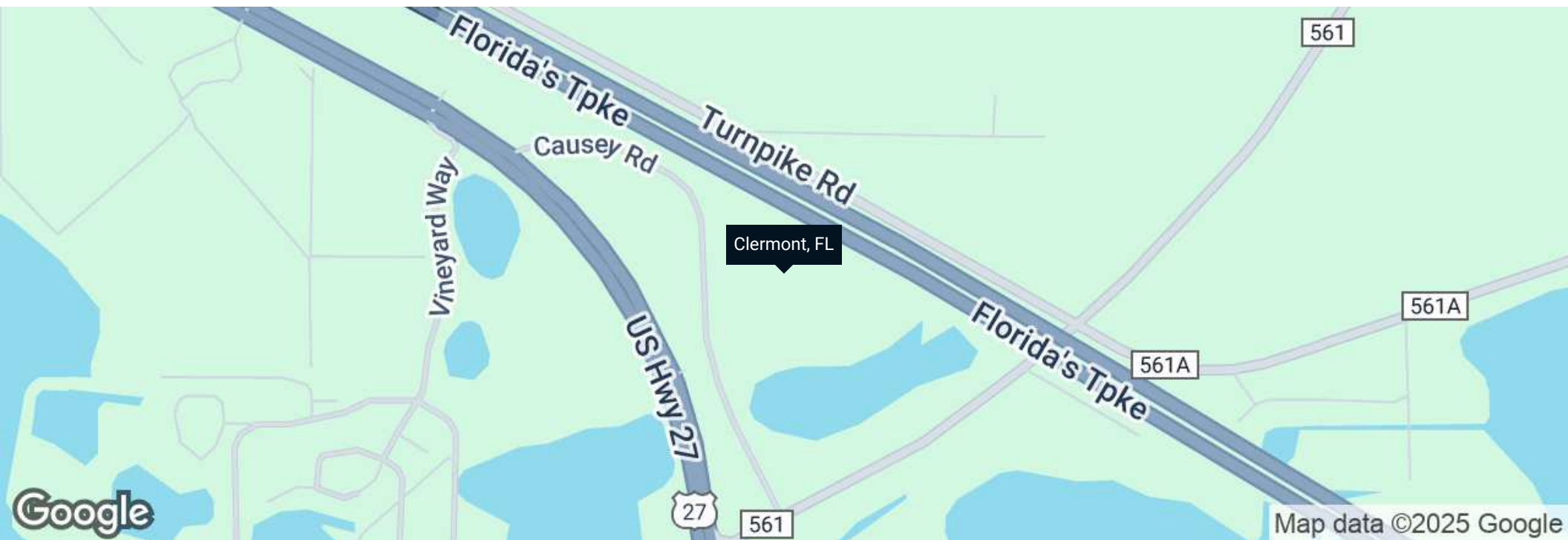
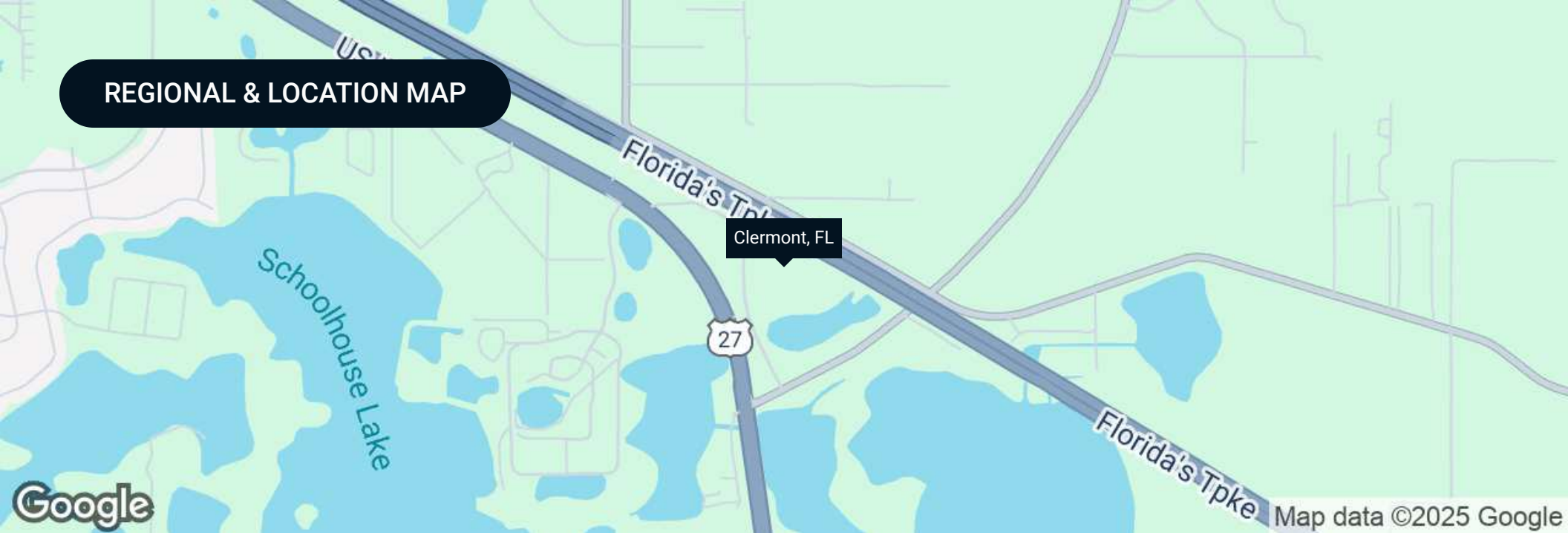




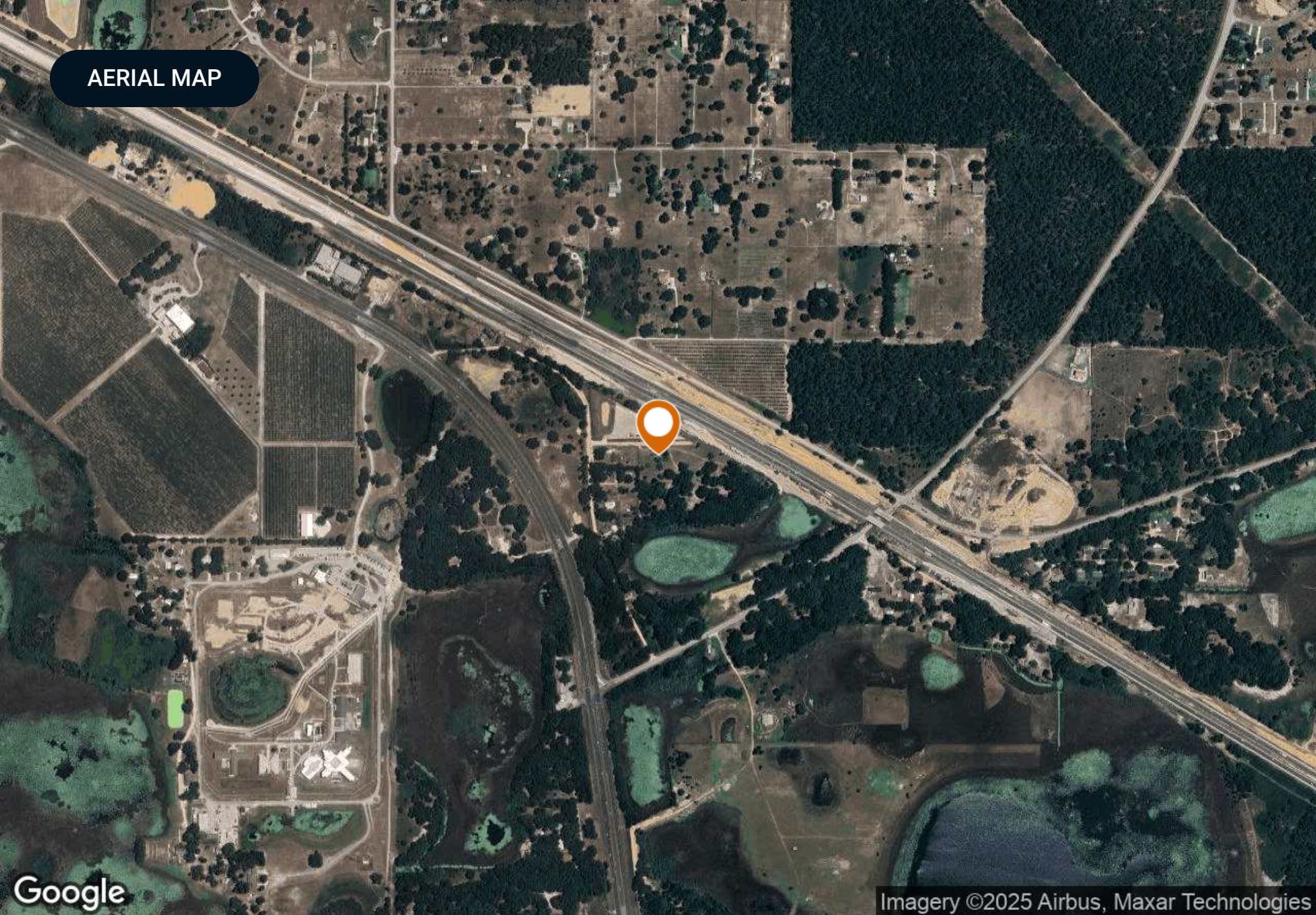
Section 3

MAPS AND PHOTOS

REGIONAL & LOCATION MAP



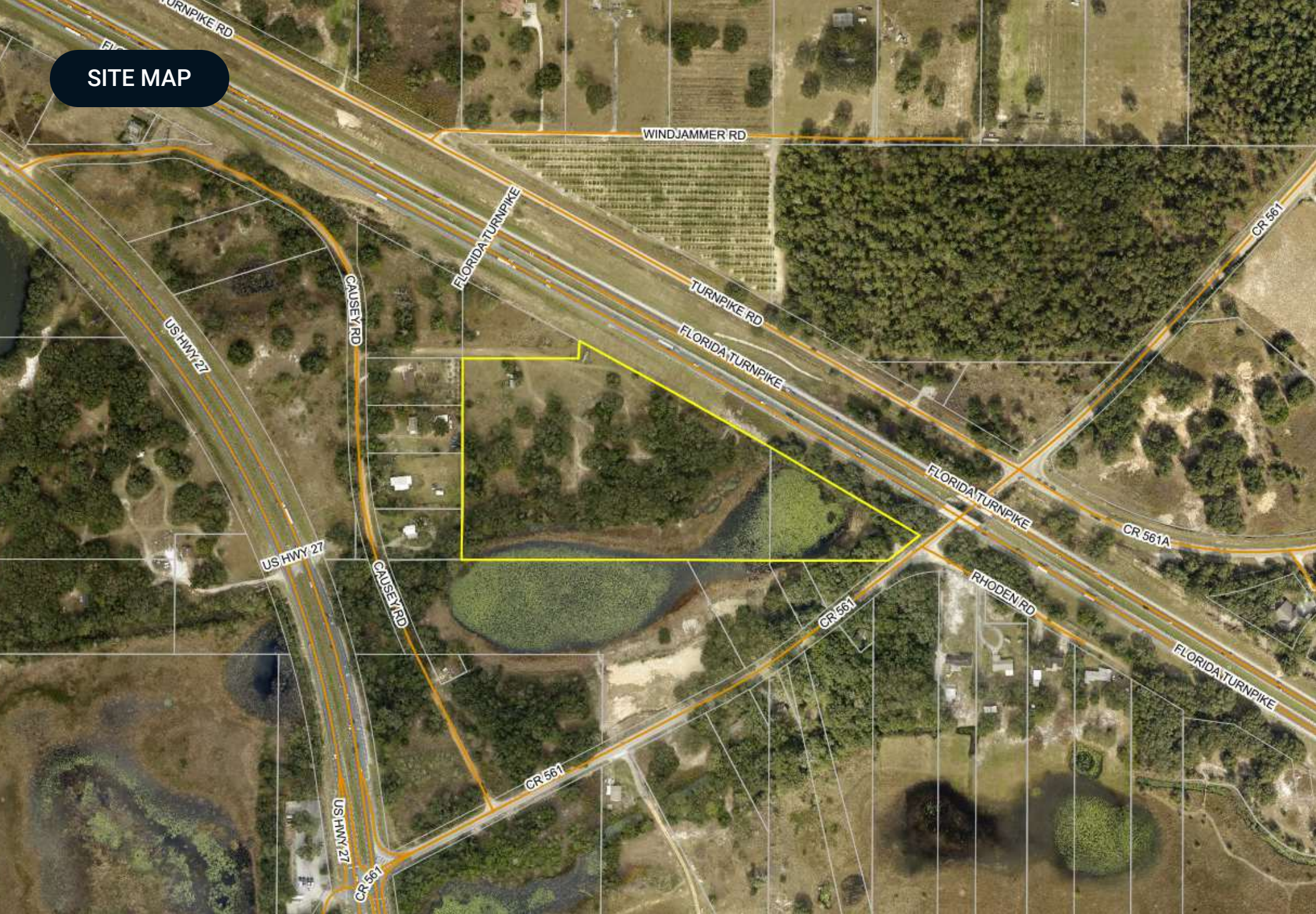
AERIAL MAP



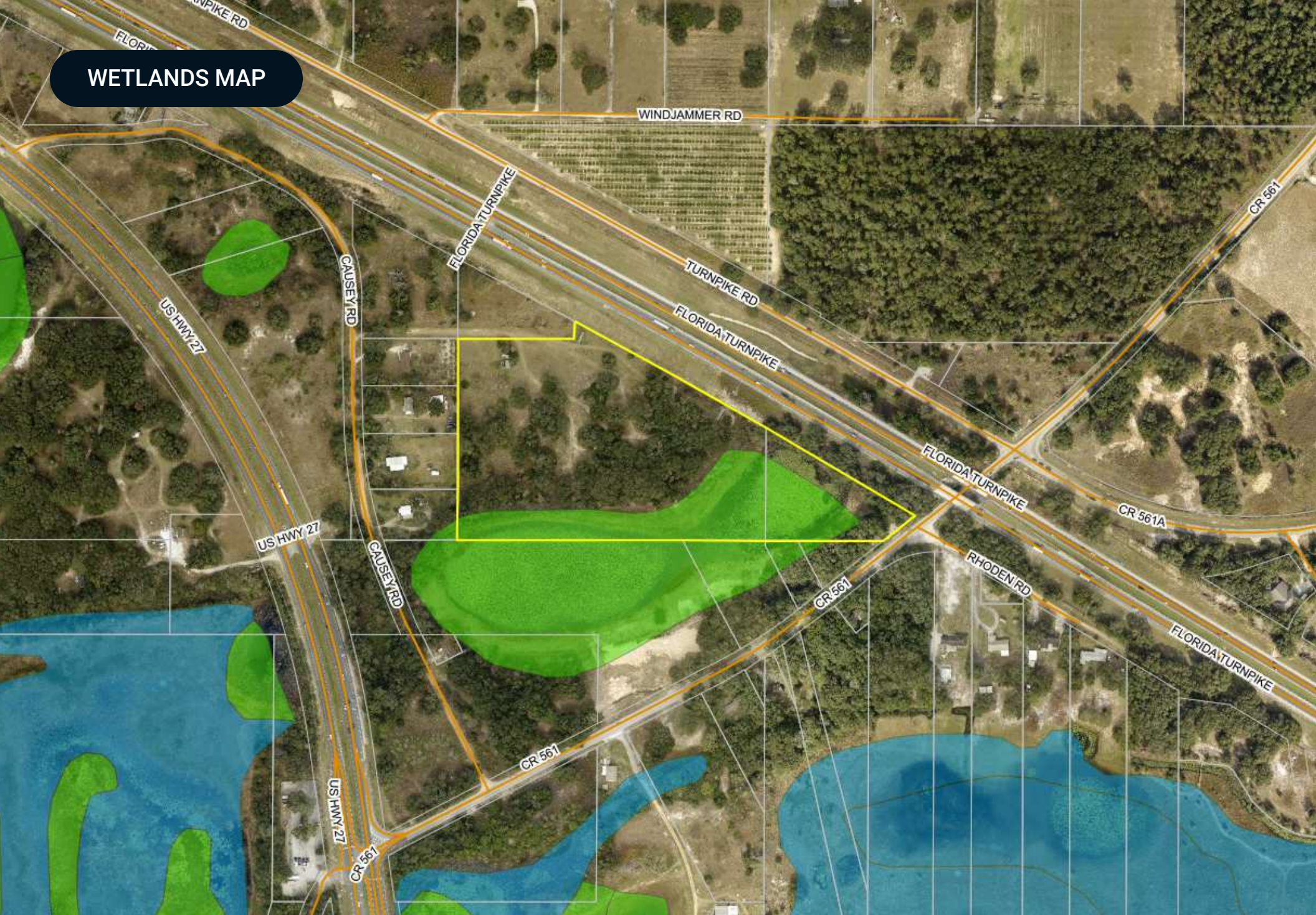
Google

Imagery ©2025 Airbus, Maxar Technologies

SITE MAP



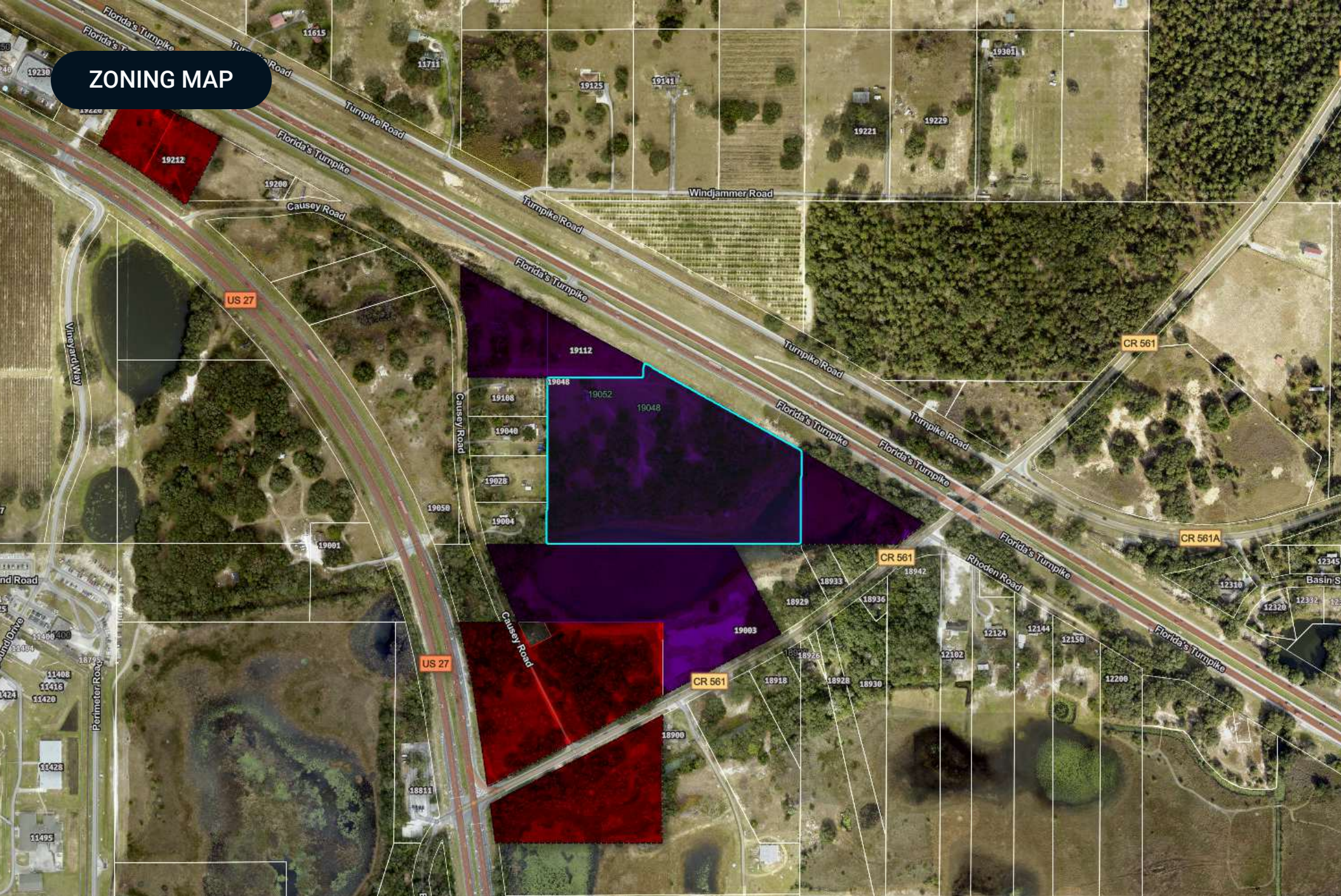
WETLANDS MAP



5-FOOT CONTOURS MAP



ZONING MAP



Areas shaded in purple are designated for Industrial Use. Areas shaded in red are designated for General Commercial Use.

TRADE AREA MAP

Christopher C. Ford Commerce Park

CWI Logistics **Kroger** **amazon** fulfillment

ESTES **CAPTIVEAIRE**



Air Conditioning & Heating, Inc.



LAKE RIDGE
WINERY & VINEYARDS



Clermont Commons



PEST CONTROL



SERVICES

Hunt Industrial Park and The Suites

Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

Minneola

Clermont

21,500 ±
Cars/Day



55,000 ±
Cars/Day



ADDITIONAL PHOTOS





For more information visit www.saundersrealestate.com

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Fayetteville, AR 72701
479.582.4113

