

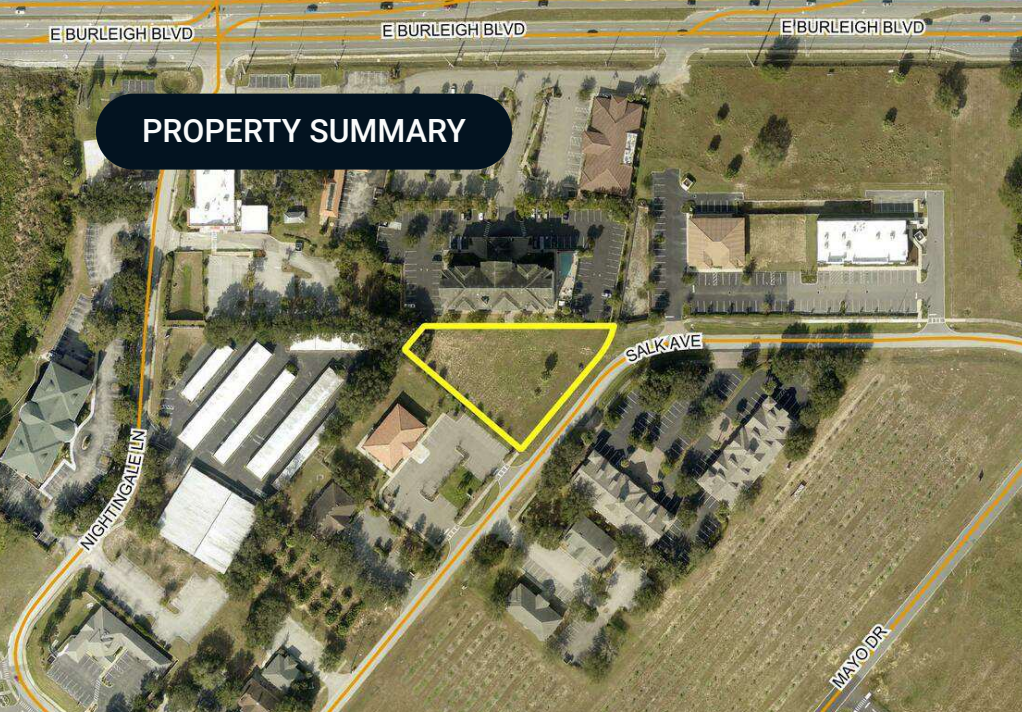
# Lot 9 Lake View Office Park Tavares FL

Lot 9 Lake View Center Phase 1, Tavares, FL, Florida 32778

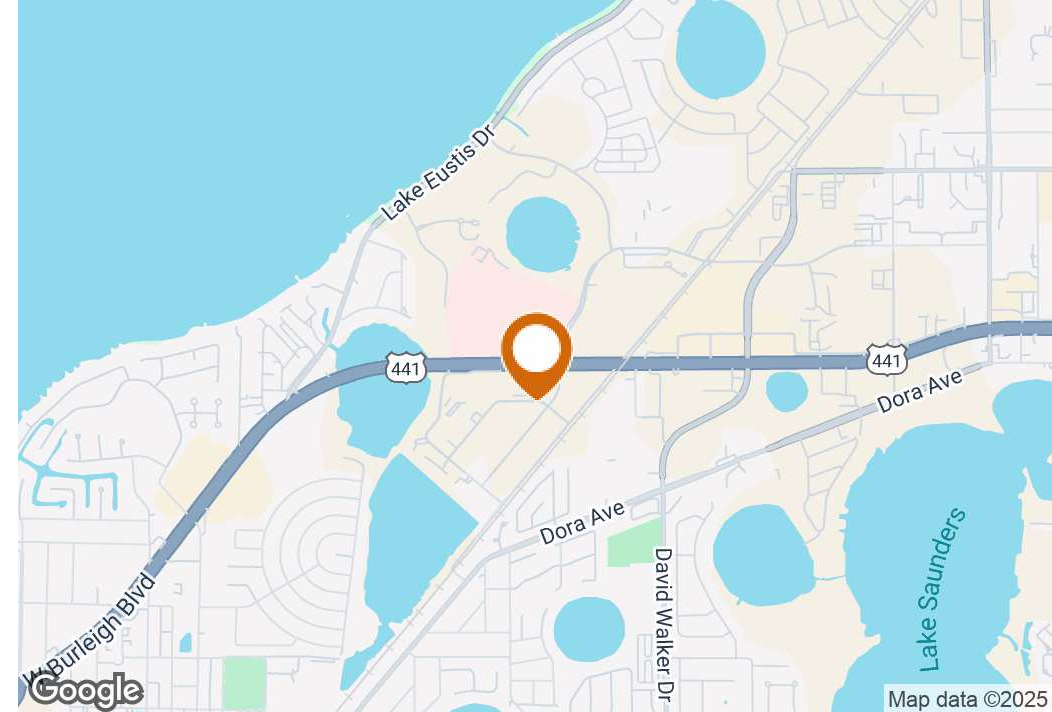
Rick Gonzalez, ALC, CCIM  
352-408-3892  
rickg@saundersrealestate.com

Rafael Mendez, CCIM  
rafael@saunderscommercial.com





## PROPERTY SUMMARY



**Sale Price**

**\$235,000**

## Property Overview

Excellent site ready lot in a thriving medical office park. Seller is willing to consider a build suit or build to lease for highly qualified clients. The property enjoys close proximity to U.S Hwy 441 & AdventHealth Waterman. Site is ready for your new office building!

## Offering Summary

Lot Size:	0.8 Acres
APN:	21-19-26-1100-000-00900
County:	Tavares
County:	Lake
State:	Florida
Property Type:	Development Land

## Property Highlights

- Level site ready for your building
- Strategic location very new Advent Hospital Waterman
- Busy medical office park setting





## Location Description

Located in Tavares, FL, this level site presents an ideal opportunity for a new office development in a highly accessible area. Situated near U.S. Highway 441, a major thoroughfare, the site offers convenient access to nearby areas as well as Orlando, making it easy for future clients and employees to reach. The property is also close to State Road 19, enhancing connectivity to the broader Central Florida region.

A key advantage of this location is its proximity to AdventHealth Waterman, a major hospital and medical center just minutes away. This makes the site especially attractive for healthcare-adjacent businesses, medical offices, or any professional service that would benefit from being near a leading medical facility.

With essential infrastructure in place, ample surrounding amenities, and nearby dining and retail options, this site is an exceptional foundation for building a new office in a prime Tavares location.

# LAKE VIEW CENTER SITE PLAN

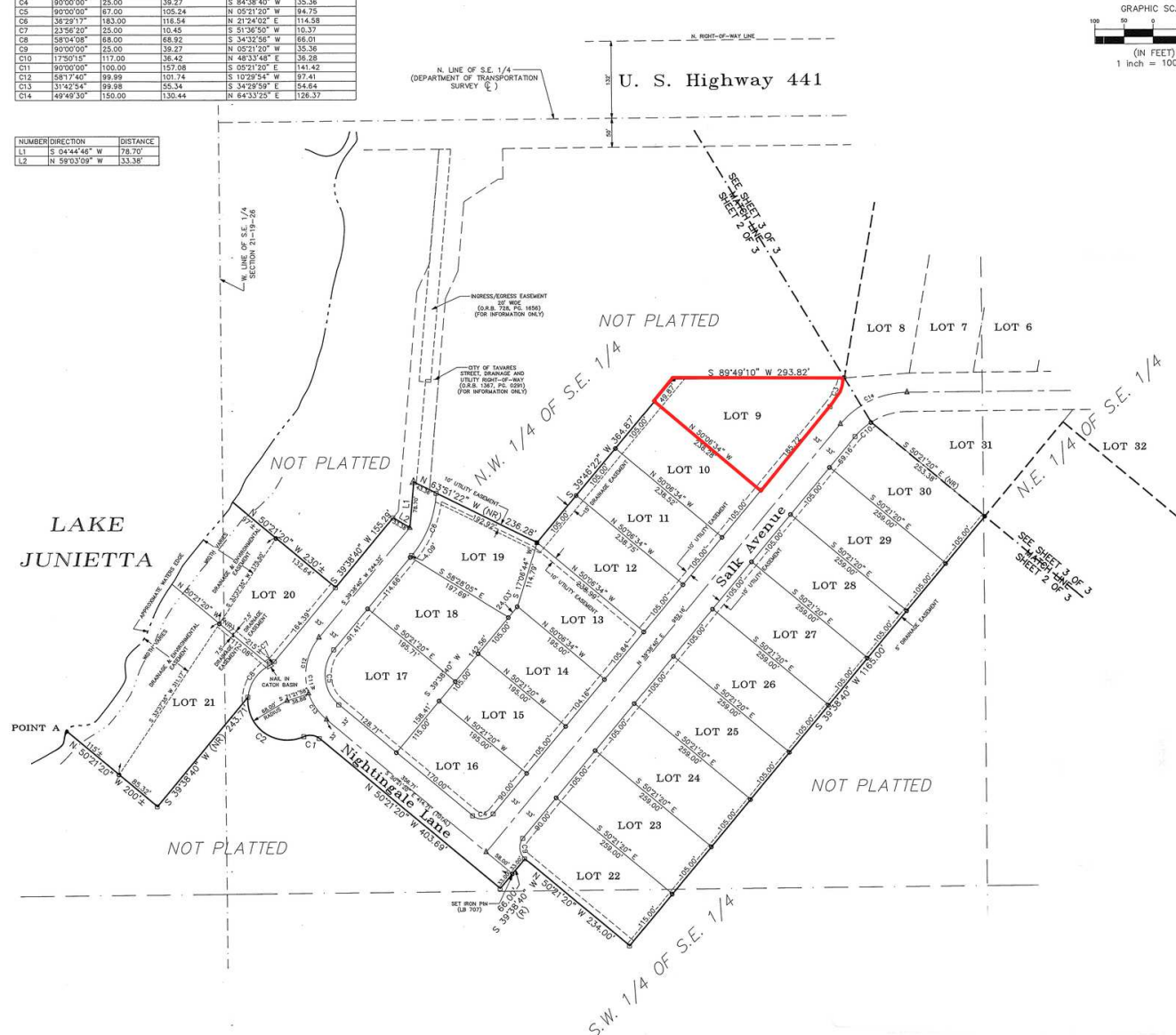
# LAKE VIEW CENTER, PHASE 1

PLAT BOOK 38 PAGE 82

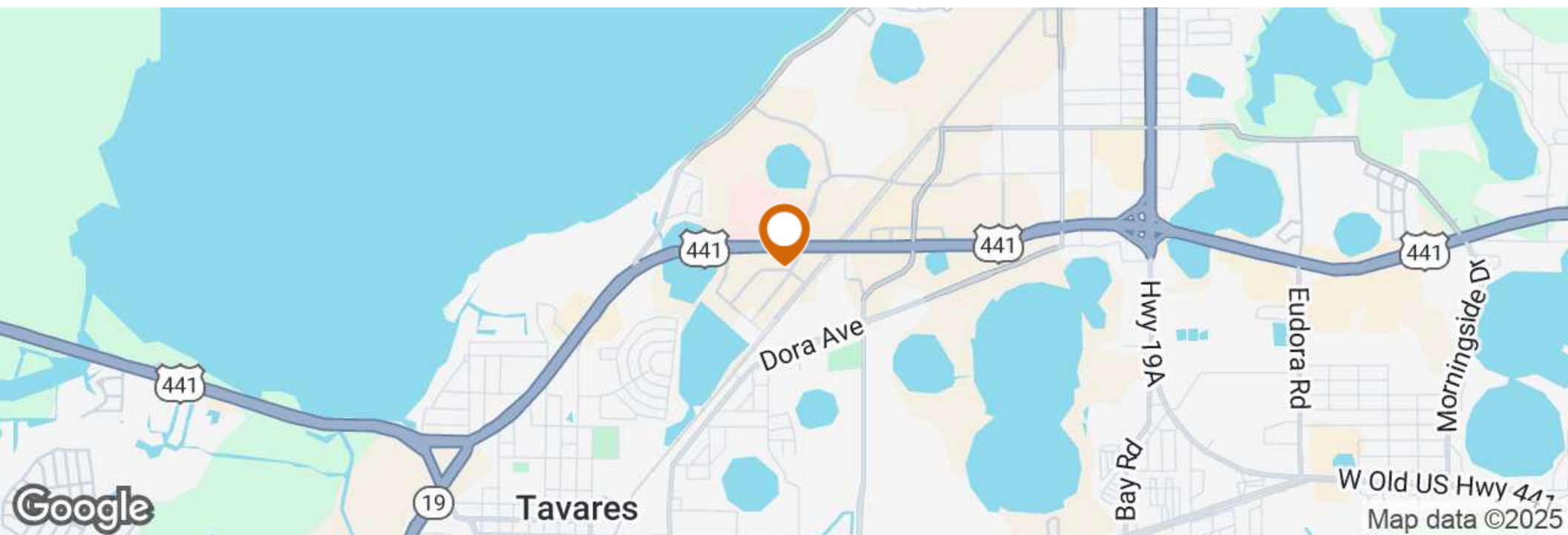
A SUBDIVISION IN  
SECTION 21, TOWNSHIP 19 SOUTH, RANGE 26 EAST,  
THE CITY OF TAVARES, LAKE COUNTY, FLORIDA

NUMBER	DELTA	RADIUS, FEET	LENGTH, FEET	CHORD BEARING	CHORD, FEET
C1	84°27'18"	25.00	28.20	N 82°38'59" W	26.73
C2	120°29'30"	68.00	143.00	N 54°43'53" W	118.07
C3	28°23'53"	120.00	55.29	N 28°28'44" E	54.80
C4	90°00'00"	25.00	39.27	S 84°38'40" W	35.36
C5	90°00'00"	67.00	105.24	N 05°21'20" W	94.75
C6	35°29'17"	183.00	116.54	N 21°24'02" E	114.58
C7	23°56'20"	55.00	10.45	S 51°36'50" W	10.37
C8	58°04'08"	68.00	68.92	S 34°32'58" W	66.01
C9	90°00'00"	25.00	39.27	N 05°21'20" W	35.36
C10	17°50'15"	117.00	36.42	S 49°33'48" E	35.28
C11	90°00'00"	100.00	157.08	S 05°21'20" E	141.42
C12	58°17'40"	69.99	101.74	S 10°29'34" W	97.41
C13	31°42'54"	99.98	95.34	S 34°29'59" E	94.64
C14	49°49'30"	150.00	130.44	N 64°33'25" E	126.37

NUMBER	DIRECTION	DISTANCE
L1	S 04°44'46" W	78.70'
L2	N 59°03'09" W	33.38'









## DEMOGRAPHICS MAP & REPORT

### Population

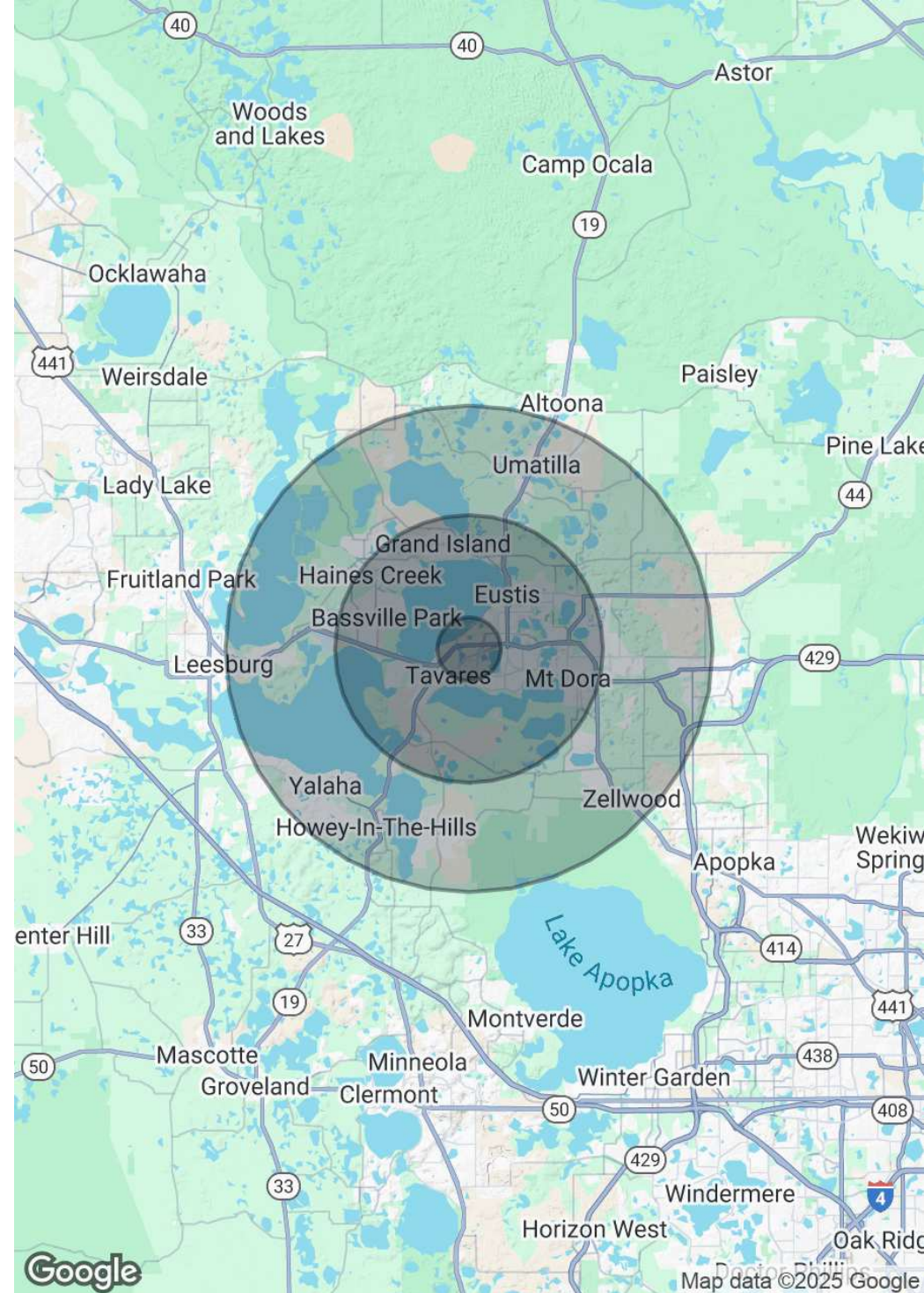
	1.3 Miles	5.5 Miles	10 Miles
Total Population	5,412	73,938	175,680
Average Age	55	48	49
Average Age (Male)	54	47	47
Average Age (Female)	56	50	50

### Households & Income

1.3 Miles 5.5 Miles 10 Miles

Total Households	2,603	32,372	76,193
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$70,590	\$74,149	\$79,157
Average House Value	\$202,078	\$267,850	\$291,895

Demographics data derived from AlphaMap





## COUNTY



## Lake County FLORIDA



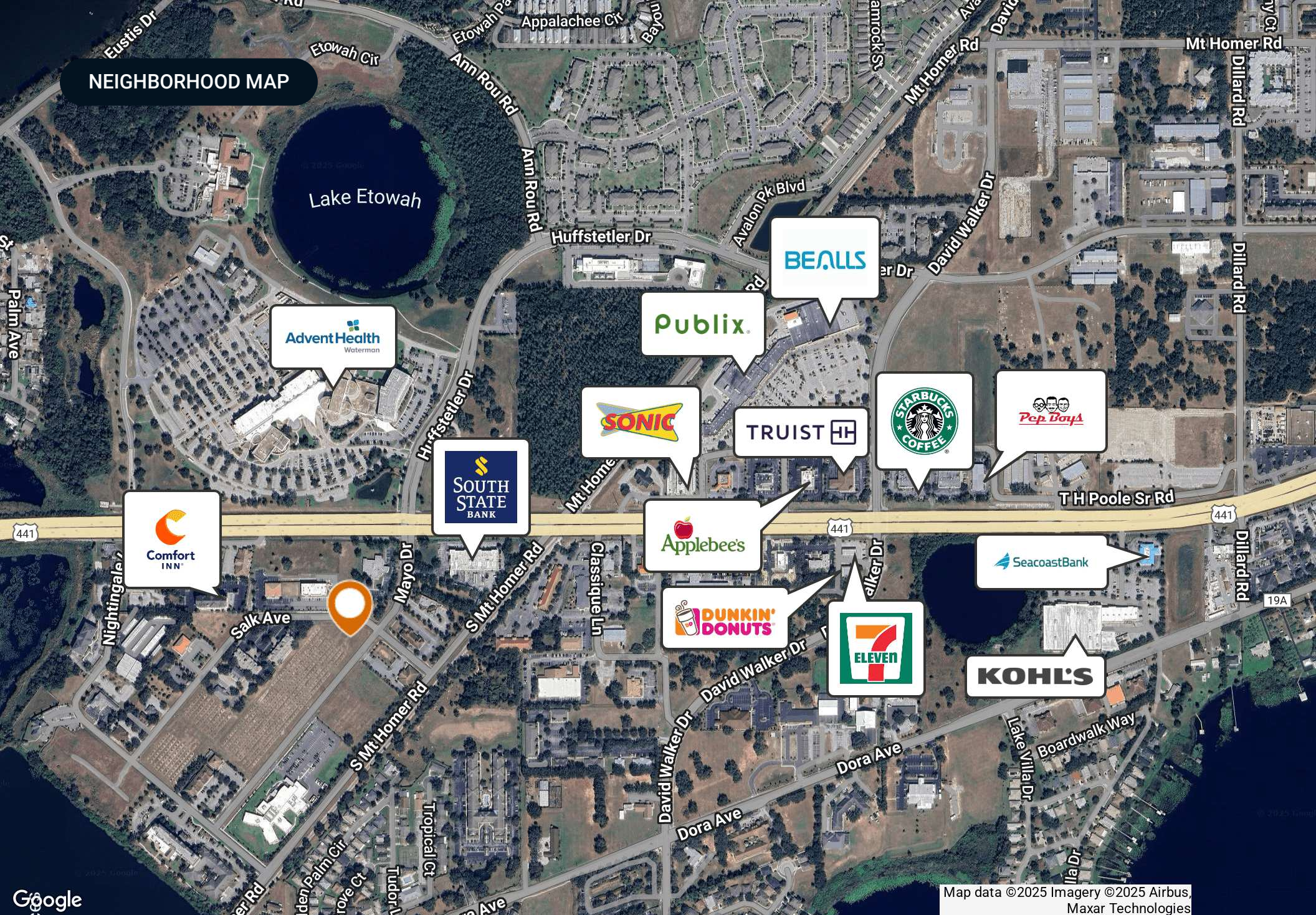
<b>Founded</b>	1887	<b>Density</b>	385.2 (2019)
<b>County Seat</b>	Tavares	<b>Population</b>	416,179 (2023)
<b>Area</b>	953 sq mi	<b>Website</b>	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.



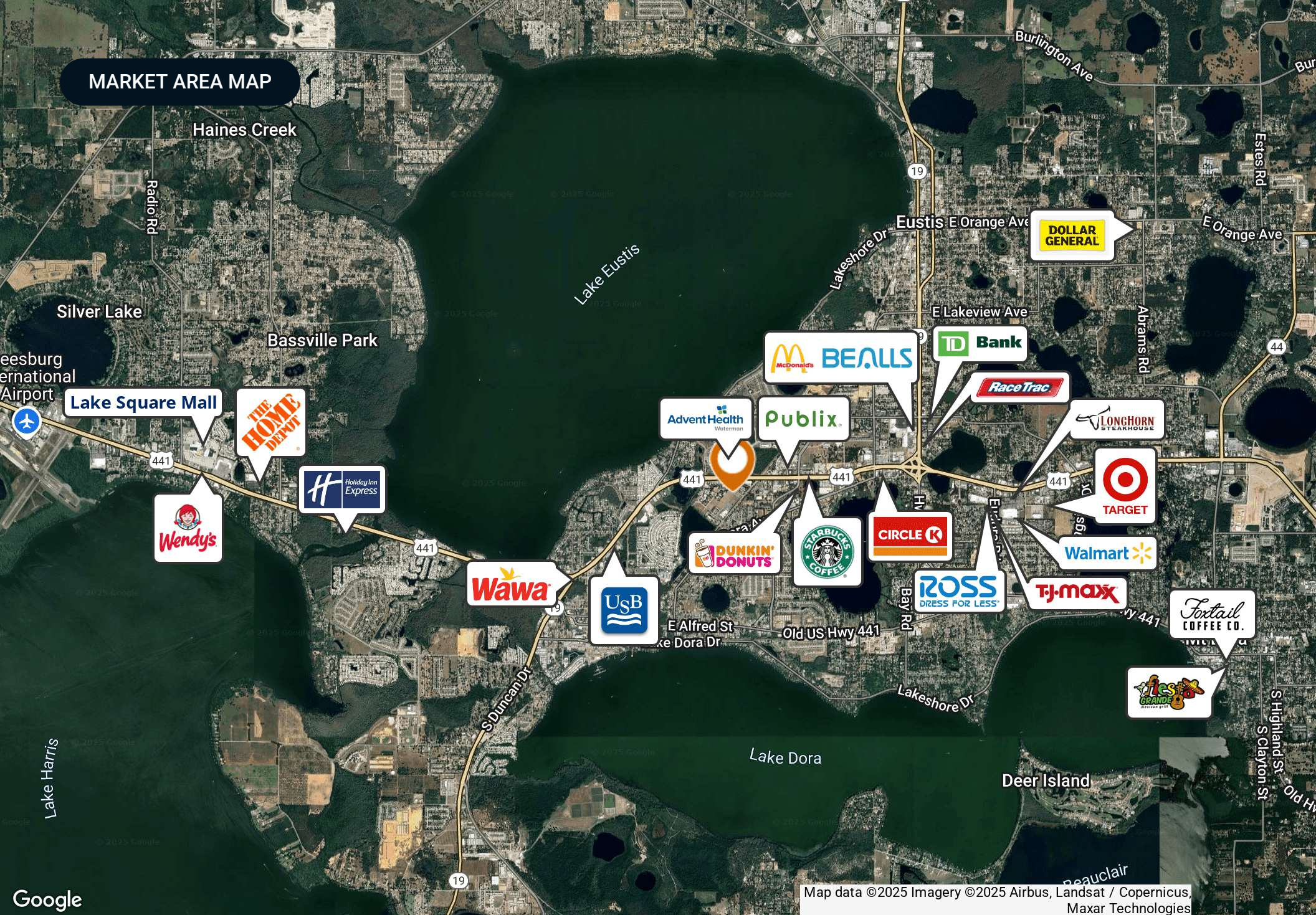
## NEIGHBORHOOD MAP



Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies



## MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



ADDITIONAL PHOTOS





## ADVISOR BIO 1



### Rick Gonzalez, ALC, CCIM

Senior Advisor

[rickg@saundersrealestate.com](mailto:rickg@saundersrealestate.com)

Direct: **877-518-5263 x458** | Cell: **352-408-3892**

## Professional Background

Richard Xavier (Rick) Gonzalez, CCIM, ALC is a Senior Advisor at Saunders Real Estate.

Rick is an 8th generation Floridian and a Veteran of the US Army. Throughout his career, Rick earned a Master of Science in Environmental Engineering Sciences and a Bachelor of Science in Soils from the University of Florida. As a dedicated commercial real estate practitioner, Rick earned his Certified Commercial Investment Member (CCIM) and Accredited Land Consultant (ALC) designations, allowing him to provide exceptional commercial real estate services to his clients.

Rick is also highly involved in many professional community organizations. He is currently a member of the Poarch Band of Creek Indians and he is also a Returned Peace Corps Volunteer. Rick previously served on the Lake County Planning and Zoning Board and the Lake County Affordable Housing Committee for over seven years. He is also the 2023 President of the Florida CCIM Chapter.

Rick has been married to his wife, Kathy, for over 21 years. They also share a 20-year-old son who currently attends Stetson University. Rick frequently volunteers at the Lake Cares food pantry and is a member of the Rotary Club of Lake County Golden Triangle in his spare time.

Rick specializes in:

- Land
- Commercial

## Memberships

- 2023 President of the Florida CCIM Chapter
- Central Florida Veterans Memorial Park Foundation





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