



# MULTIFAMILY DEVELOPMENT OPPORTUNITY 9.85± ACRES FOR SALE

15743 & 15815 OLD US HWY 441  
TAVARES, FL 32778



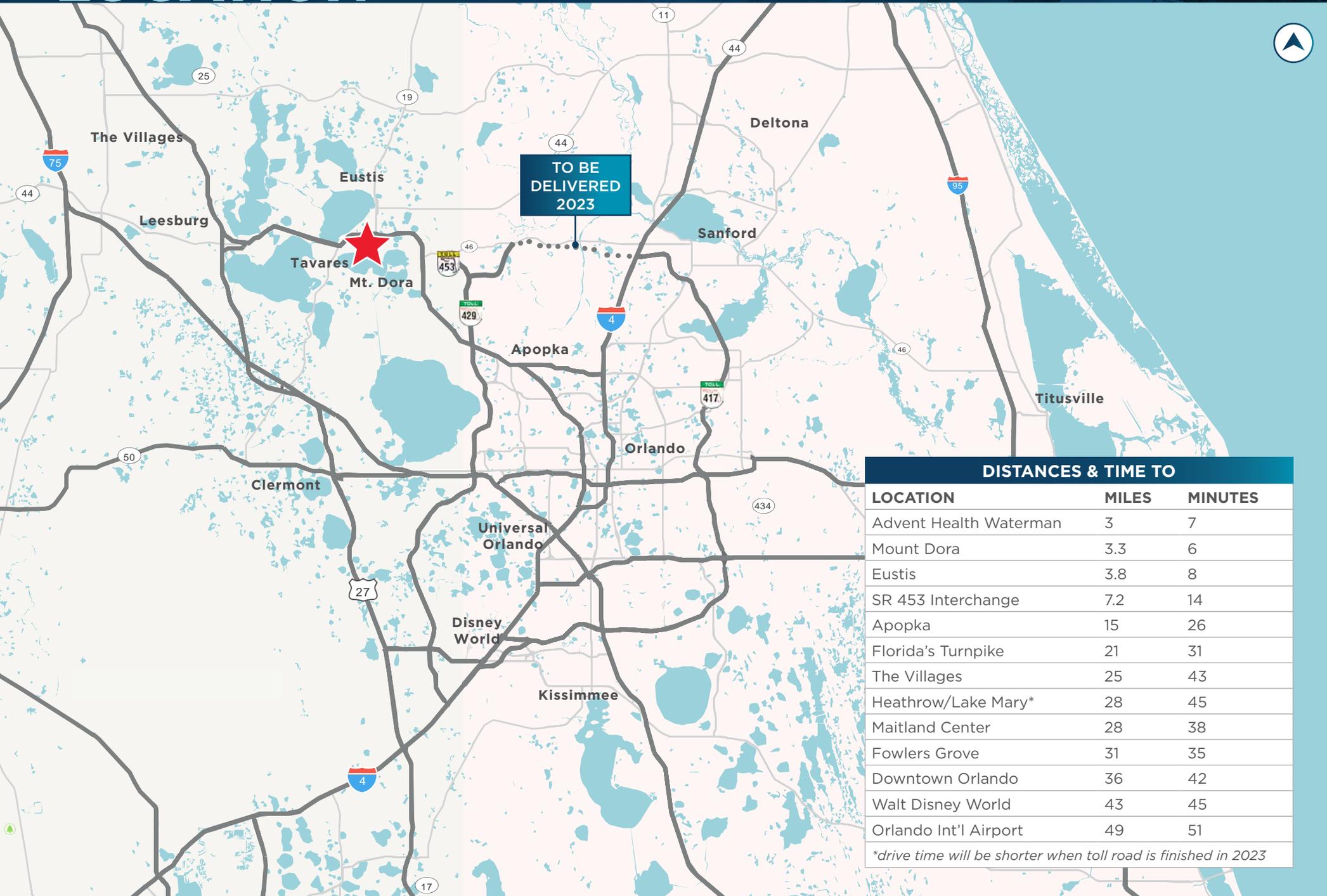
# PROPERTY OVERVIEW SUMMARY

<b>LOCATION</b>	15743 & 15815 Old US Hwy 441, Tavares, FL 32778; fronts Lake Saunders
<b>MUNICIPALITY</b>	City of Tavares
<b>SIZE</b>	9.85± acres; 8.88± net of wetlands (9.73± acres per property appraiser)
<b>ZONING</b>	Med. High Density Residential; 240 units allowed. Note: City has placed a moratorium on other MF development.
<b>HEIGHT</b>	45 feet
<b>AMENITIES</b>	Boat ramp, lake frontage (555± feet); dock (needs work), water- skiable lake
<b>UTILITIES</b>	To be brought to site
<b>TAX PARCEL IDs</b>	27-19-26-050000000101 27-19-26-050000000102

DEMOGRAPHICS	5 MI	10 MI	15 MI
<b>POPULATION</b>	64,881	141,815	279,525
<b>MEDIAN HH INCOME</b>	\$69,031	\$72,290	\$71,935
<b>AVERAGE HH INCOME</b>	\$49,980	\$53,228	\$53,482



# PROPERTY OVERVIEW LOCATION



## DISTANCES & TIME TO

LOCATION	MILES	MINUTES
Advent Health Waterman	3	7
Mount Dora	3.3	6
Eustis	3.8	8
SR 453 Interchange	7.2	14
Apopka	15	26
Florida's Turnpike	21	31
The Villages	25	43
Heathrow/Lake Mary*	28	45
Maitland Center	28	38
Fowlers Grove	31	35
Downtown Orlando	36	42
Walt Disney World	43	45
Orlando Int'l Airport	49	51

\*drive time will be shorter when toll road is finished in 2023

# PROPERTY OVERVIEW AMENITIES

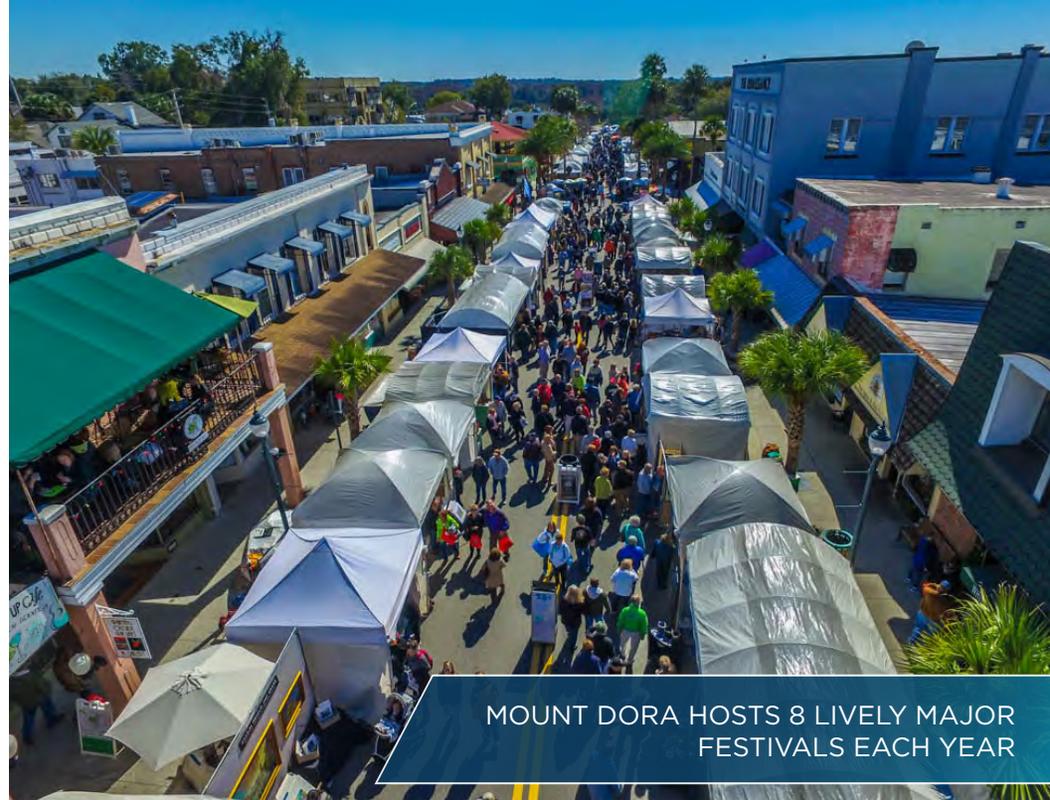


Tavares offers convenient access to life's essentials, with the highly-regarded Waterman Hospital nearby as well as three Publix grocery stores. Please see the Distance and Time chart.

Living at Lake Saunders means Mount Dora's many walkable charms are only a 6 minute drive away. Boutique shops, restaurants, festivals and the famous Renninger's Flea, Farmers, and Antique markets please visitors and locals. Restaurants range from fine dining to casual to carry-out. From the marina or boat launch on Lake Dora, the entire Chain of Lakes is accessible to boats, kayaks, and canoes. Or simply enjoy the boardwalk, park, and views.



ENJOY THE BOARDWALK AT PALM ISLAND PARK ON LAKE DORA



MOUNT DORA HOSTS 8 LIVELY MAJOR FESTIVALS EACH YEAR



BUY ALMOST ANYTHING AT THE FAMOUS RENNINGER'S ANTIQUE & FLEA MARKET



BOUTIQUE SHOPPING & VARIED DINING ATTRACT VISITORS TO MOUNT DORA



MUNICIPAL MARINA



CRYSTAL CLEAR LAKE SAUNDERS



TAVARES CITY HALL



ADVENTHEALTH WATERMAN HOSPITAL

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