

Hwy 50 Commercial Land - 1 Acre Groveland, FL

SR 50 (W. Broad St.), Groveland, Florida 34736

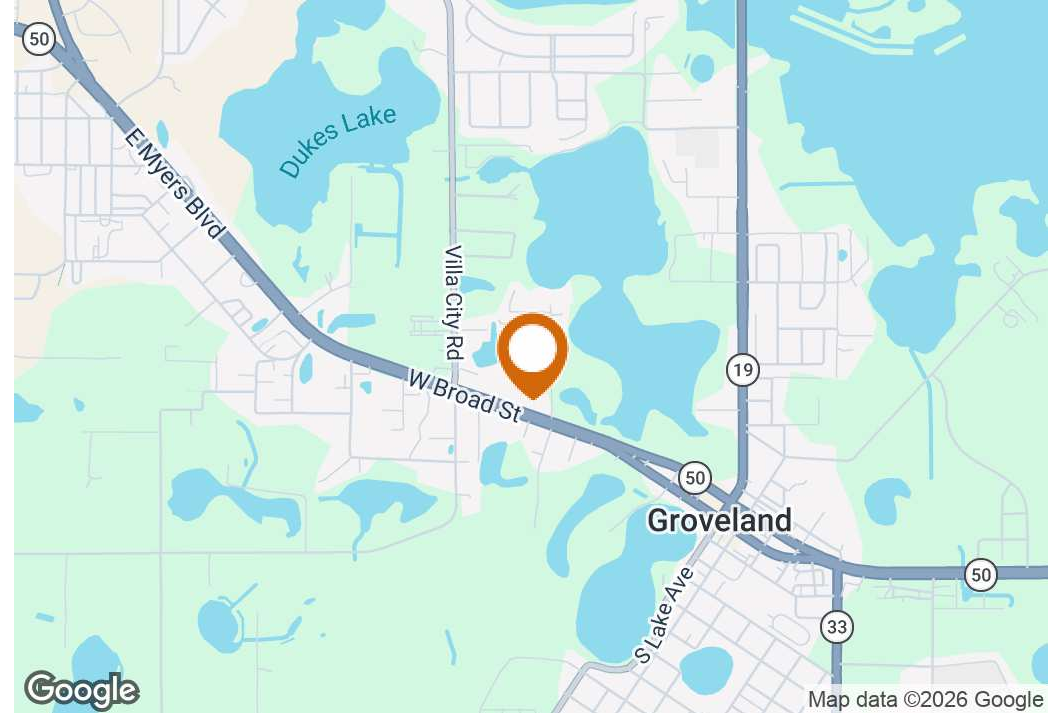
Marvin Puryear
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W Broad St



29,500 ±
Cars/Day

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$650,000
Lot Size:	1 Acre
Zoning:	Town Core (Groveland)
Market:	Central Florida
Submarket:	Lake County
Traffic Count:	29,500
PIN:	24-22-24-0002-000-03200, 24-22-24-0700-00A-00601, 24-22-24-0700-00A-00500, 24-22-24-0700-00A-00401
Property Type:	Development Land

Property Overview

1 ± acre Retail-Office outparcel on 4-lane SR-50 with 166.77 ± FT of frontage and an AADT of 29,500 vehicles, located just west of downtown Groveland, adjoining Dollar Tree, O'Reilly Auto Parts, Ace Hardware and 7-11. The property is comprised of four contiguous lots with Town Core zoning (City of Groveland), supporting a range of commercial, retail, office, and mixed-use development paths. Water and Sewer are available (City of Groveland). Ingress/Egress from SR50 (right-in, right-out).

Property Highlights

- 1 ± Acre Retail/Office Outparcel
- 166.77 ± FT 4-lane SR50 frontage
- Traffic count: 29,500 AADT
- Utilities: Water & Sewer via City of Groveland
- Zoning: Town Core (Groveland)
- Located Adjoining: Dollar Tree, Ace Hardware, O'Reilly Auto Parts, and 7-11
- Located in Lake County / I-4 corridor growth submarket (Groveland, Clermont, Minneola)

PROPERTY DESCRIPTION

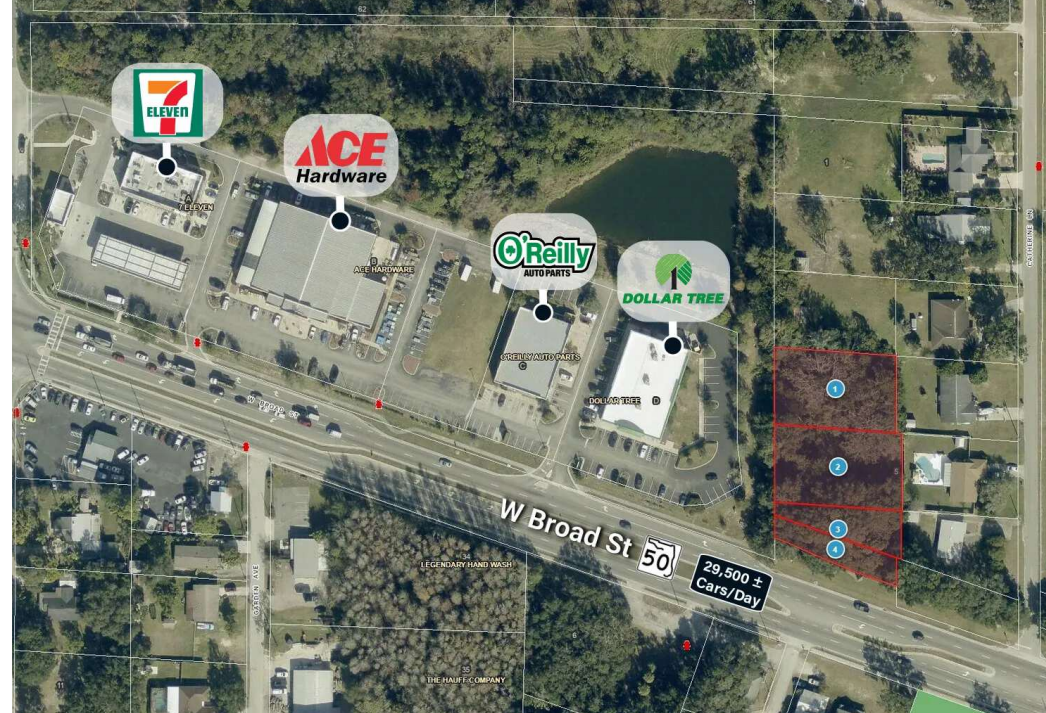


Location Description

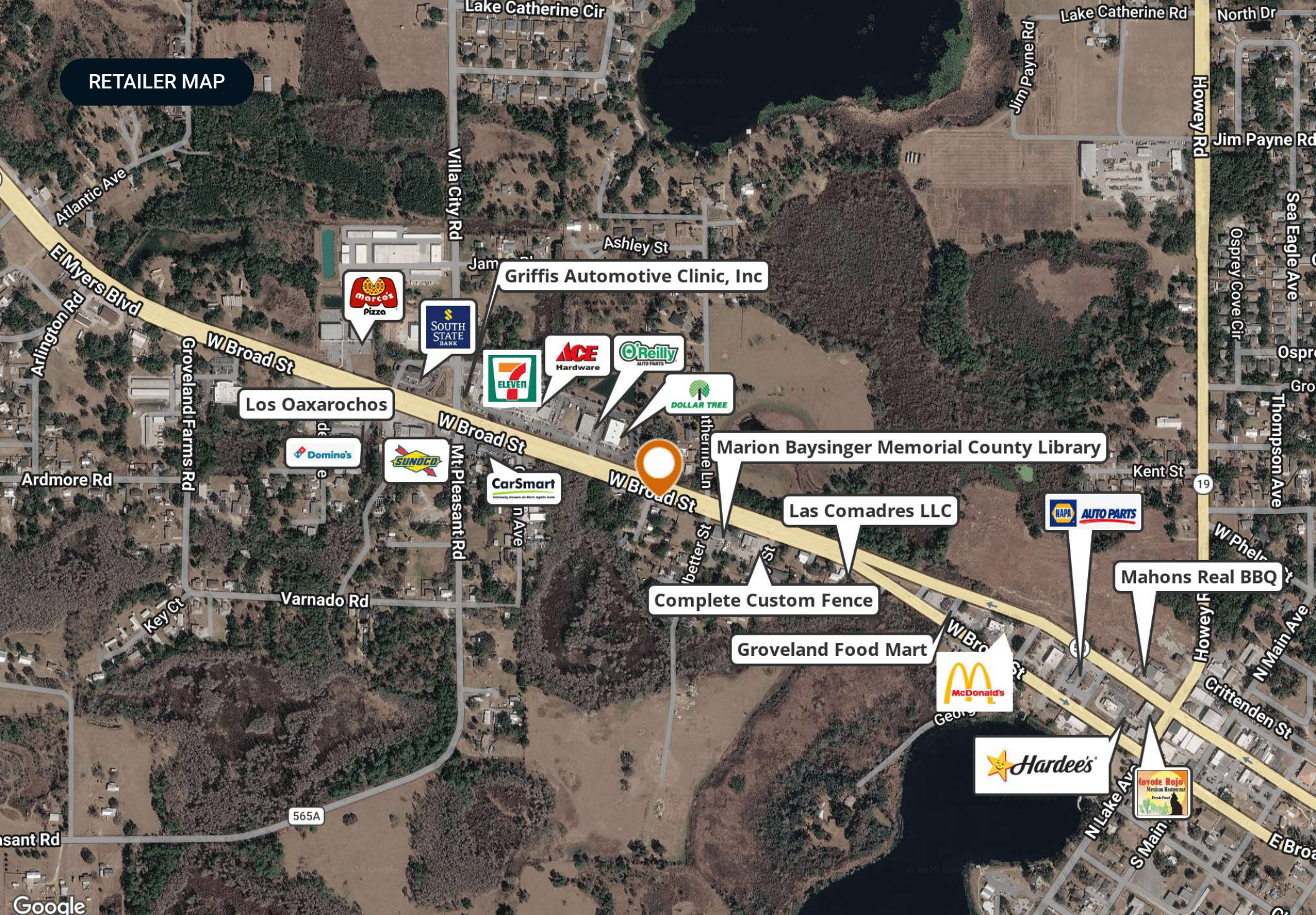
The site is located on State Road 50, Groveland's primary east-west commercial corridor connecting the City to Clermont and the greater Orlando metro to the east, and to the Mascotte and Polk County area to the west. SR-50 is a four-lane divided highway carrying 29,500 vehicles per day past the property, placing it within steady view of regional commuter and local traffic. Groveland sits within the Lake County growth belt along the U.S. 27/SR 50 corridor, one of Central Florida's most active residential and commercial growth areas, bordered by Clermont, Minneola, and Mascotte. The surrounding area has seen substantial rooftop growth over the past decade, supporting demand for commercial and service-based uses along the SR 50 frontage. The property is within a short drive of Downtown Groveland, the Clermont retail corridor, and the broader Lake County commercial base.

Site Description

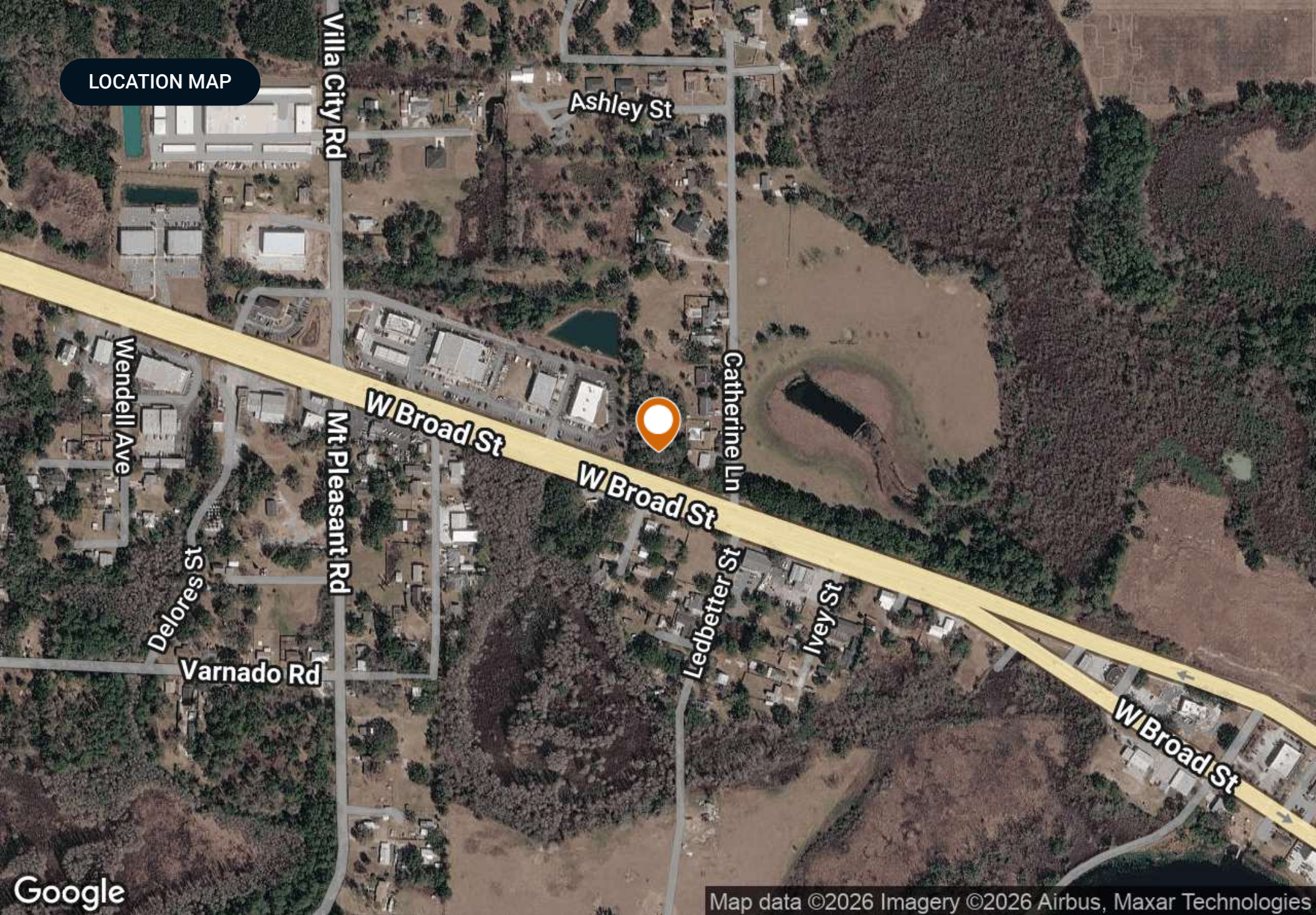
Four contiguous parcels totaling 1± acre along the 4-lane SR50 commercial corridor in Groveland. Daily traffic counts of 29,500 vehicles support strong exposure for a commercial end user. Site topo is relatively flat. Ingress/Egress is directly on SR50. Water and Sewer available through the city. Site sits within the Lake County / Central Florida growth belt, near Clermont, Minneola, Mascotte.



RETAILER MAP



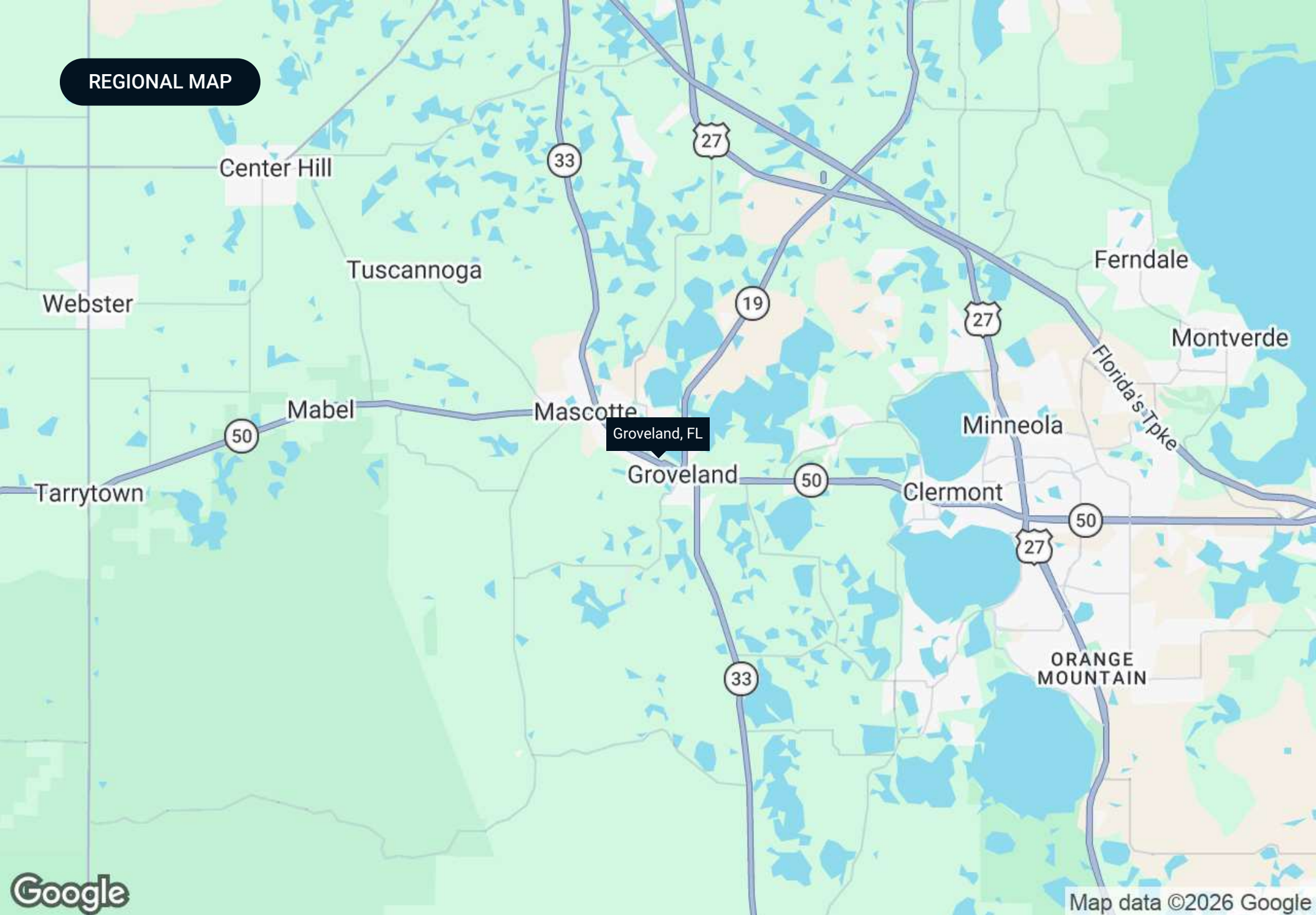
LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Google

REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

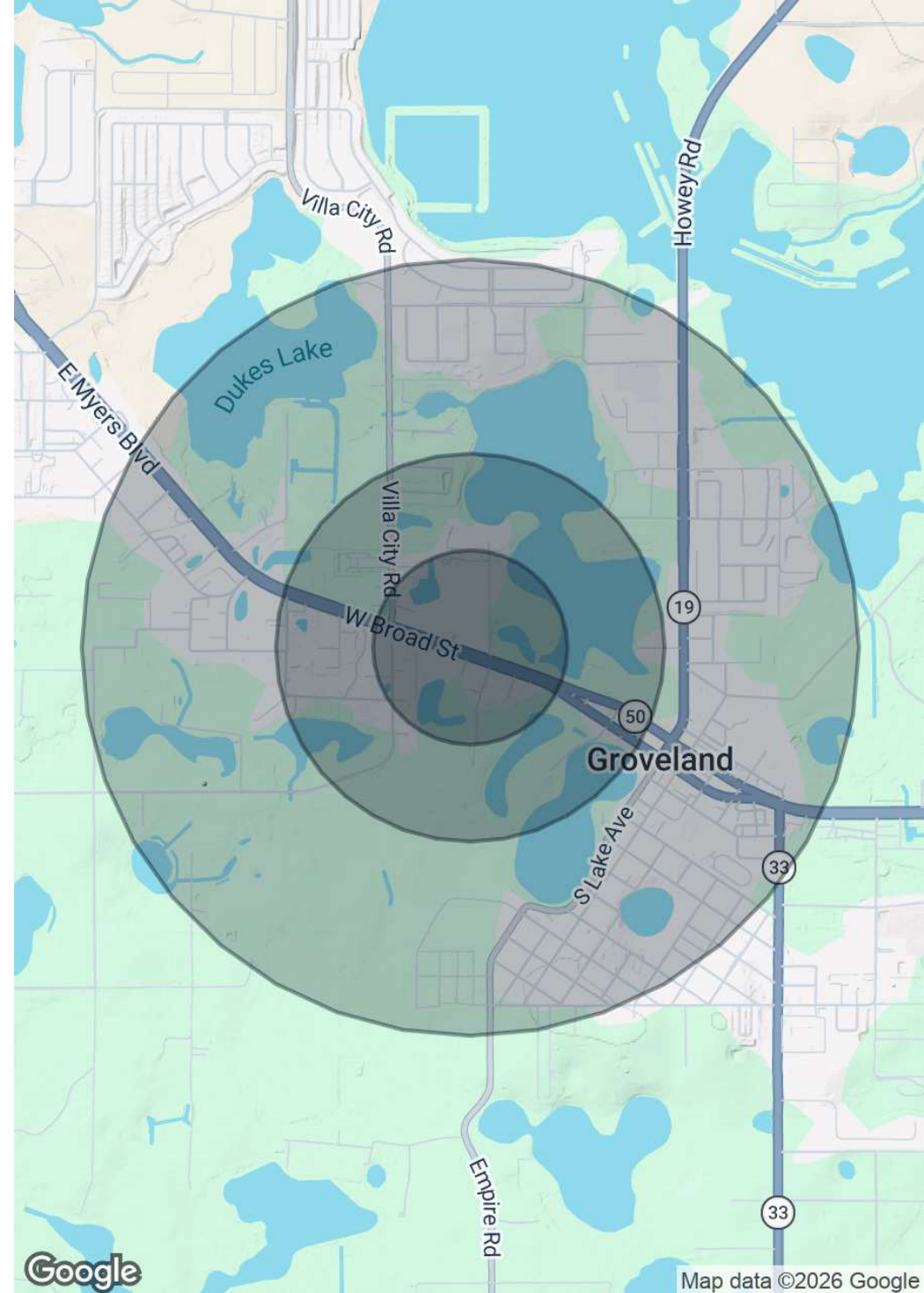
Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	168	641	2,345
Average Age	32.5	32.6	33.3
Average Age (Male)	29.9	30	30.6
Average Age (Female)	34.4	34.4	34.8

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	57	223	830
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$85,906	\$84,420	\$84,872
Average House Value	\$266,384	\$263,285	\$264,049

2023 American Community Survey (ACS)



ADVISOR BIOGRAPHY



Marvin Puryear

Senior Advisor

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Direct: **877-518-5263 x354** | Cell: **352-267-5900**

Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate, specializing in development land with a proven track record of large-parcel transactions across Central Florida.

Primarily focused on Lake, West Orange, and surrounding counties, Marvin works at the intersection of institutional-grade deal execution and deep local market intelligence. He represents landowners, developers, and institutional clients in the sale of development land ranging from single-product parcels to multi-use assemblages exceeding 400 acres. Developers, national homebuilders, and major lenders call Marvin first, not because he has the biggest database, but because he knows which deals are viable before a contract is ever drafted.

The Orlando Business Journal has quoted Marvin in more than 58 articles since 2020, more than any other broker in Lake County. He has been the go-to market voice on Clermont growth, the Wellness Way corridor, Groveland industrial demand, and development land absorption across the I-4 west corridor. In 2023, OBJ formally recognized him as a "Power Player."

Marvin is a preferred commercial broker for many major national and regional banks for REO asset valuation and disposition throughout Central Florida. He has served as an expert witness in large-scale property valuation matters presented before city councils and county commissions throughout the region.

Before joining Saunders Real Estate, Marvin spent 20 years building and running two internationally franchised brokerages simultaneously: ERA Professional Real Estate Services, a 60–80 agent office ranked as high as Top 5 in the United States and Top 50 internationally, and Coldwell Banker Commercial Atlantic Properties, where he served as Broker of Record and produced consistent top-ranking commercial sales in Lake County. Both firms were sold in 2014.

Prior to his real estate career, Marvin spent 10 years in corporate management in Chicago, including National Marketing Director at Tripp Lite, Operations Manager at CompUSA, and Regional Manager at Lifetouch. That background in national marketing, operations, and regional market strategy runs directly through the way he approaches commercial brokerage today.

Marvin's practice is built on a single premise: a seller's land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, identifies the buyer pool most likely to close, and structures transactions to minimize contingency exposure and maximize net proceeds.

Marvin specializes in:

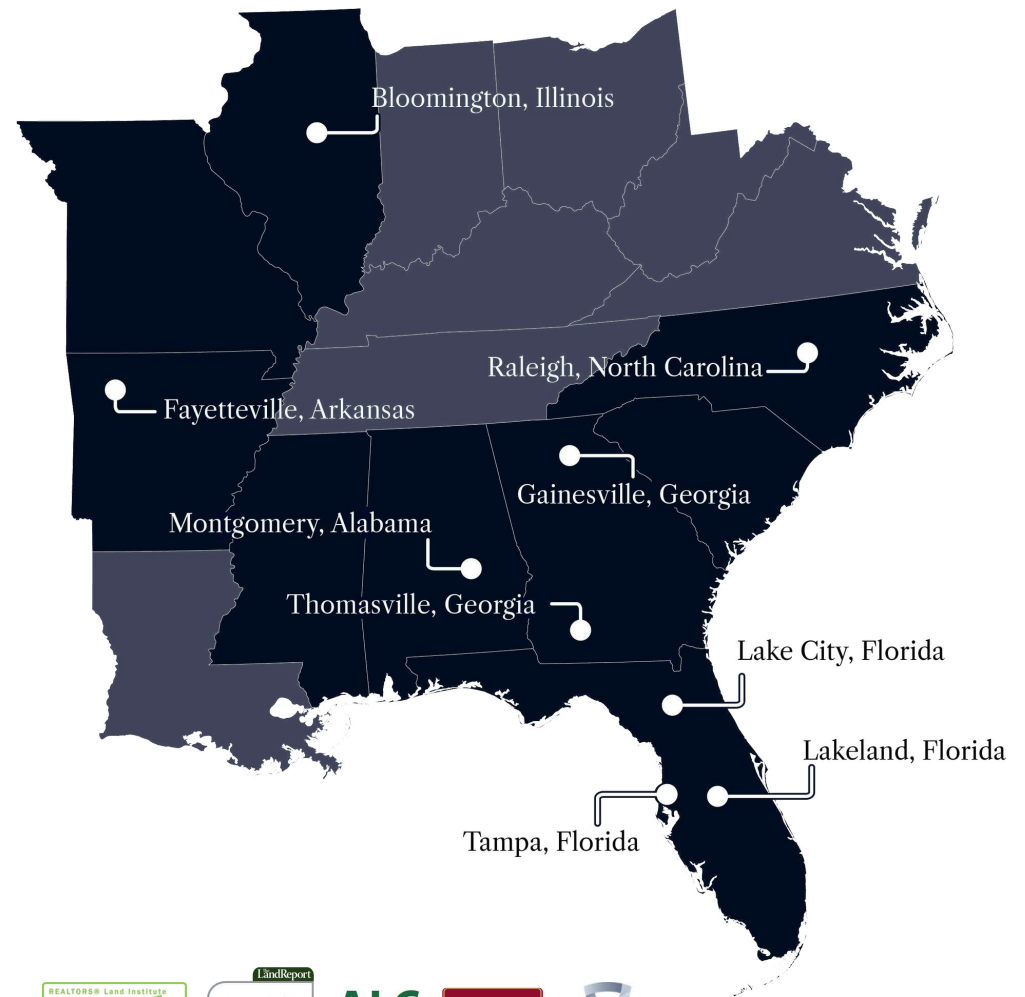
- Residential Development
- Commercial Development
- Retail
- Office
- Industrial



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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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