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INDEPENDENCE BLVD

27 30,500 AADT

34.33± Gross Acres | Offering Brochure

Groveland Industrial Development Opportunity

within Christopher C. Ford Commerce Park | Groveland, FL

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Executive Summary

The Opportunity

Colliers, as exclusive agent for Lake County and adjacent private owner, is pleased to offer the rare opportunity to acquire the fee simple interest in 2 prime industrial development sites (Parcel A – 2.59± acres and Parcel C – 26.46± acres) containing a total of 29.05± gross acres located in Groveland, FL. In addition, a contiguous 5.28± gross acre parcel (Parcel B) is available separately from a 3rd party owner providing the ability to assemble a contiguous development site of 34.33± gross acres (collectively the “Sites”). Lake County and the City of Groveland have one of the fastest growing and most dynamic industrial development environments in Central Florida providing ideal conditions for high industrial demand to continue fueling a rapid expansion of bulk distribution and warehousing projects.

Location Overview

Located within the highly desirable Christopher C. Ford Commerce Park, the Sites are minutes from the recently expanded full access interchange at the Florida Turnpike (SR 91) and US Highway 27 in the City of Groveland. The Sites benefit from best of class visibility and exposure with 325 linear feet of frontage on US Highway 27 (ADT: 30,500) and over 1,650 linear feet of frontage with multiple potential access points on Independence Boulevard (ADT: 19,200), the main north-south road through the park. With immediate access to US Highway 27, State Road 50, and State Road 19, freight can be easily transported conveniently throughout the entire Orlando MSA and beyond via The Florida Turnpike (SR 91), Interstate 4, & Interstate 75 thoroughfares.

Zoning/Municipality Summary

Situated in Unincorporated Lake County, Lake County's 2 tax parcels (Parcels A & C) containing 29.05± acres are currently zoned PUD - Christopher C. Ford Commerce Park DRI with a future land use of Industrial. These parcels both directly abut the City of Groveland boundary along both the entire north and east sides, allowing for the opportunity to annex into the city. Additionally, an Interlocal Service Boundary Agreement (ISBA) dated February 15, 2013, by and between City of Groveland et al. and Lake County specifically delineates these parcels on exhibit B-1, which are parcels that Lake County has already provided consent to have annexed into the City of Groveland. The 3rd parcel (Parcel B) containing 5.28± acres has already been annexed into the City of Groveland and has zoning of PUD - Commercial with a future land use of Industrial.

> Interest Offered

Colliers is offering the fee simple interest in Lake County's parcel A of 2.59± acres and parcel C of 26.46± acres, on an "as-is, where-is" basis. Separately, Colliers is offering the fee simple interest in parcel B of 5.28± acres on an "as-is, where-is" basis.

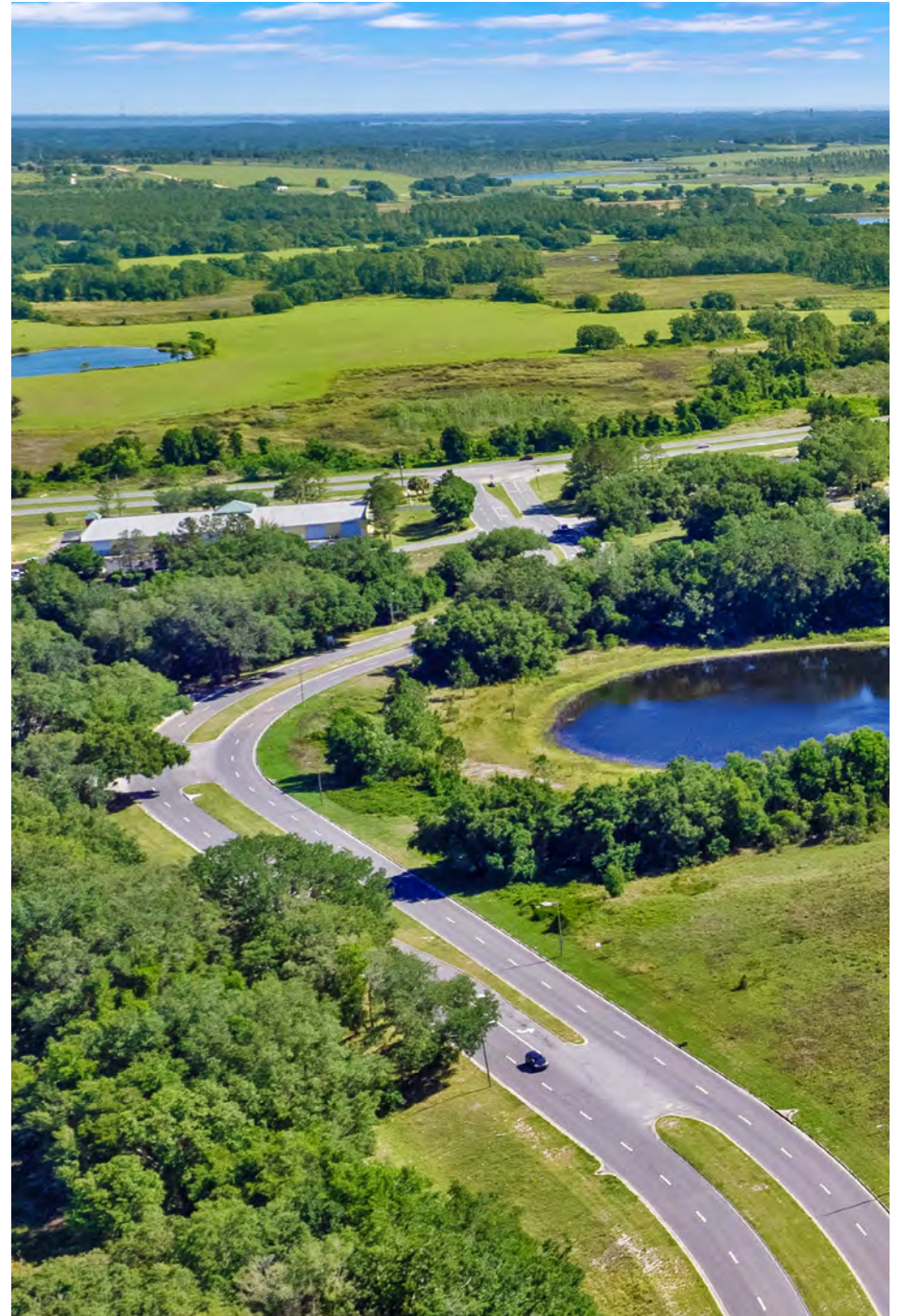
> Site Inspections and Due Diligence Information

All questions regarding the offering of the Sites should be directed to Colliers who will also respond to all requests for site and/or building tours.

Colliers has compiled Due Diligence relating to the Sites that is available for review through a virtual data room that is available to prospective purchasers.

> Offering Terms

The Sites are being offered without an asking price. Parcels A and C are being offered through the submittal requirements outlined below. Offers for Parcel B should be presented separately via a standard non-binding letter of intent.



Comprehensive Submittal Information Process

Company Profile and Background Information

1. Firm name, address, telephone, and email.
2. Ownership/organization structure.
3. Parent company (if applicable).
4. Officers and principals.
5. Description of key personnel, including: principal in charge, project manager and all other key personnel who will be assigned to the Project.
6. Corporate approval process.
7. Provide an organization chart and development team structure identifying all individuals and entities who the Developer is proposing to have as participants in the proposed Project.

Qualifications, Experience, References and Comparable Projects

1. Indicate the firm's number of years of experience in developing industrial properties in the Southeast US.
2. Provide details of a minimum of three (3) past projects with summary descriptions. Descriptions should include at minimum: scope of work, contract period and duration, status of project, development program, project descriptions, and financing sources, if available. Greater weight will be given to projects working with municipalities.
3. Provide details of experience in ground-up industrial development.
4. Provide two (2) references; to include contact information and project scope.

Project Description and Development Timeline

1. Description of the proposed Project including number of buildings proposed, total SF at build-out, unique features and opportunities.
2. Conceptual preliminary site plan and elevations/architectural renderings of proposed product.
3. Any other ideas or new concepts for the Project.
4. Provide an anticipated timeline for initial due diligence; planning and project development (Include a list of additional information that would be helpful in expediting the due diligence process).

Financial Capability

1. The Developer must demonstrate its ability to execute its proposed project by providing proof of funds and/or demonstrate ability of development firm to execute the proposed development plan.
2. Identify any additional or unique resources, capabilities, or assets which the Developer would bring to this Project, if applicable.

Deal Structure

1. Please state the desired deal structure that the developer would request and any other relevant deal terms.
 - a. Purchase Price (including an allocation between Parcel A & C)
 - b. Inspection Period
 - c. Deposits
 - d. Closing timeline
2. Provide a preliminary proforma for the project to include anticipated project costs and funding sources.
3. Provide a summary of the development budget for the project.
4. Provide the expected increase in tax revenues generated by the project.
5. Provide the estimated number of jobs that will be produced by the project.
6. Provide the estimated average wages for the jobs that will be produced by the project.
7. Please confirm Developer's ability to utilize the standard form PSA as provided by Lake County.

Site Details

Parcel	Ownership	Acreage	Bldg SF	Yr Built	Municipality	Zoning	Future Land Use	Water/Sewer Provider	Electric Provider	Trash/Recycling/Yard Waste Provider	
A	Lake County BCC	2.59	3,092	1990	Unincorporated Lake County	PUD	Industrial	City of Groveland	Seco Energy	WastePro	*See note
B	Edward Meixsell Family Trust	5.28	-	-	City of Groveland	PUD - Commercial	Employment Center	City of Groveland	Seco Energy	City of Groveland	
C	Lake County BCC	26.46	-	-	Unincorporated Lake County	PUD	Industrial	City of Groveland	Seco Energy	WastePro	
Total		34.33	3,092								

Note: Parcel A Acreage has been adjusted to reflect the 1.15-Acre parcel along the southern boundary of Parcel A that will remain under Lake County BCC ownership.

Additional Information for Development Planning & Zoning within:

Unincorporated Lake County

Parcels A & C could be developed in Unincorporated Lake County. The Christopher C. Ford Commerce Park DRI (Lake County Public Records BK 4024, PG 566) would be the governing PUD document. The existing Future Land Use of Industrial would apply.

Link to Lake County PUD Zoning Code: [LINK](#)
 Link to Parcel A and C current PUD zoning: [LINK](#)

County Contact For Additional Information:

Mike Fitzgerald
 Office of Planning and Zoning
 Lake County
 315 W. Main Street, Suite 510
 Tavares, FL 32778-7800
 P: 352-343-9641 | F: 352-343-9767
 E: mike.fitzgerald@lakecountyfl.gov
www.lakecountyfl.gov/planning-and-zoning

Additional Information for Development Planning & Zoning within:

City of Groveland

This would require the annexation of parcels A & C into the City of Groveland, which is estimated to take 2-3 months. The Interlocal Service Boundary Agreement (ISBA) dated February 15, 2013, by and between City of Groveland et al. and Lake County specifically delineates these parcels on exhibit B-1, which are parcels that Lake County has already provided consent

to have annexed into the City of Groveland. The City of Groveland no longer allows for PUD zoning and these parcels would likely come in with a Light Industrial zoning classification and a Future Land Use of Employment Center.

Link to City of Groveland Development Pipeline: [LINK](#)
 Link to City of Groveland Zoning Code: [LINK](#)
 Link to Parcel B current PUD-Commercial zoning: [LINK](#)

City Contact For Additional Information:

Dwayne Jones
 Planning & Zoning Division Manager
 City of Groveland
 6825 S.R. 50
 Groveland, FL 34736
 P: 352-306-6463 | M: 352-534-1751
 E: dwayne.jones@groveland-fl.gov
www.groveland-fl.gov/556/Planning-Division

Additional Information for Economic Development Incentives within:

Unincorporated Lake County

Available Incentives: Lake County Impact Fee Waiver Program, Lake County Economic Development Grant Incentive Program.

County Contact For Additional Information:

Kathleen Dial
 Executive Director – Economic Growth
 Lake County
 315 W. Main Street

Tavares, FL 32778-7800

P: 352-742-3925

E: kathleen.dial@lakecountyfl.gov

www.elevatelake.com/businessattraction/incentives

City of Groveland

Available Incentives: City of Groveland Permit Fee Waivers, City of Groveland Job Growth Incentives, City of Groveland RE Tax Abatements, City of Groveland Capital Investment Incentives, City of Groveland Anchor Tenant Program Incentives

City Contact For Additional Information:

Timothy Maslow
 Community Development Director
 City of Groveland
 156 S Lake Ave
 Groveland, FL 34736
 P: 352-306-6492
 E: timothy.maslow@groveland-fl.gov
www.groveland-fl.gov/140/Economic-Development-Division

Property Taxes & Parcel Boundaries

Groveland Industrial Development Opportunity Individual Parcel Summary								
Parcel	Ownership	Parcel Number	Alternate Key	2022 Millage	2022 Assessment	2022 RE Taxes	Link to Property Appraiser	Link to Tax Collector
A	Lake County BCC	20-21-25-1200-000-00200	3612132	13.3543	\$505,193	Exempt	LCPA - Parcel A	LCTC - Parcel A
B	Edward Meixsell Family Trust	20-21-25-1200-000-00203	3834622	17.5448	\$383,328	\$5,281.94	LCPA - Parcel B	LCTC - Parcel B
C	Lake County BCC	20-21-25-1200-000-00300	3612141	13.3543	\$1,586,012	Exempt	LCPA - Parcel C	LCTC - Parcel C
TOTAL					\$2,474,533	\$5,281.94		

Note: Parcel A Property Appraiser and Tax Collector links still include the 1.15-Acre parcel along the southern boundary that will be retained by Lake County BCC.

Site Details

Site Access

US Highway 27 and SR 50 are the primary east to west corridors through the neighborhood and CR 565 and SR 19 are the primary north to south corridors through the neighborhood. Much of the land along US Highway 27 and SR 19 remains vacant with limited commercial, industrial, and residential developments; however, the subject neighborhood has proximity to Florida's Turnpike, which provides quick access to Orlando to the southeast and Ocala and Gainesville to the northwest.

Flood Hazard

Based on FEMA Community Panel number 12069C0490E, dated December 18, 2012, the parcel is in "Zone A" and "Zone X", an area of minimal flooding outside the 100-year flood plain. The land is primarily comprised of development quality soils and has no wetlands within its limits; however, the subject is partially within Flood Zone A,

which is an area without base flood elevations determined.

Topography

The site has rolling topography and it is scattered with native trees and other natural vegetation.



Surrounding Developments/Tenants



Map Key

- Existing
- Under Construction
- Proposed
- Subject Property
- Christopher C. Ford Commerce Park



Lake County Logistics Center

American Way Industrial Center

Hanover American Way Facility

Turnpike Logistics Center

Groveland Central Logistics

Lewis Grove Industrial Site

34.33± Gross Acres | Offering Brochure

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Contact Us

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