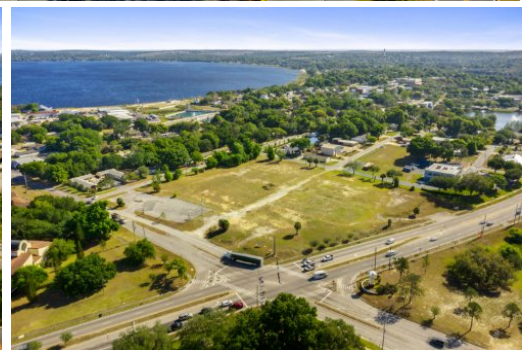


Karin Arellano
Arellano Realty
407-948-0767
karin@arisoldit.com
www.ARIsoldit.com



\$400000

HIGHLY VISIBLE CORNER at HIGHWAY 50 & 12th Street in CLERMONT just BLOCKS from downtown Clermont and VICTORY POINT. This parcel consists of 5.943 acres at the entrance to Clermont from the west at a FOUR WAY Traffic intersection. ZONED PUD (Planned Unit Development) for Commercial & Industrial which consists of six buildings up to a maximum of 60,000 square feet, permitted uses are commercial, office, retail, restaurants, bottling and warehouse, spirits and alcohol production, distillery, bars and any other distribution associated with the distillery. An amendment to the PUD and/or rezoning is possible in the event buyer chooses a different use for the site. One of the last remaining undeveloped sites near downtown Clermont makes this site attractive. The Florida Turnpike is just 8.5 miles away with downtown Orlando 26 miles and Walt Disney World 30 miles away, basically very centrally located within the state.