



OFFERING MEMORANDUM

Peninsula on Lake Harris

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# THE PENINSULA ON LAKE HARRIS

WOODLEA ROAD, TAVARES, FL 32778

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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



## PROPERTY DESCRIPTION

This is an available 227.43 acres located with frontage on Lake Harris. The site has significant elevation changes and 1,600+/- linear feet of waterfront. The location is close to a Publix grocery located 1.4 miles away. Builders DR Horton and LGI Homes are active in communities that are almost adjacent to The Peninsula on Lake Harris. According to the property owners, the property has approximately 35 acres of wetlands with the remainder upland/usable. A wetland delineation has not been completed. Zoning and FLU allow for a density of 3 UPA. According to the property owner the site is entitled for 558 dwelling units

## LOCATION DESCRIPTION

The Peninsula on Lake Harris is located in Tavares, FL southwest of downtown and on Lake Harris, a very significant and beautiful body of water. Access to the property is FL 19 south to Woodlea Road and west into the property. Access to the Orlando MSA is via SR 414 to the north side of Altamonte Springs, Casselberry, and Winter Park. SR 50 runs into downtown Orlando. The Florida Turnpike is nearby for commuters to the area south of Orlando including Kissimmee and the Disney and Universal entertainment district. Access to the property is facilitated via Woodlea Road or Lane Park Road off of Florida Highway 19.

## MUNICIPALITY

Tavares

## PROPERTY SIZE

227.43 Acres

## ZONING

Residential RSF-A (permits 3 dwelling units per acre)

## FUTURE LAND USE

Residential single family development; FLU Subdivision Suburban 3 DU/Acre (558 Units)

## PARCEL ID

35-19-25-000100000100, 36-19-25-000300002401, 35-19-25-000200000200, 35-19-25-010000000100, 36-19-25-000200002100, 35-19-25-010000001000, 35-19-25-000400000600

## PROPERTY OWNER

Gorgeous Groves, Inc.

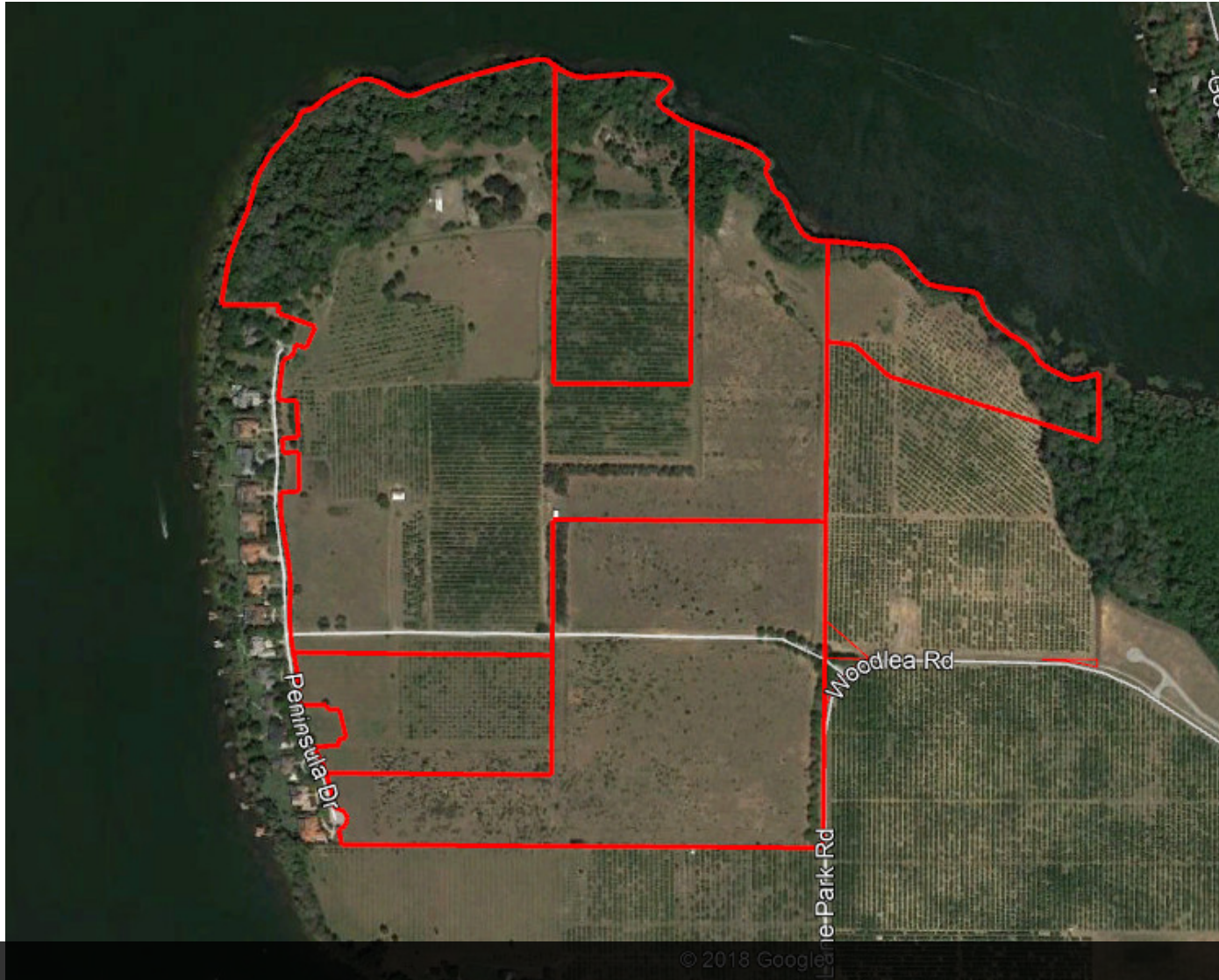
## PRICE

\$9,750,000

## BROKER CONTACT INFO

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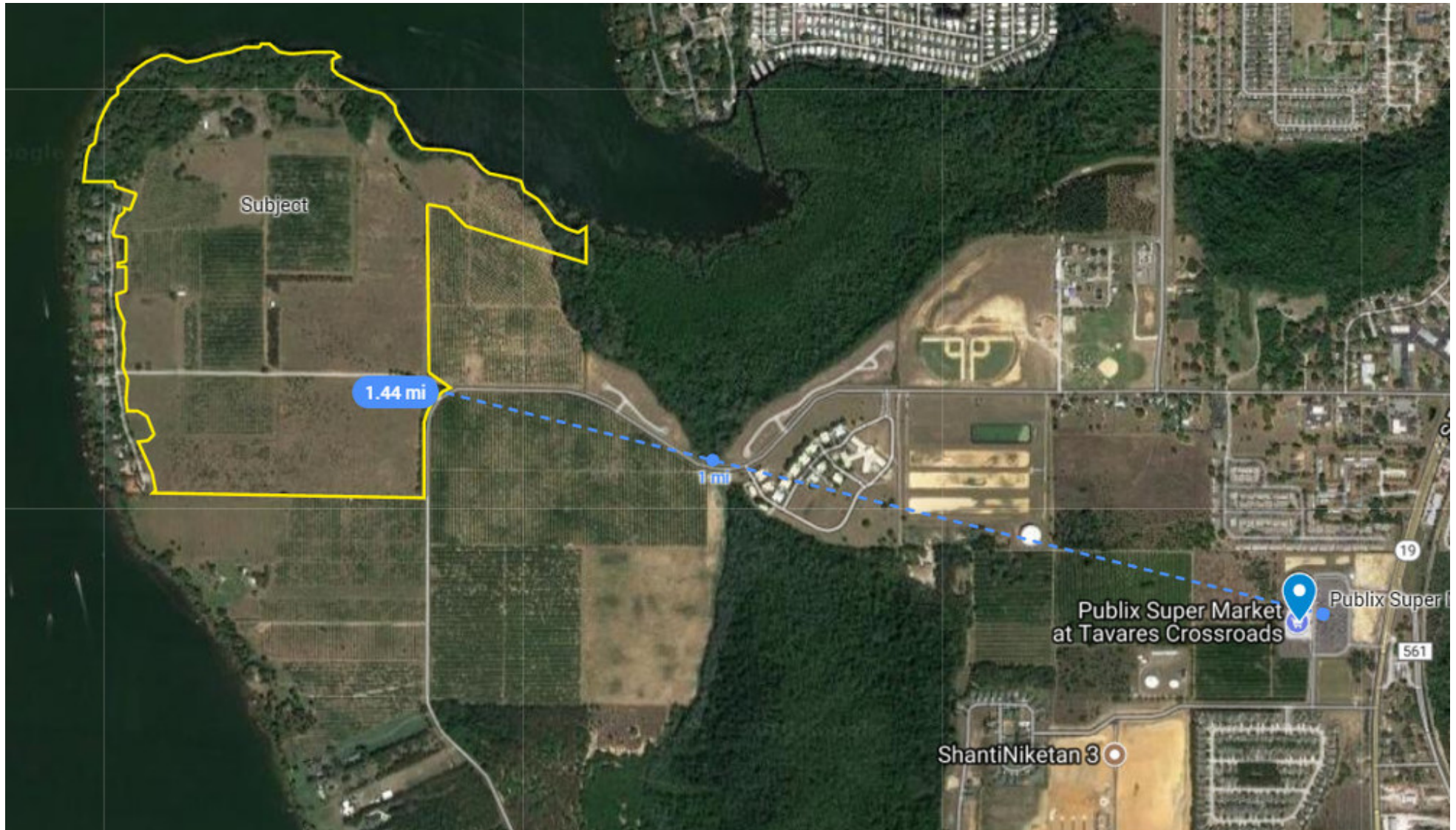
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Submarket Map

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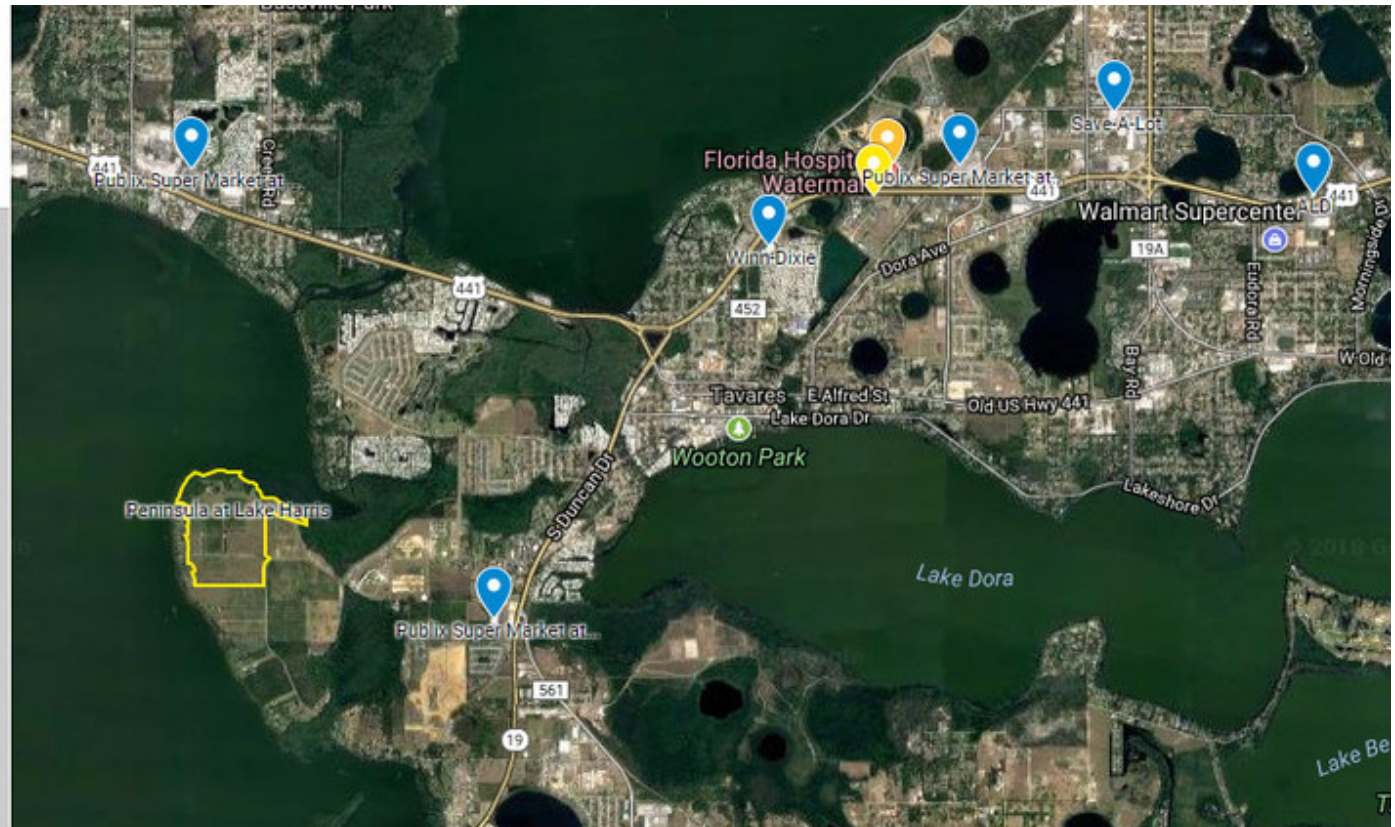




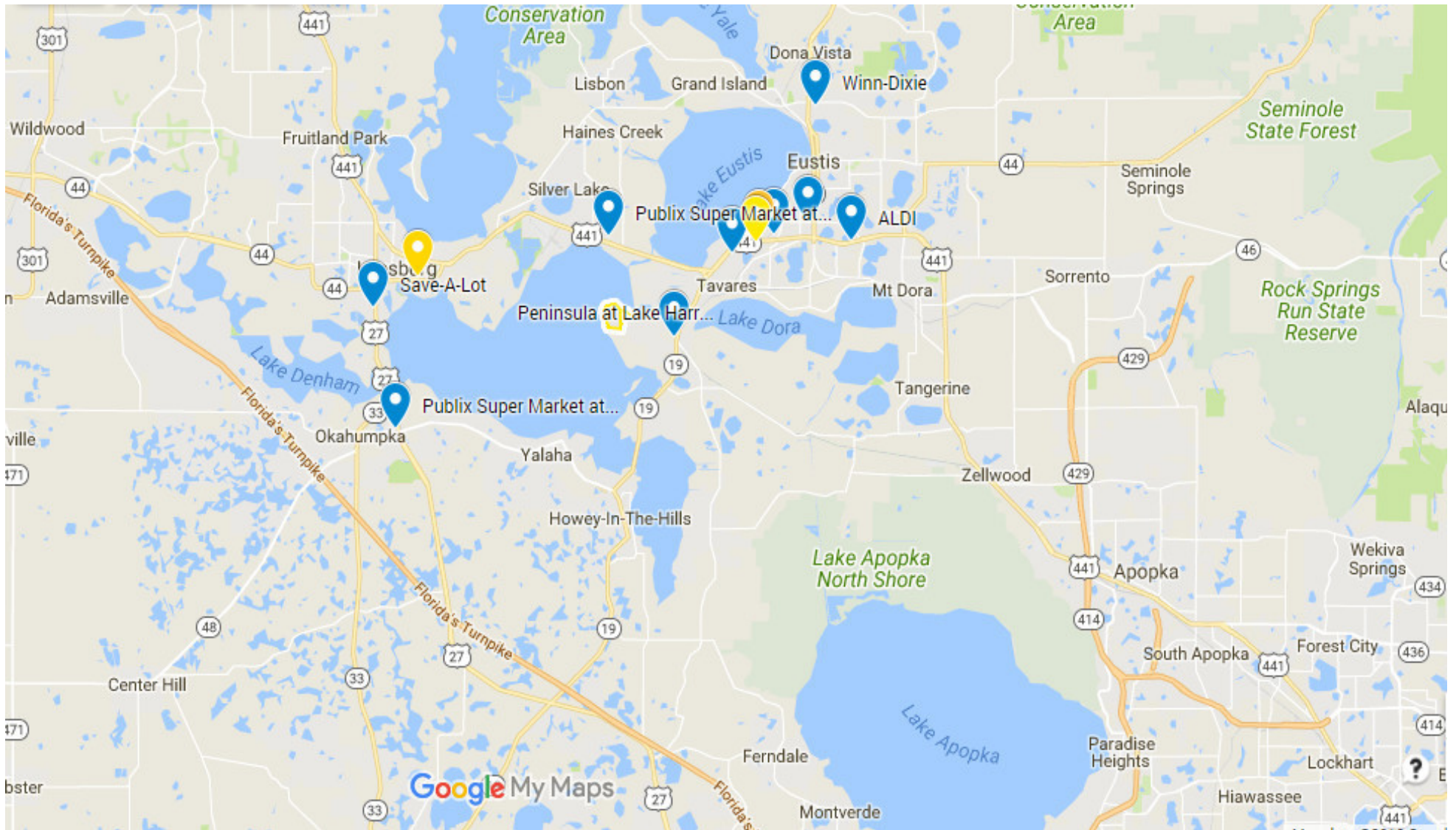


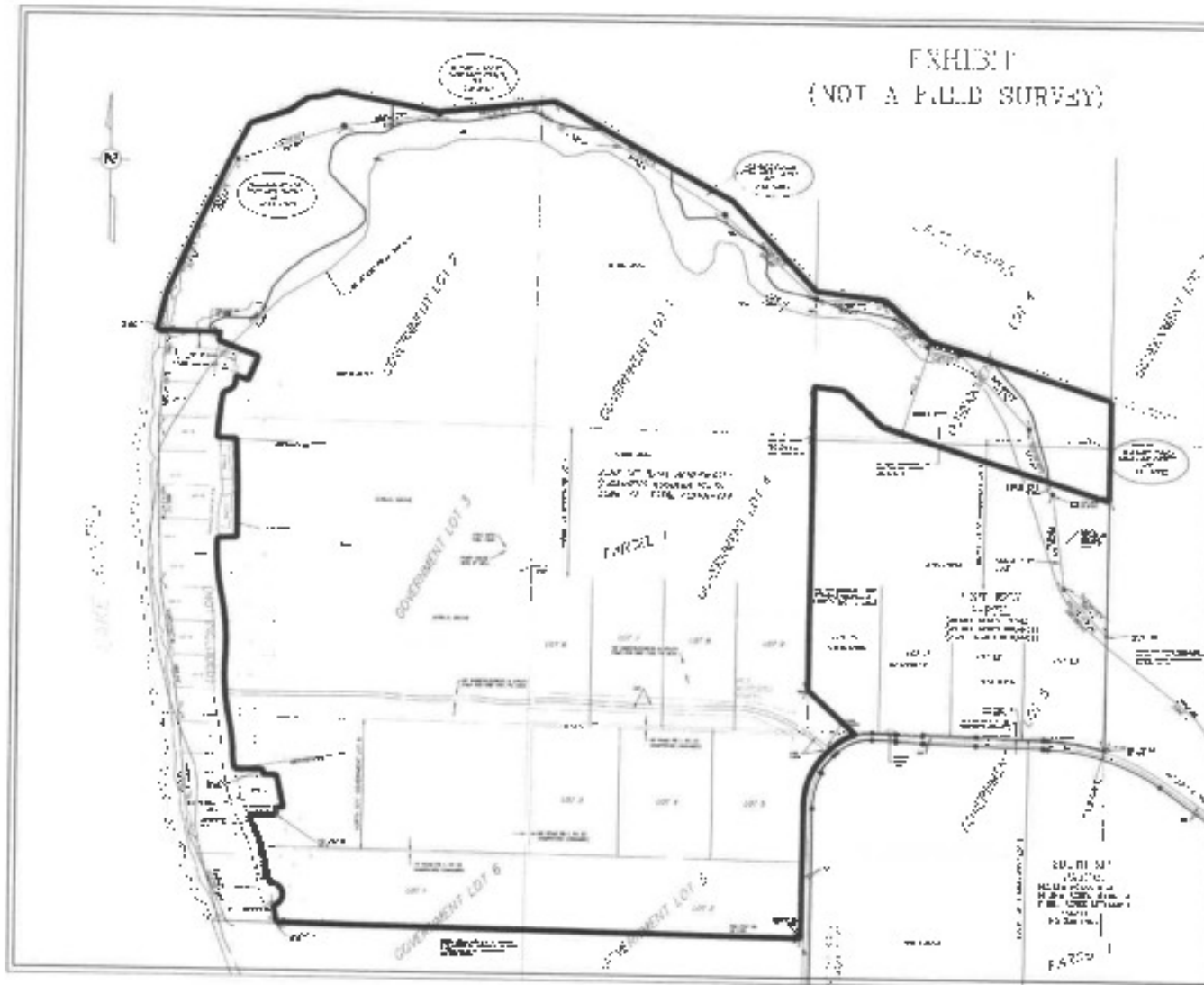
Peninsula at Lake Harris

- 📍 Peninsula at Lake Harris
- 📍 Publix Super Market at Shoppes of Lake ...
- 📍 Winn-Dixie
- 📍 Publix Super Market at Lake Harris
- 📍 Save-A-Lot
- 📍 Winn-Dixie
- 📍 ALDI
- 📍 Save-A-Lot
- 📍 Publix Super Market at Tavares Crossroa...
- 📍 Publix Super Market at Eustis Village
- 📍 Florida Hospital Waterman
- 📍 Leesburg Regional Medical Center
- 📍 VA Tavares Community Based Outpatien...













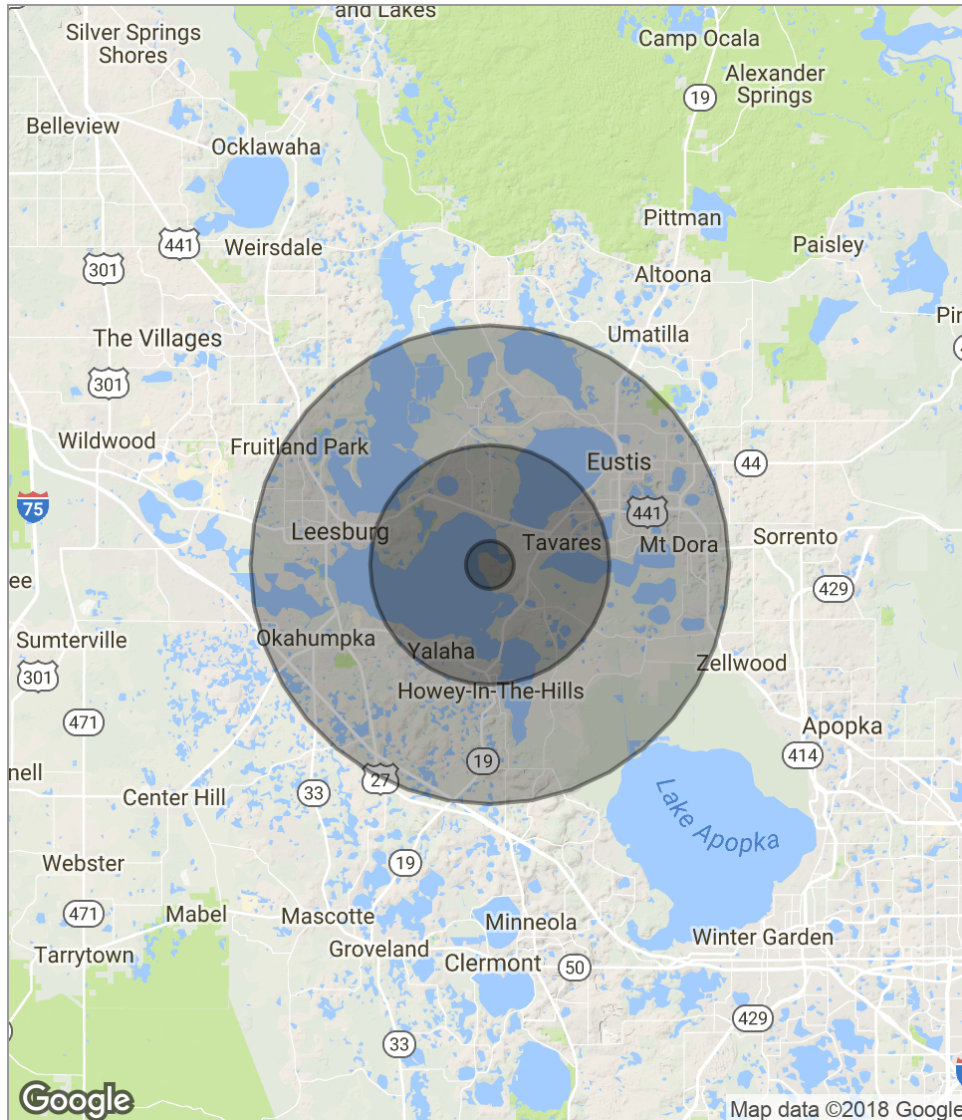












<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	957	35,928	123,172
Median age	47.2	51.5	49.4
Median age (Male)	44.2	49.4	48.3
Median age (Female)	50.6	53.6	50.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	391	15,791	53,256
# of persons per HH	2.4	2.3	2.3
Average HH income	\$58,409	\$55,277	\$58,362
Average house value	\$125,270	\$166,907	\$198,099

*\* Demographic data derived from 2010 US Census*



