# FOR SALE – COMMERCIAL DEVELOPMENT SITE US Highway 50 & American Legion Road, Mascotte, FL 34753

\$ OFFERED AT: \$1,050,000

### PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

Introducing a prime 3.93-acre commercial lot in the fast-growing city of Mascotte, Florida. Strategically positioned near the intersection of US Highway 50 and American Legion Road, this shovel-ready parcel offers excellent visibility and access in a high-traffic corridor. Zoned for non-residential mixed-use and pre-approved by the City for a building of up to 21,000 square feet, the site is fully entitled and supported by a completed environmental study—making it a turnkey opportunity for developers, investors, and end users alike.

Located in a **rapidly expanding area**, this site is surrounded by increasing commercial and residential development, offering strong potential for long-term value. Its proximity to local attractions such as **Truskett Park**, **Historic Downtown Clermont and Citrus Tower** adds to the area's appeal, creating a **vibrant and dynamic community setting** ideal for a range of commercial uses.

This property's **strategic position within one of Central Florida's most active growth corridors**: Mascotte to Clermont "Route 50 West" presents a rare opportunity to participate in the area's ongoing expansion and economic momentum.

#### HIGHLIGHTS

- ✓ Lot Size: 3.74 Acres
- ✓ Zoning: Commercial Non-Residential Mixed Use
- ✓ Approved Building Size: Up to 21,000 SF
- ✓ Development Ready: Environmental Study Completed
- **✓** Utilities Available Nearby
- ✓ High Visibility & Excellent Frontage on US Hwy 50
- ✓ Flat Topography Easy to Clear and Build
- ✓ Prime Location in Mascotte Area
- ✓ Versatile Investment Potential
- ✓ Excellent for Commercial Enterprises
- ✓ Ideal for Office Spaces
- ✓ Flexible Zoning for Mixed-Use Projects
- **✓** Dynamic Investment Opportunity
- ✓ Enviable Position for Ambitious Developments

#### LOCATION ADVANTAGES

↑ Intersection of US Hwy 50 & American Legion Road

Quick Access to SR 33, Clermont, Groveland, and Orlando

✓ Located in a Growing Corridor with New Developments Nearby – Route 50 West

Strong Traffic Counts & Expanding Demographics

#### SURROUNDING AMENITIES

✓ Truskett Park – Community recreation just minutes away

Mascotte Elementary School – Strong educational presence nearby

**Say Lake** – Natural beauty & residential growth

Route 50 West – Major regional connector

Minneola – Booming residential community with new development

III Historic Downtown Clermont – Dining, shopping, events & charm just minutes away

#### A SMART CHOICE FOR DEVELOPERS & INVESTORS

Position yourself in a **thriving, upward-trending market** with this strategically located site. With infrastructure in place, local approvals secured, and the region experiencing consistent economic growth, this is a rare opportunity to build and grow in step with the community.

#### **IDEAL USES**

- Retail Shopping Center
- Medical or Professional Offices
- Restaurant or Drive-Thru
- Mixed-Use Commercial Development

## CONTACT FOR MORE INFORMATION OR A SITE VISIT

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