

STATE ROAD 78
COMMERCIAL/RESIDENTIAL ACREAGE
MOORE HAVEN, FL | GLADES COUNTY
54 ± ACRES TOTAL

PRICE REDUCED





SPECIFICATIONS & FEATURES

Acreage: 54 ± acres

Sale Price: \$325,000

Price per Acre: \$6,007.40

Site Address: SR 78, Moore Haven, FL 33471

County: Glades

Road Frontage: 670 ± FT of frontage on SR 78

Soil Type:

- Gator muck, depressional: 22 ± acres
- Pineda fine sand: 18 ± acres
- Boca fine sand: 8 ± acres
- Felda fine sand: 7 ± acres

Uplands/Wetlands: 38 ± acres uplands; 17 ± acres wetlands

Grass Types: Native grasses

Water Source: Pond located along the western boundary of the property

Surveys: Boundary survey completed in 2007

2019 Combined Taxes & Assessments: \$547.54

- A14-40-32-A00-002A-0000: \$407.46
- A23-40-32-A00-001A-0000: \$140.08

This property consists of two adjoining parcels that boast 670 ± FT of road frontage on SR 78 with a zoning mix of commercial general and residential general with a FLU of residential. There is a special exception in place for a mobile home subdivision for the southern parcel, allowing for yet another development possibility outside of the residential general zoning parameters. The commercially-zoned parcel that takes up a majority of the road frontage provides for alternate business opportunities to support the mobile home subdivision or residential development on the southern parcel. Adding to this property's development value, a recently-built Dollar General is adjacent to the west.

Zoning:

- A14-40-32-A00-002A-0000: C2 - Commercial General
- A23-40-32-A00-001A-0000: RG - Residential General

Future Land Use: Residential for both parcels

LOCATION & DRIVING DIRECTIONS

Parcel IDs: A14-40-32-A00-002A-0000 and A23-40-32-A00-001A-0000

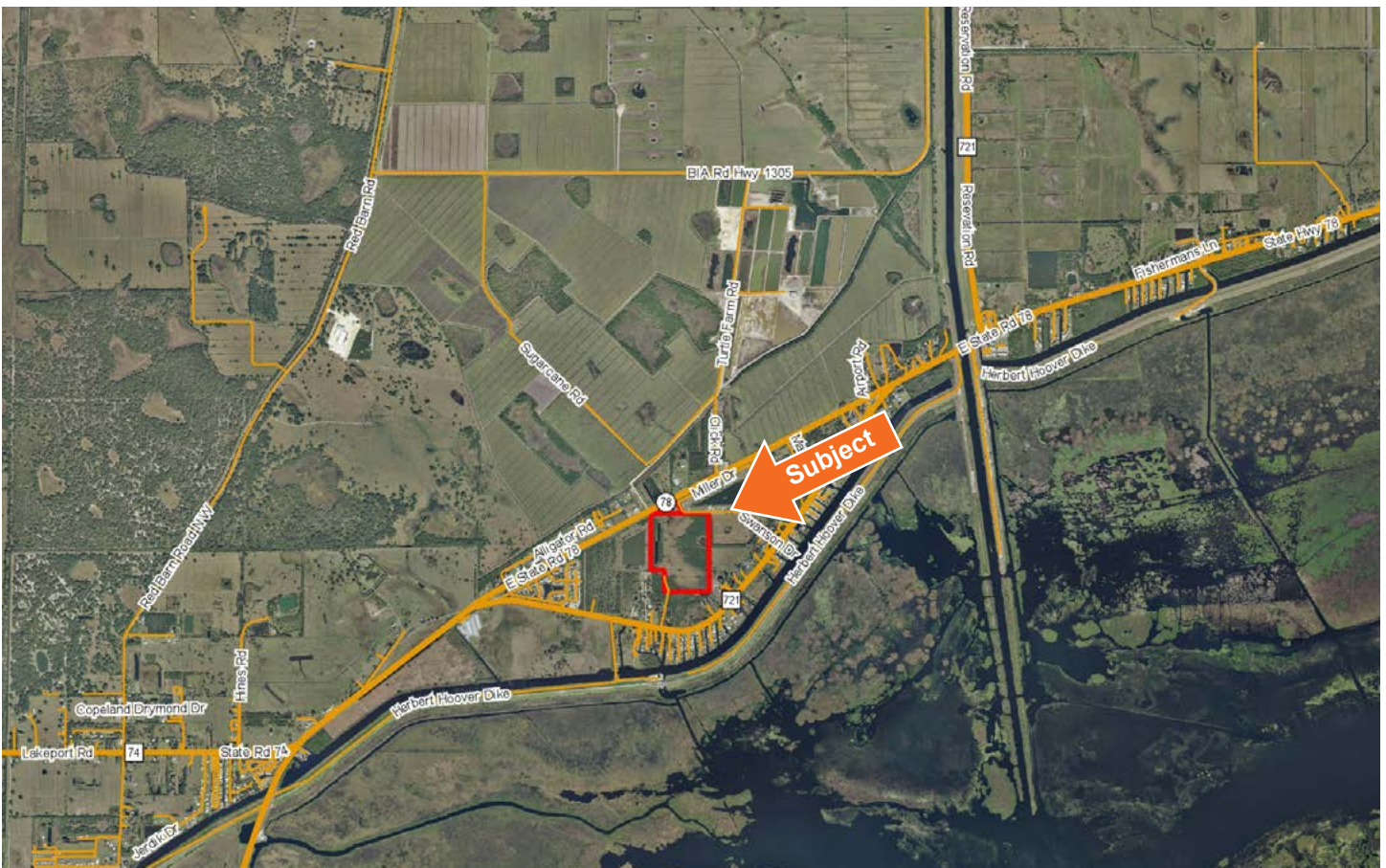
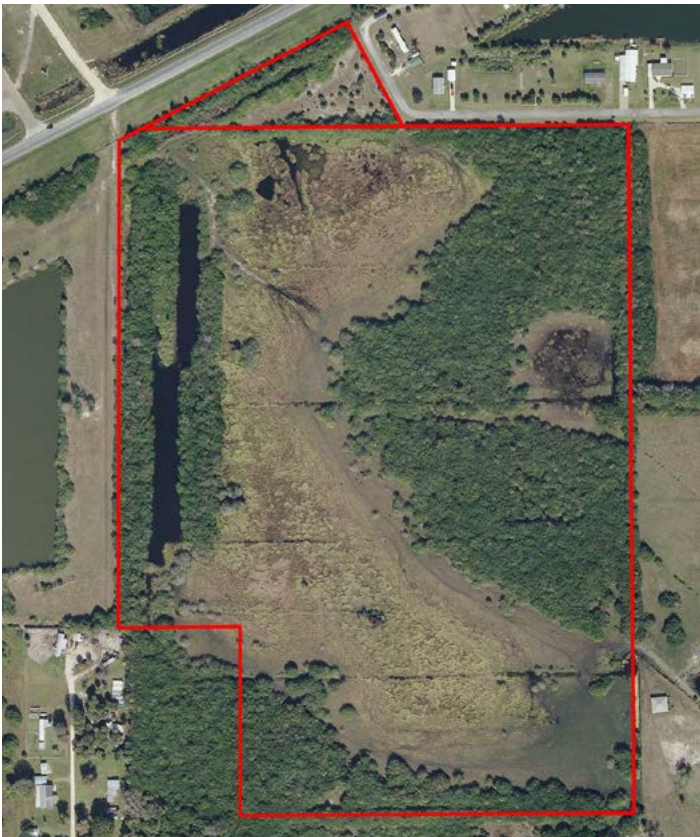
GPS Location: -81.09128, 26.98887

Driving Directions:

- Head south on US-27.
- Turn left onto SR 70 E.
- In 15 miles, turn right onto Reservation Road NE (CR 721).
- In 16 miles, turn right onto E SR 78.
- In 1.6 miles the property will be on your left.

Showing Instructions: Please contact Keat Waldron, 863.225.1231, to schedule a showing.

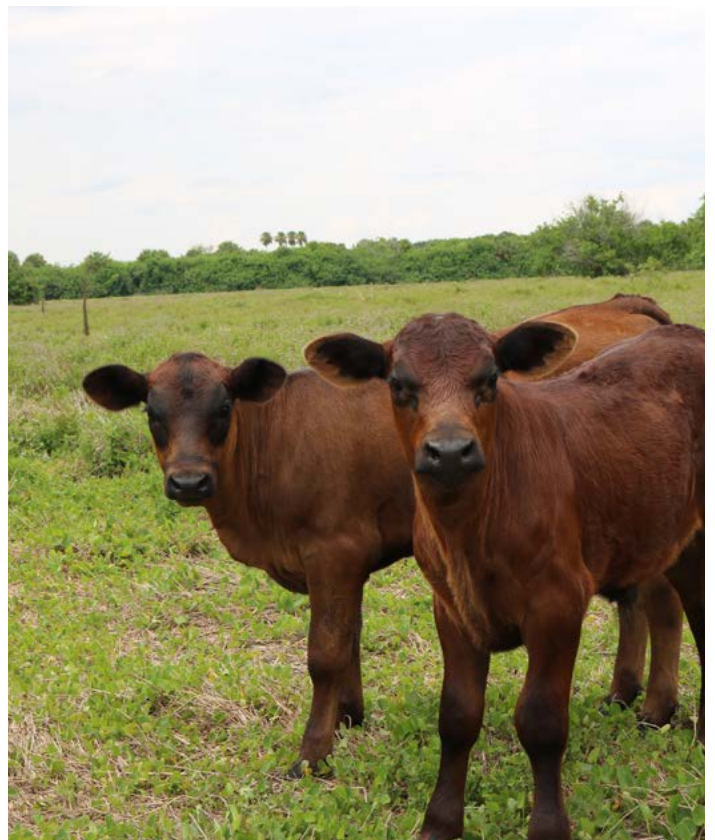
Close proximity to the city of Lakeport, numerous RV Resorts, and 8 public boat ramps within a 2.5 mile radius!













114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

54 ± acres • Potential for a mobile home subdivision
Zoning mix of commercial general and residential general with a FLU of residential

Visit SVNsaunders.com & Search For: **State Road 78**

Keat Waldron 863.225.1231 | keat.waldron@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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