



PRIME DEVELOPMENT OPPORTUNITY LAKE HARRIS & HIGHWAY 19

HIGHWAY 19
TAVARES, FL 32778

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Florida Turnpike
(Sunpass Toll)
11 ± Miles

Royal Harbor

HICKORY POINT

Public
Boat Ramp

Lake Harris

SR-19

Fishermans Cove
Marina



Lake Harris

Downtown Tavares
3.7± Miles

SR-19



Property Overview



Sale Price

\$5,000,000

PROPERTY OVERVIEW

Prime Lakefront and Highway Frontage Development Opportunity, 77 Acres on Lake Harris and Highway 19!

Unlock the potential of this expansive piece of land strategically positioned with both lake and highway frontage. This rare offering provides a unique opportunity for developers seeking a lucrative investment.

Seize the opportunity to transform this blank canvas into a thriving development that seamlessly integrates with the surrounding natural beauty while capitalizing on the accessibility provided by highway frontage. Act now to shape the future of this prime lakefront property!

OFFERING SUMMARY

Acreage:	77± Acres
Price / Acre:	\$64,935
City:	Tavares
County:	Lake
Property Type:	Land: Land Investment, Lakefront

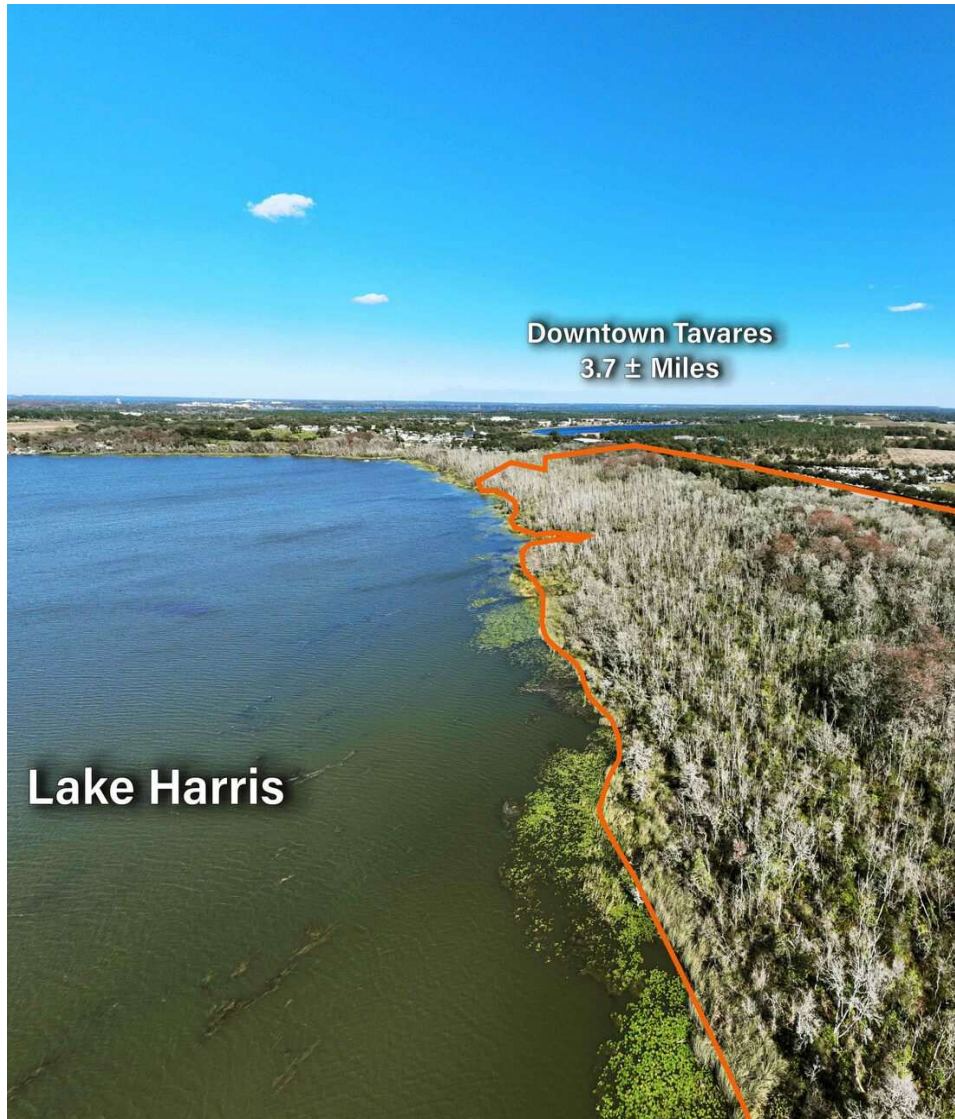
Complete Highlights



PROPERTY HIGHLIGHTS

- 77± Sprawling acres of prime real estate, with over 22 acres of uplands, offering ample space for a variety of development projects.
- The property boasts 3000 ± feet of lake frontage on Lake Harris, making it an ideal setting for residential communities, resorts, or recreational facilities. Lake Harris plays host to the National BassMasters tournaments.
- Starting from the uplands and extending all the way to Lake Harris, the unique canal sets the tone for this property.
- The property boasts 3200 ± feet of SR-19 highway frontage, with a daily traffic count of nearly 16,000 cars.
- Several ongoing developments surround this property. The most notable is the Richmond American Homes Lakeside Forest, 134 Single family Homes being developed approximately 0.4 ± Miles away.
- Royal Harbor, a 55+ community of over 750 Single-family homes, is adjacent to the property.
- Commercial anchors including a new Publix recently developed less than 1.5 ± miles away from the property.
- Hickory Point Recreation facility is less than a mile away with boat ramps, a soccer field complex, volleyball courts, and a beautiful nature trail.
- Condominium, Townhome, and SFH Lot yields available as well as preliminary civil engineering plans for one of the Development options.
- Phase I Environmental, Wetlands Delineation, and Boundary surveys available upon request.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Waterfront
Uplands / Wetlands:	Approximately 22.24 Acres of Uplands. Approximately 54.56 Acres of Wetlands.
Zoning / FLU:	2 Parcels FLU: Low Density Residential, in the city of Tavares. 2 Parcels Ag, in County ready to be annexed in to the city of Tavares.
Lake Frontage / Water Features:	Lake Harris: 3000 Feet of frontage. This property also has its own canal from the uplands to Lake Harris.
Road Frontage:	SR-19: 3200 Feet
Nearest Point of Interest:	Cities of Tavares, Mount Dora, Leesburg, and The Villages. Hickory Point Recreation Park, Mission Inn, Leesburg International Airport, Orlando International Airport, & Disney.
Survey or Site Testing Reports:	Boundary Survey. Phase 1 Environmental. Wetlands Delineation. Traffic Survey.

Site Plan

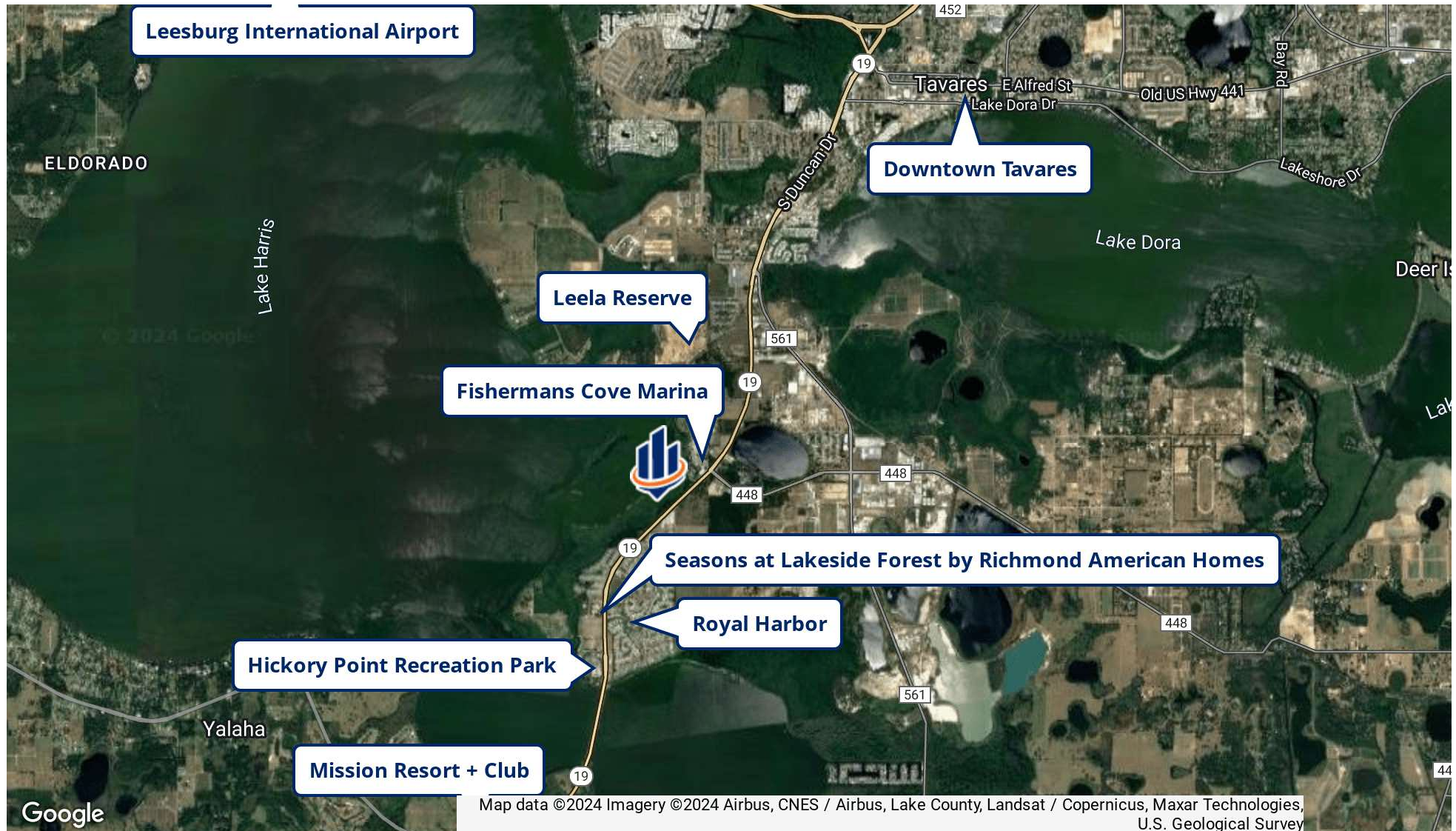


Retailer Map

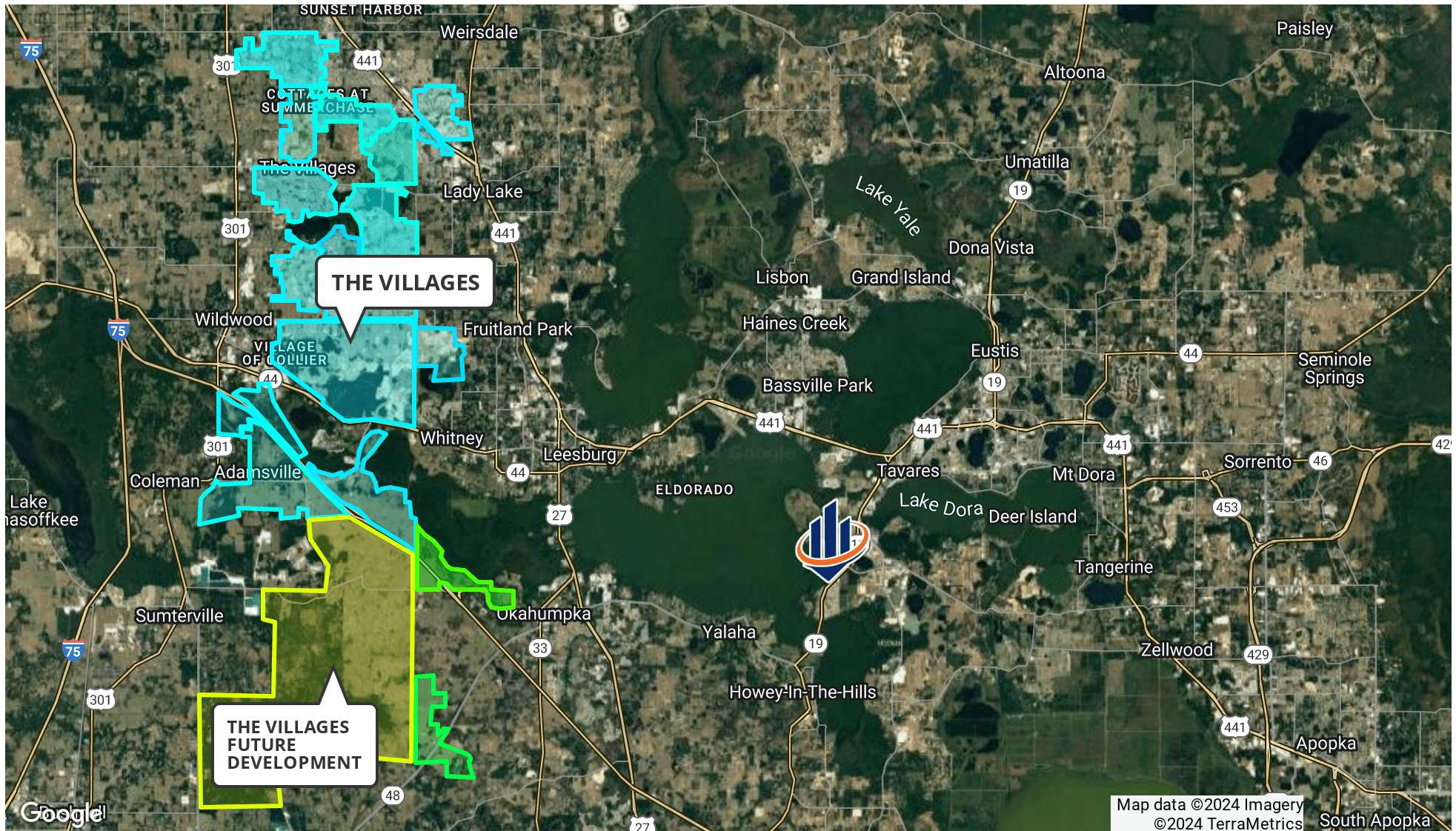


Google

Nearby Developments & POIs



The Villages Location Map



Additional Photos



Location



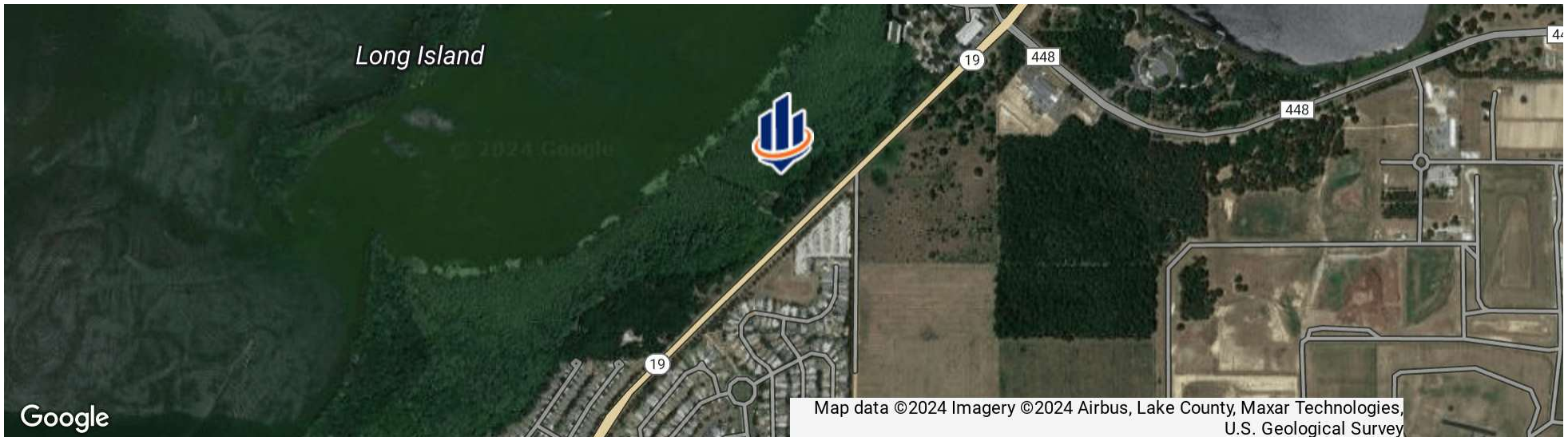
LOCATION & DRIVING DIRECTIONS

Parcel: 12-20-25-0004-000-00900 ; 12-20-25-0004-000-00500 ; 12-20-25-0004-000-00300 ; 01-20-25-0400-023-00000

GPS: 28.761232, -81.759466

Driving Directions: Call Listing agent for information.

Showing Instructions: Call Listing agent for information.



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Tavares	Lake County	FL	US
Population	2,106	9,315	31,982	4,402	22,321	66,452	20,306	416,179	22,381,338	337,470,185
Households	974	3,980	13,900	2,059	9,680	29,429	8,779	170,828	8,909,543	129,917,449
Families	720	2,720	8,835	1,399	6,163	18,340	5,407	116,290	5,732,103	83,890,180
Average Household Size	2.13	2.32	2.22	2.08	2.20	2.20	2.19	2.41	2.46	2.53
Owner Occupied Housing Units	848	3,170	10,713	1,623	7,542	21,656	6,501	127,838	5,917,802	84,286,498
Renter Occupied Housing Units	126	810	3,187	436	2,138	7,773	2,278	42,990	2,991,741	45,630,951
Median Age	62.0	55.3	57.7	61.1	58.4	56.8	59.2	47.8	42.9	39.1
Income										
Median Household Income	\$69,062	\$60,862	\$60,796	\$60,796	\$58,135	\$56,401	\$55,186	\$65,446	\$65,081	\$72,603
Average Household Income	\$91,703	\$80,185	\$82,402	\$82,402	\$82,927	\$81,023	\$81,745	\$88,249	\$97,191	\$107,008
Per Capita Income	\$42,065	\$34,332	\$37,805	\$37,805	\$35,978	\$35,912	\$35,466	\$36,242	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	5.06%	3.56%	1.21%	2.60%	1.29%	0.80%	1.52%	1.22%	0.63%	0.30%
Households	4.33%	3.59%	1.42%	2.71%	1.51%	0.99%	1.59%	1.34%	0.77%	0.49%
Families	3.69%	3.32%	1.26%	2.45%	1.35%	0.88%	1.71%	1.30%	0.74%	0.44%
Owner HHs	4.99%	4.55%	1.95%	3.51%	1.99%	1.31%	2.32%	1.78%	0.93%	0.66%

Over 60,000 people with a median age of 56.8 within a 15-minute drive from the property.

Median household income of over \$60,000 within a 5-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Tavares Lake County FL US

Households by Income

<\$15,000	2.70%	8.70%	8.18%	9.10%	9.10%	11.10%	11.10%	8.10%	9.70%	9.50%
\$15,000 - \$24,999	3.50%	5.70%	9.09%	5.20%	9.10%	9.80%	9.80%	7.60%	7.80%	7.10%
\$25,000 - \$34,999	15.00%	14.70%	10.45%	12.30%	11.50%	10.10%	11.60%	9.00%	8.40%	7.40%
\$35,000 - \$49,999	13.00%	11.10%	10.45%	13.40%	11.70%	12.50%	11.80%	11.00%	11.80%	10.80%
\$50,000 - \$74,999	19.20%	18.40%	18.55%	18.90%	20.40%	19.30%	20.00%	20.20%	17.80%	16.50%
\$75,000 - \$99,999	19.70%	20.90%	14.27%	19.00%	15.70%	15.20%	14.60%	16.80%	13.10%	12.80%
\$100,000 - \$149,999	14.80%	12.60%	11.64%	11.90%	12.80%	11.80%	10.70%	15.10%	15.90%	16.90%
\$150,000 - \$199,999	7.50%	3.90%	3.82%	6.30%	4.30%	5.20%	4.20%	6.80%	7.00%	8.60%
\$200,000+	4.60%	3.90%	4.55%	3.90%	5.40%	5.10%	6.20%	5.30%	8.40%	10.60%

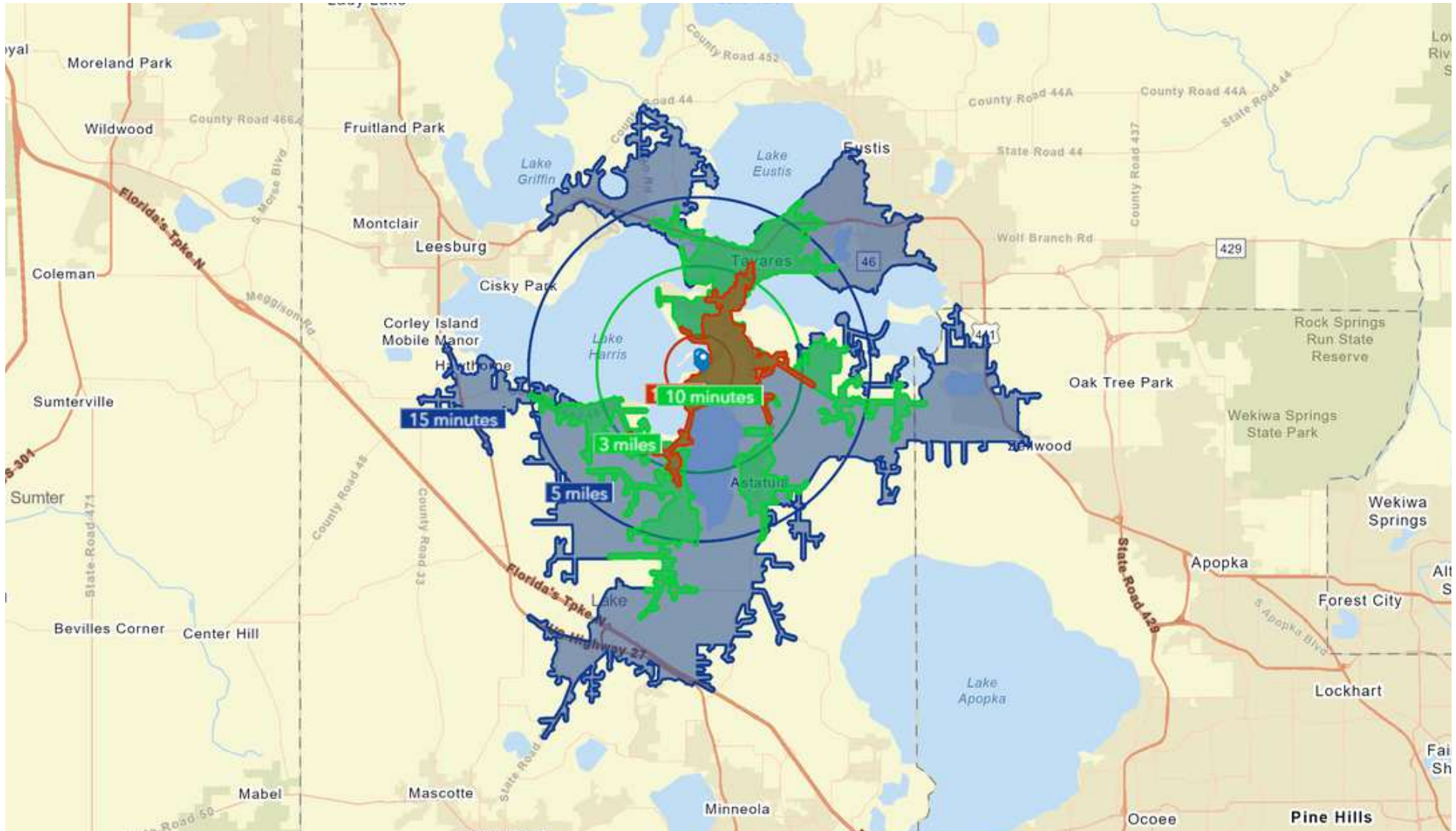
Population by Age

0 - 4	3.20%	4.10%	3.70%	3.20%	3.50%	3.80%	3.50%	4.90%	5.00%	5.70%
5 - 9	3.30%	4.50%	3.90%	3.40%	3.80%	4.00%	3.70%	5.20%	5.30%	6.10%
10 - 14	3.90%	4.80%	4.00%	3.60%	3.90%	4.20%	3.70%	5.40%	5.50%	6.30%
15 - 19	3.50%	4.50%	3.90%	3.50%	3.80%	4.10%	3.70%	5.00%	5.60%	6.30%
20 - 24	2.80%	3.70%	3.80%	3.20%	3.70%	3.90%	3.70%	4.50%	5.90%	6.40%
25 - 34	6.30%	7.90%	8.70%	7.00%	8.60%	9.20%	8.30%	11.20%	13.10%	13.70%
35 - 44	7.80%	9.50%	8.80%	7.90%	8.70%	8.80%	8.70%	10.80%	12.10%	13.10%
45 - 54	8.50%	10.70%	9.60%	9.20%	9.70%	9.80%	9.50%	11.00%	11.70%	11.90%
55 - 64	17.30%	15.30%	14.60%	17.20%	14.70%	14.60%	14.20%	13.50%	13.30%	12.70%
65 - 74	30.50%	21.50%	20.70%	28.20%	21.30%	19.40%	20.70%	15.40%	12.60%	10.60%
75 - 84	9.90%	10.00%	13.30%	10.60%	13.40%	13.20%	14.20%	9.70%	7.30%	5.30%
85+	2.90%	3.50%	4.80%	3.20%	5.00%	5.10%	6.00%	3.20%	2.70%	1.90%

Race and Ethnicity

White Alone	78.90%	76.30%	74.40%	76.30%	75.20%	73.50%	73.40%	69.50%	57.10%	60.60%
Black Alone	7.60%	10.20%	10.10%	10.20%	10.00%	9.80%	11.60%	10.40%	15.00%	12.50%
American Indian Alone	0.20%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.40%	0.50%	1.10%
Asian Alone	2.30%	1.60%	2.30%	1.60%	1.60%	2.10%	2.90%	2.10%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.70%	3.40%	4.20%	3.40%	4.30%	4.90%	3.50%	6.30%	7.60%	8.70%
Two or More Races	8.30%	7.90%	8.50%	7.90%	8.40%	9.10%	8.10%	11.10%	16.70%	10.60%
Hispanic Origin (Any Race)	10.50%	11.10%	12.80%	11.10%	12.80%	14.30%	11.40%	17.70%	27.00%	19.40%

Mile, Radius & Drive Time





TAVARES, FL

Known as America's Seaplane City, Tavares, Florida is a beautiful location surrounded by the infamous Harris Chain of Lakes!

CITY INFORMATION

The Capitol of Lake County: Home to the Lake County Courthouse.

CITY HIGHLIGHTS

- The Lake County Court House Resides in the heart of Tavares.
- The Harris Chain of Lakes surrounds Tavares, host to the BassMasters.
- Coined America's Seaplane City, several Seaplanes fly around Tavares daily.
- Several Lakeside Restaurants & Bars surround the Harris Chain.
- Tavares is experiencing a surge of exciting new developments!



HARRISON SKOLNIK

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PROFESSIONAL BACKGROUND

Harrison is a native of Lake County, Florida, who graduated from the University of Central Florida with a bachelor's degree in finance and a minor in economics. While earning his degree, he started his career in corporate finance, working for a defense subcontractor as a finance intern. Before graduation, his internship evolved into becoming the company's Controller, reporting directly to the CFO.

Through the process of purchasing his first home, Harrison fell in love with real estate. He received his real estate license at the beginning of 2021 and decided to pursue the industry full-time. While working with his first broker, Harrison formed his own company to help investors find opportunities in the red-hot post-COVID real estate market. Through working with these investors, Harrison has helped build many single-family rental portfolios, as well as his own.

While helping investors build and liquidate their portfolios, Harrison worked with some of the Advisors at SVN | Saunders Ralston Dantzler. He was so impressed with the company's support and available resources that he decided to join the team.

Harrison still has his own consulting firm assisting smaller businesses with various financial services, from bookkeeping to real estate development analysis. He also is a partner in a family-owned home care business in The Villages, where he applies his financial expertise. Harrison's specialties include Land Development Sales & Analysis, SFR portfolios, and Business Financial Review.

When he is not working, Harrison enjoys playing soccer, traveling, free diving, spearfishing, sailing, and taking out his Mastercraft.

Harrison specializes in:

- Land Development Sales
- SFR Portfolios
- Highest & Best Land Use
- Business Financial Review
- Negotiation



For more information visit www.SVNsaunders.com

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