



For Sale

Downtown Tavares Commercial Development Site

819 W Main St, Tavares, FL 32778

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The **Downtown Tavares Commercial Development Site** presents a rare 7-parcel assemblage totaling ± 2.20 acres in the heart of Lake County's government and business hub. The property is zoned CD (Commercial Downtown), providing unmatched flexibility for multifamily, mixed-use, or commercial development. With allowable residential density of up to 40 dwelling units per acre (±88 units) and a non-residential FAR of 3.0, the site supports a variety of high-impact uses including townhomes, multifamily residences, professional offices, retail, hospitality, and food & beverage concepts.

Unmatched Flexibility
Meets High-Impact Potential

- 7-Parcel Assemblage totaling 2.20± AC
- Residential Density – Not to exceed 40 DU/AC (88 units)
- Non-Residential Density – Not to Exceed 3.0 FAR
- Flexible Zoning ideal for multifamily or commercial development
- Pre-Existing Water & Sewer Connections
- Electric Connections at Site
- Natural Gas Line Available Western boundary of property
- Offsite Retention within city of Tavares downtown

Downtown Tavares

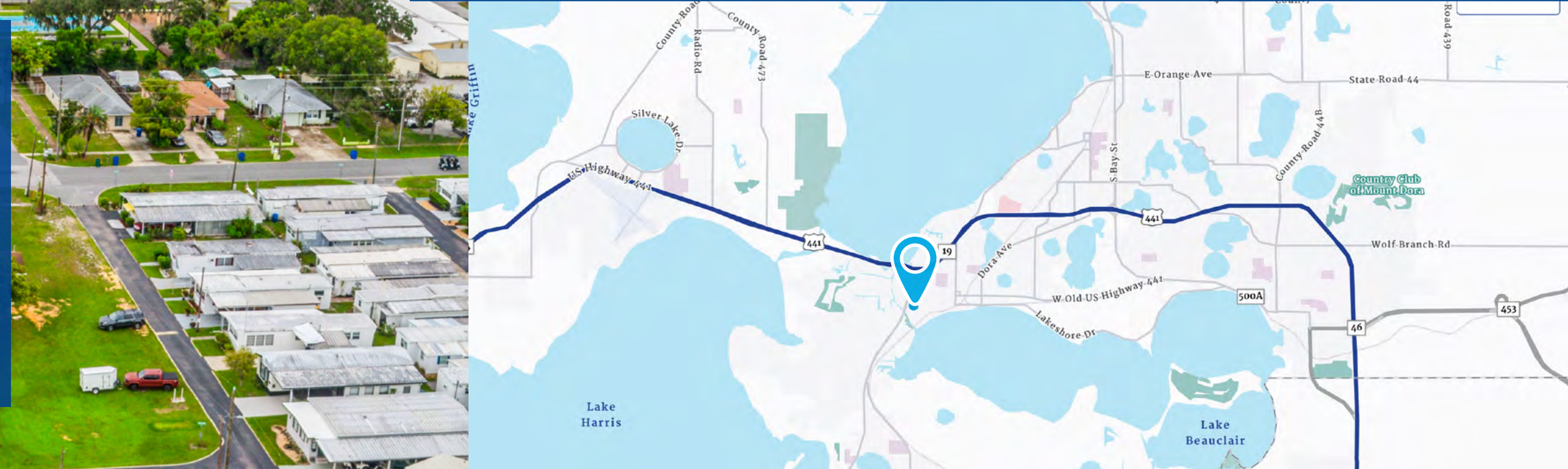
America's Seaplane City

Located at 819 W Main Street, the property sits within Tavares' vibrant downtown district, the county seat of Lake County. With direct frontage on Main Street and proximity to U.S. Highway 19, the site benefits from excellent visibility and accessibility, with a traffic count of approximately 36,000 vehicles per day.

Tavares is known as "America's Seaplane City" and serves as a hub for government, healthcare, and lifestyle amenities. The property is surrounded by established civic and cultural anchors, restaurants, retail, and entertainment venues. Demographics within a 5-mile

radius reflect a population base of nearly 60,000 residents with average household incomes above \$75,000, underscoring strong demand for new residential and commercial offerings.

Positioned within 40 minutes of downtown Orlando and the region's international airports, the site offers an ideal balance of small-town charm with immediate access to one of the nation's fastest-growing metro areas.





7,100 AADT

Main St

Offering Summary

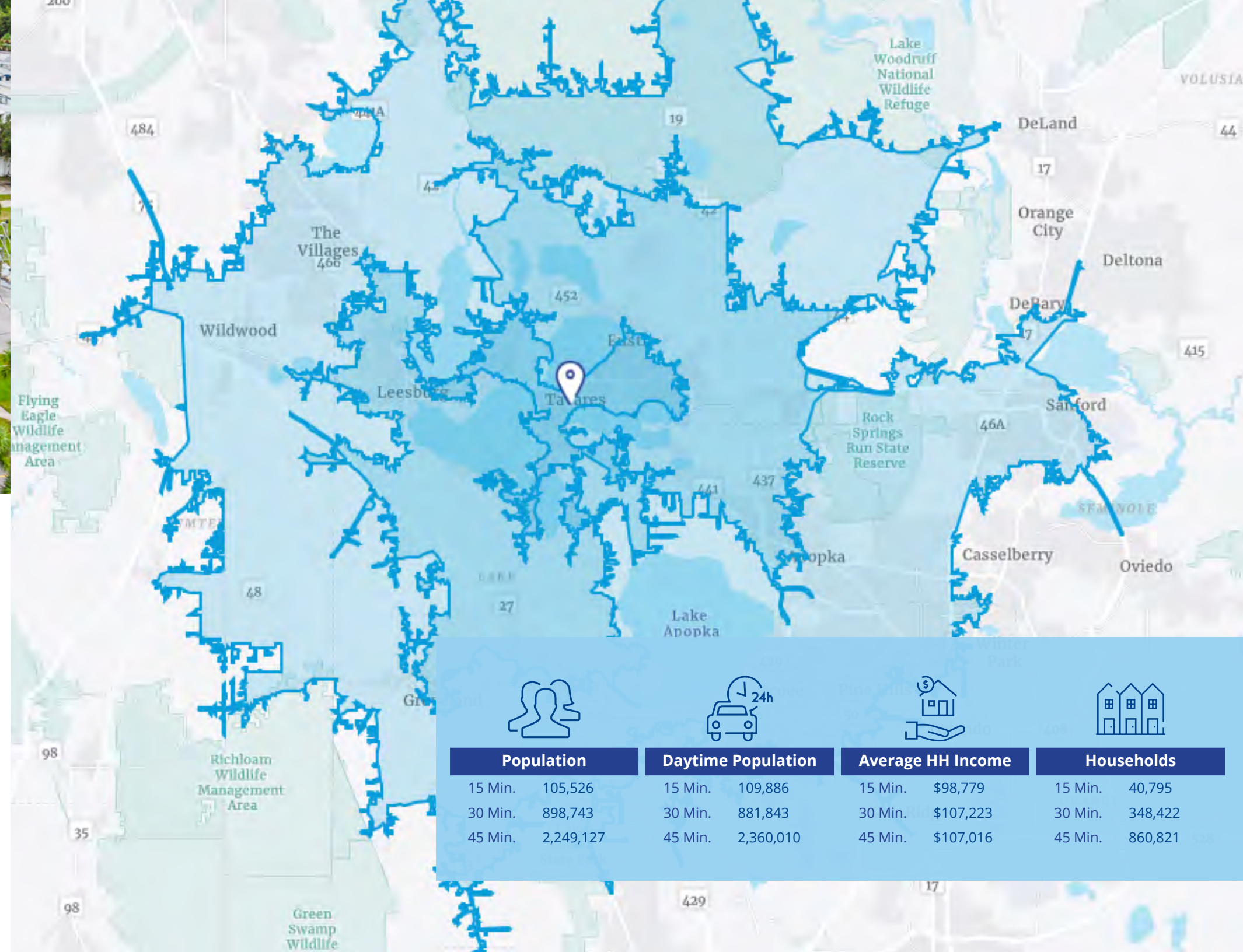
Setback from Main Street:

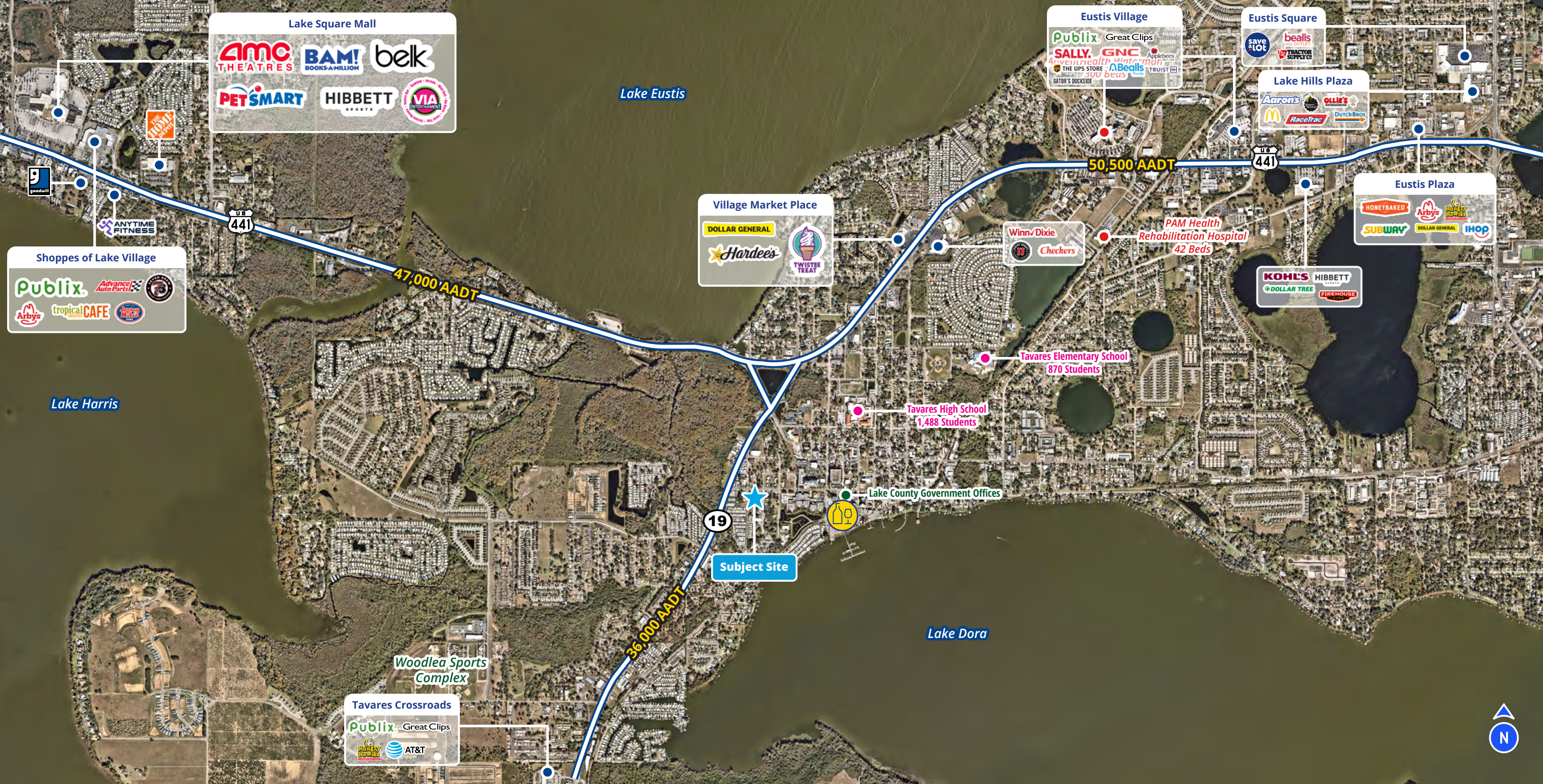
- **Front:** 0 ft. | **Internal Side:** 0 ft. | **Street Side:** 7.5 ft. | **Rear:** 10 ft.
- **Maximum Height of Structures:** 84 ft.
- **Allowable Uses:** Townhomes, Multifamily 3+ attached dwelling units, Ancillary Apartments, Adult Activity Center (Full List of Permitted/Special Uses Available)

Sale Price

\$2,420,000 (\$25.25 PSF)

Lot Size:	2.20± acres
Zoning	CD- Commercial Downtown
County	Lake County
Parcel(s)	29-19-26-0100-070-00A01 29-19-26-0100-070-00C00 29-19-26-0100-070-00H00 29-19-26-0100-070-00L00 29-19-26-0100-070-00M00 29-19-26-0100-070-00E00 29-19-26-0100-070-00A00





Market Overview

The subject property at 819 W Main Street, is located in downtown Tavares, Florida. The downtown core benefits from its proximity to Lake County government offices, the courthouse, and a growing mix of professional offices, retail, and mixed-use developments that support steady daytime and evening activity.

Situated within the Orlando-Kissimmee-Sanford MSA, Tavares offers regional connectivity while maintaining a supply-constrained downtown market. Commercial demand is primarily driven by local and county-level users, supporting steady absorption for office, professional, and neighborhood-serving retail properties. Continued sales and listing activity in the downtown core reflects sustained investor interest in well-located, walkable assets near civic and governmental centers.

Downtown Restaurants & Bars

1. Ironworks Steaks and Fine Cocktails
2. Munchies Live BBQ
3. Kalua Beach Bar
4. Puddle Jumpers Lakeside Grill & Bar
5. BTW - BURGERS TACOS WAFFLES
6. Desperados Saloon
7. Ruby Street Grille

Central Florida Attractions

Downtown Orlando	50 Min.	Universal Studios	50 Min.
Daytona Beach	1 Hr. 18 Min.	SeaWorld	56 Min.
New Smyrna Beach	1 Hr. 21 Min.	Walt Disney World	52 Min.
International Dr	52 Min.	Port Canaveral	1 Hr. 36 Min.
Blue Springs State Park	1 Hr.	Kennedy Space Center	1 Hr. 29 Min.

Property Overview

The site is fully utility-ready, featuring existing water and sewer connections, electric service at the property line, and off-site stormwater retention provided by the City of Tavares. Development potential is further enhanced by favorable building parameters, including a maximum height of 84 feet and minimal setbacks, supporting an efficient, urban-scale design. Gas lines are located along the western boundary of the property. This rare downtown redevelopment opportunity uniquely combines scale, infrastructure readiness, and zoning flexibility—making it ideal for investors or developers looking to capitalize on Central Florida's expanding growth corridor.





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