

Lake Louisa



Clermont Lakefront Residential Development Land

12010 Hull Rd, Clermont, Florida 34711

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

Clayton Taylor
863-255-7406
clayton@saundersrealestate.com

Downtown Clermont
(15 ± Minutes)

Lake Minnehaha



PROPERTY OVERVIEW



Sale Price

\$1,200,000

Offering Summary

Acreage:	16 Acres
Price / Acre:	\$75,000
State:	Florida
City:	Clermont
County:	Lake
Property Type:	Development Land Waterfront

Property Overview

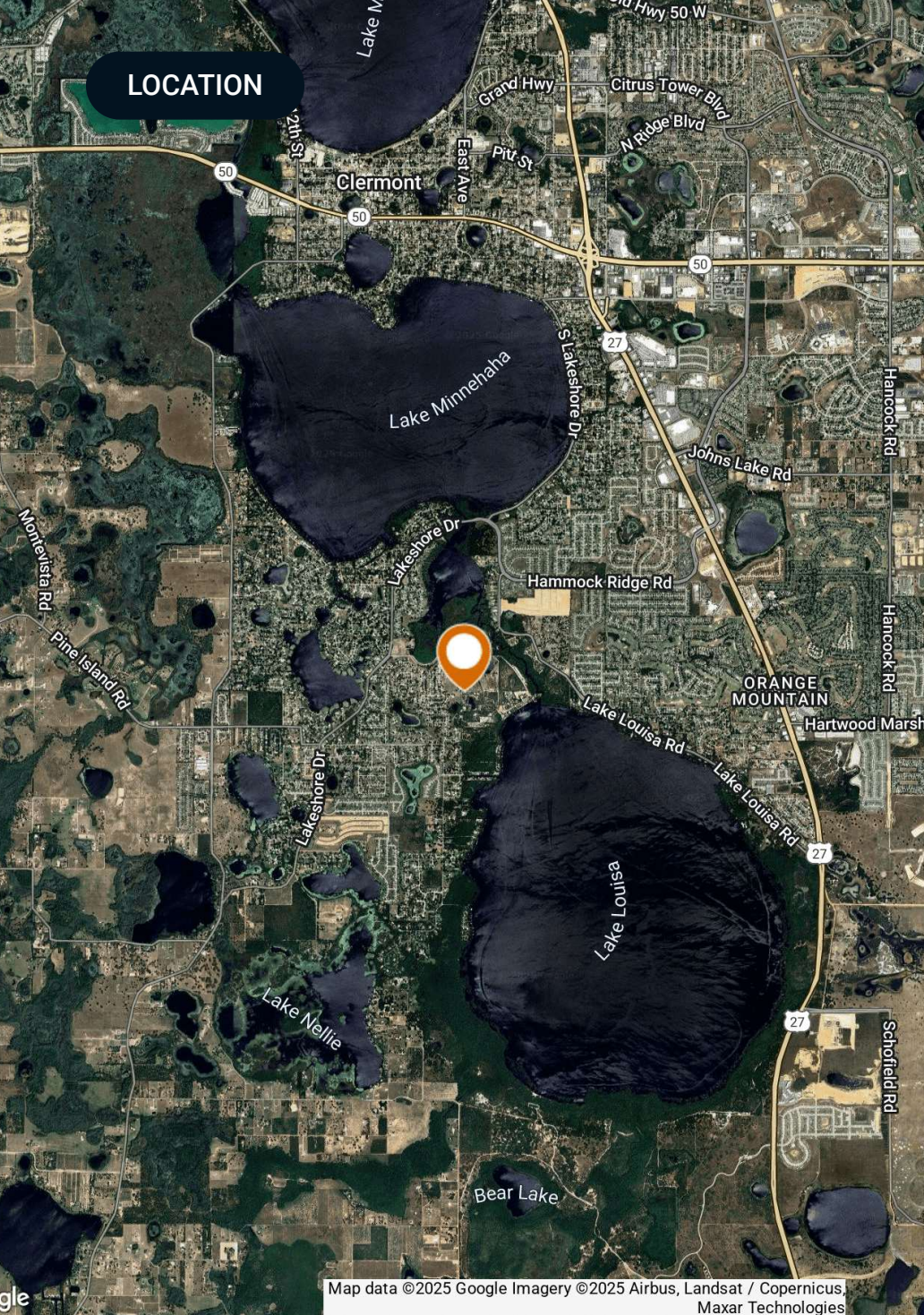
Presenting an exceptional opportunity for residential development in the sought-after Clermont area. This prime tract of land, zoned R-6 and AR, offers the potential for a range of residential development projects. With its strategic location and ample space, this property is perfectly positioned for creating a thriving residential community. Embrace the potential of this prime residential development tract and envision the possibilities for shaping a vibrant new neighborhood near the city of Clermont, FL.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Waterfront
Uplands / Wetlands:	15.1/0.8
Soil Types:	Candler Lake
Zoning / FLU:	Zoning: R-6/AR FLU: GS Rural
Water Source & Utilities:	This project will be water and septic and water is already at the site.
Road Frontage:	690 ± FT of frontage on Hull Rd
Nearest Point of Interest:	Palatlakaha River Park/ Boat Ramp: 1/4 Mile Walmart: 2 Miles Publix: 2.3 Miles Ace Hardware: 2.3 Miles UF Health Emergency & Urgent Care Center: 2.4 Miles East Ridge High School: 3 Miles Lake Minneola High School: 5.5 Miles
Current Use:	Vacant Land



Location & Driving Directions

Parcel: 072326000200001201 07-23-26-0002-000-01200 07-23-26-0002-000-03500

GPS: 28.5064228, -81.7564086

From Highway 27 in Clermont, take Hammock Ridge Rd west

Driving Directions: Follow Hammock Ridge Rd onto Lakeshore Drive

Continue on Lakeshore drive for 1.3 ± miles to Hull Rd

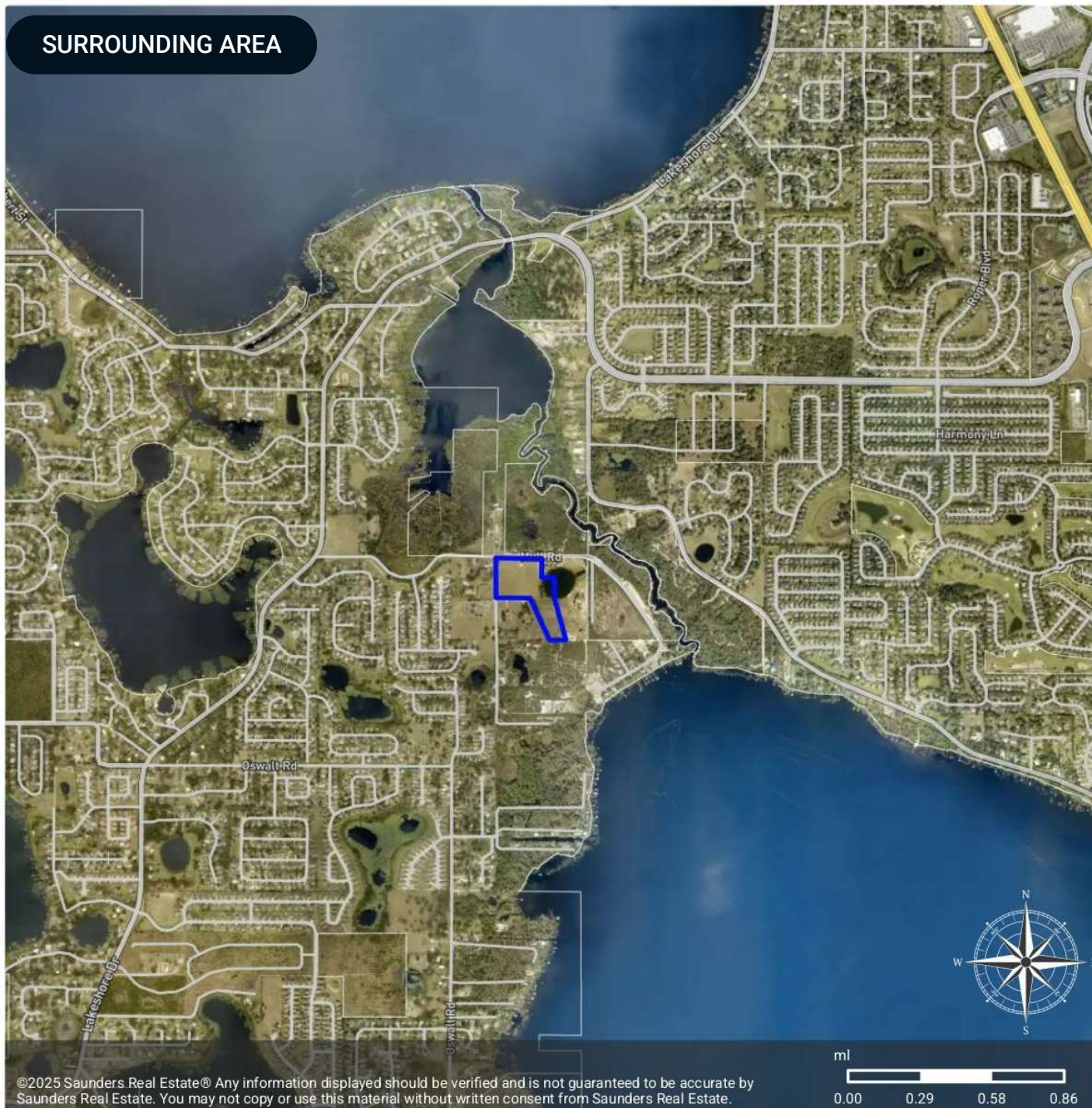
Head east on Hull Rd for 3,000 ± FT

Showing Instructions: Contact Agent

SURROUNDING AREA

Clermont 16

-  Polygon
-  Parcel
-  Comparable Parcel • Numbers
-  Comparable Parcel



WETLANDS



Wetlands NWI

-  Polygon
-  Parcel
-  Comparable Parcel • Numbers
-  Comparable Parcel
-  Wetlands 2019: Vegetated Non-Forested Wetlands
-  Wetlands 2019: Wetland Forested Mixed
-  Wetlands 2019: Wetland Coniferous Forests
-  Wetlands 2019: Lakes
-  Wetlands 2019: Streams and Waterways
-  Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PUBH	Freshwater Pond	0.82
TOTAL UPLAND		15.10
TOTAL WETLAND		0.82
TOTAL		15.92



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AERIAL MAP



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ADDITIONAL PHOTOS





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.



Clermont

LAKE COUNTY

Founded	1916
Population	47,823 (2023)
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. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. 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 that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in 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, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.



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