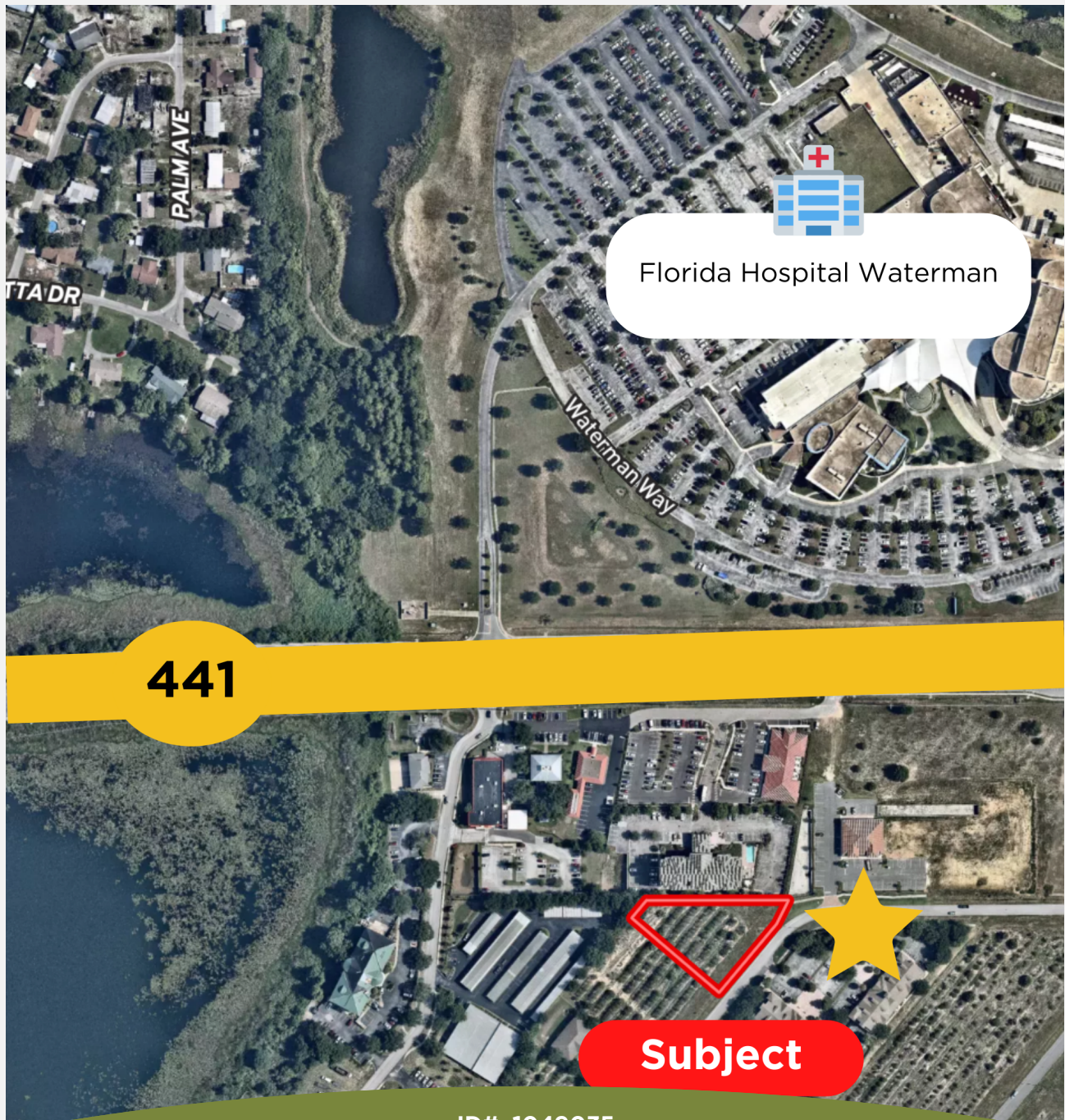


FOR SALE
LAND
\$285,000

LOT 9 LAKEVIEW CENTER

SALK AVENUE, TAVARES, FL 32778



ID#: 1049035



OFFERING SUMMARY

Sale Price:	\$285,000
Lot Size:	0.81 Acres

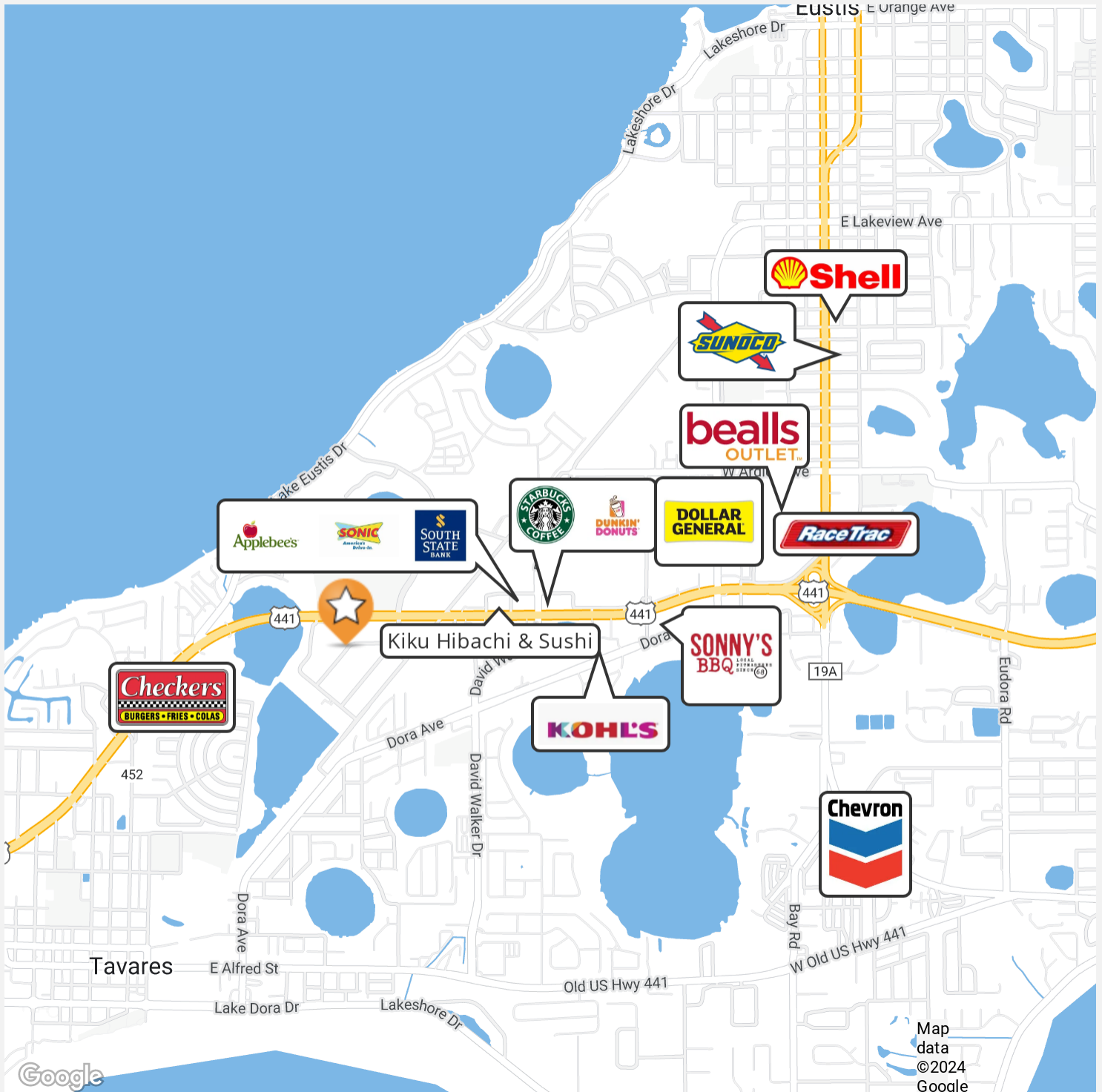
PROPERTY OVERVIEW

This 0.81 acre is pad ready for your commercial building. Come add your company to this growing medical office complex that includes Podiatrists, Cardiologists, Orthopedists, Ophthalmologists, Psychiatrists, Physical Therapists, General Practitioners, and a high-end Assisted Living Facility adjacent to one of Central Florida's most popular Veterans Administration clinics. This complex is within sight of Advent Hospital Waterman which is a full-service hospital with a state-of-the-art Cancer Treatment Center.

PROPERTY HIGHLIGHTS

- 0.81 acres ready for your professional office building
- City utilities
- 5 minutes from Advent Hospital Waterman
- Part of a growing medical office complex

ID#: 1049035



ID#: 1049035

Additional Photos

4



ID#: 1049035



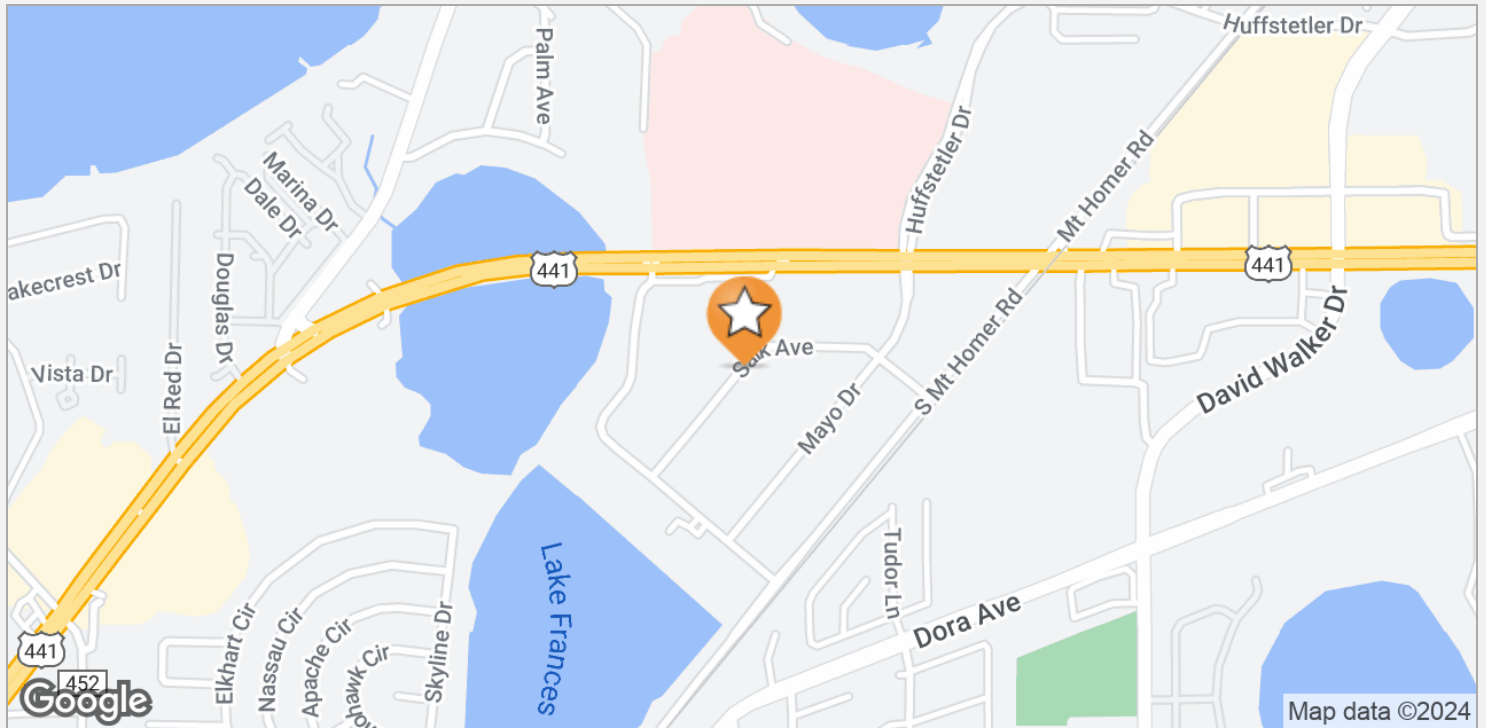
ID#: 1049035

LOT 9 LAKEVIEW CENTER

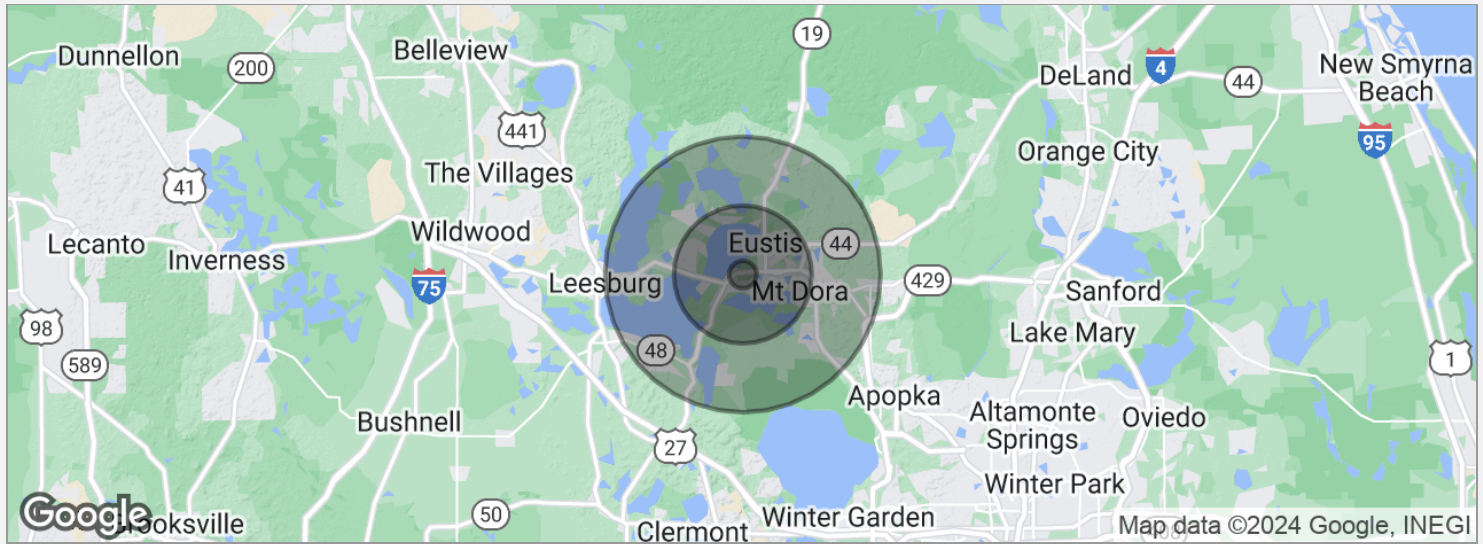
Salk Avenue, Tavares, FL 32778

Location Maps

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ID#: 1049035



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,664	57,366	115,635
Median age	49.9	47.3	48.5
Median age (male)	46.8	46.0	47.3
Median age (Female)	52.5	49.0	50.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,178	24,660	49,181
# of persons per HH	2.3	2.3	2.4
Average HH income	\$45,992	\$55,589	\$60,218
Average house value	\$205,980	\$166,048	\$198,362

* Demographic data derived from 2020 ACS - US Census

ID#: 1049035

BEN CROSBY, CCIM, ALC

Broker



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PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010
REALTORS® Land Institute Land Realtor of America 2014
Florida Chapter CCIM Hank Thompson Award 2014
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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