



# AVON PARK RV/MH ACREAGE

1500 S LAKE BLVD  
AVON PARK, FL 33825

Laura J. Wheeler  
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# Property Summary



Sale Price

**\$2,850,000**

## OFFERING SUMMARY

Lot Size: 76.1 Acres

Price / Acre: \$37,451

Zoning: R-3

Future Land Use: Medium Density Residential

Traffic Count: 31,000 cars per day

APN: A273328A0010900000,  
A273328A0000400000,  
A273328A0010900000

Taxes: \$1,096.1 [2020]

## PROPERTY HIGHLIGHTS

- Excellent accessibility to US Highway 27
- Great zoning and future land use
- More than 3,000 FT of lake frontage (Lake Anoka and Lake Lelia)
- Public water and sewer available
- Popular mobile home area
- Adjacent to a public boat ramp on Lake Anoka



## PROPERTY OVERVIEW

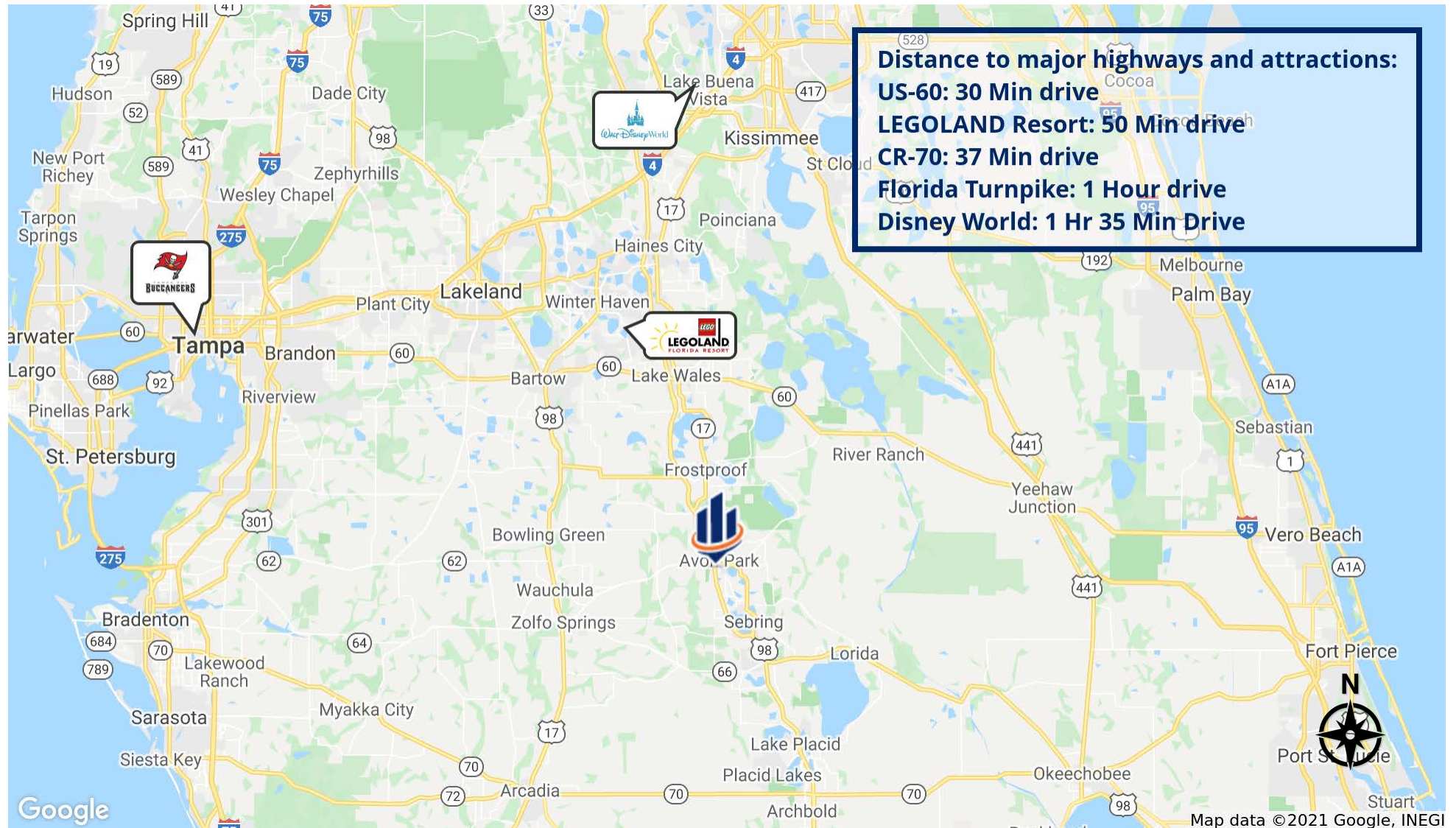
This 76.1-acre property in Avon Park is an exceptional opportunity to develop a mobile home or RV park. The site has frontage on West Garrett Road and South Lake Boulevard. It also has 790  $\pm$  FT of frontage on Lake Anoka and 2,550  $\pm$  FT on Lake Lelia. The subject property is located in the Avon Park city limits just 1,400  $\pm$  FT from US Highway 27. The full acreage still contains citrus and has an agricultural exemption.

Water and sewer are adjacent to the subject property on the east side and are furnished by the City of Avon Park. The property contains almost no wetlands. Lake Anoka is approximately 45 acres, and Lake Lelia is about 155 acres.

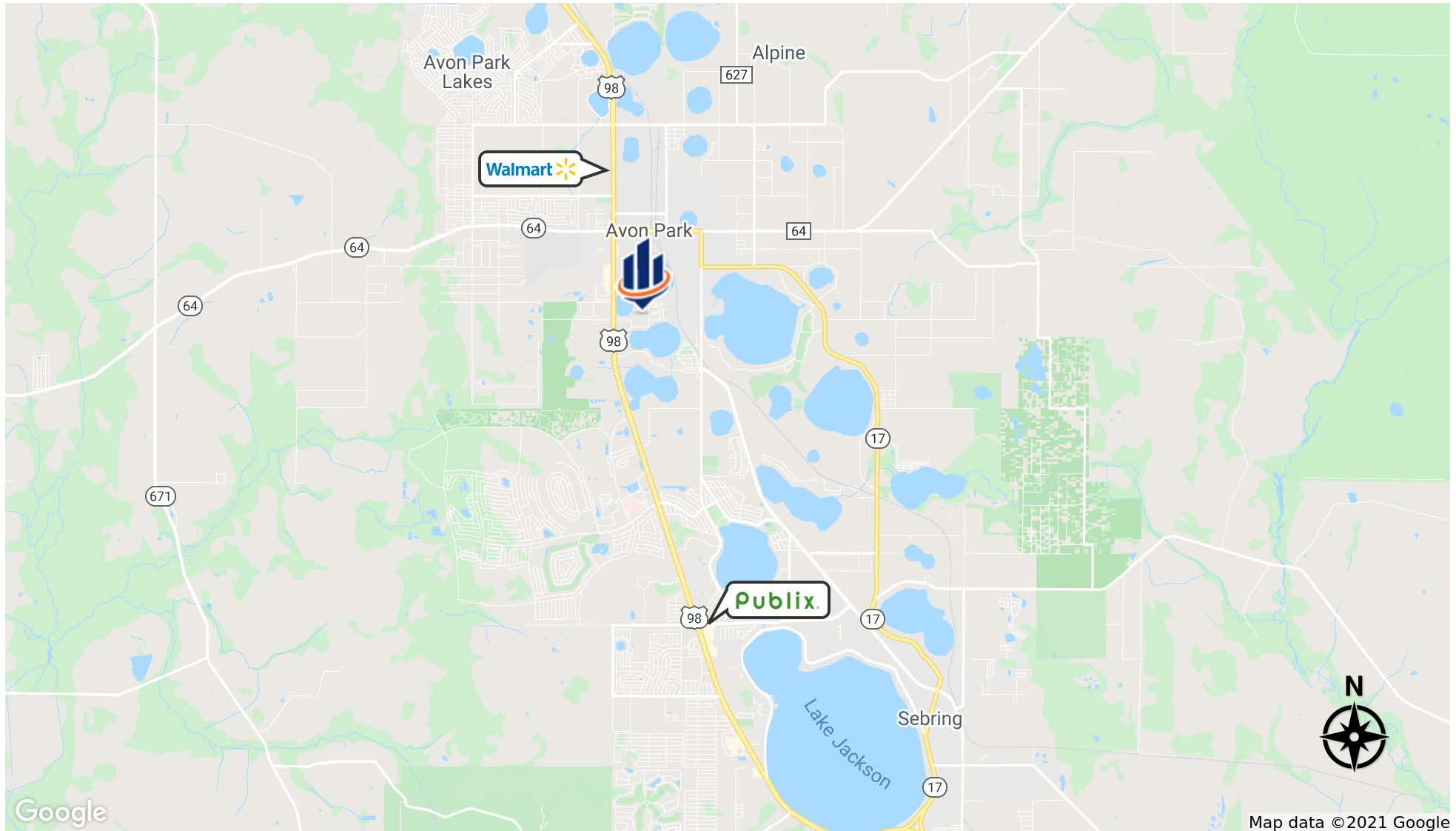
The subject property is zoned Medium Density Residential [MDR], which allows for a maximum density of 16 units per gross acre.



# Regional Map



# Location Map

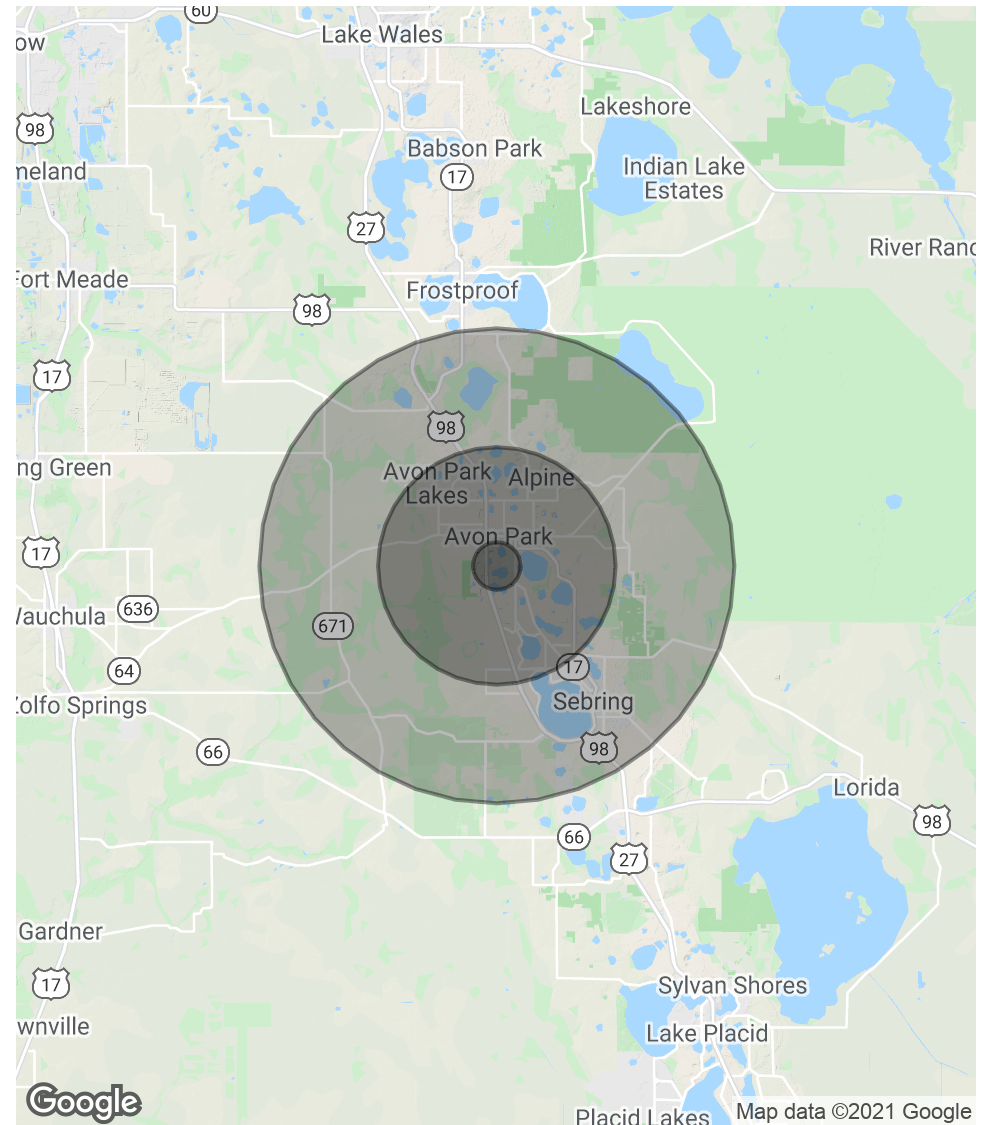




# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,964	35,327	72,875
Average age	41.6	49.1	50.2
Average age (Male)	40.6	48.5	48.6
Average age (Female)	44.4	50.4	51.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,111	13,647	29,101
# of persons per HH	2.7	2.6	2.5
Average HH income	\$37,412	\$45,702	\$45,064
Average house value	\$118,231	\$131,812	\$139,273

\* Demographic data derived from 2010 US Census

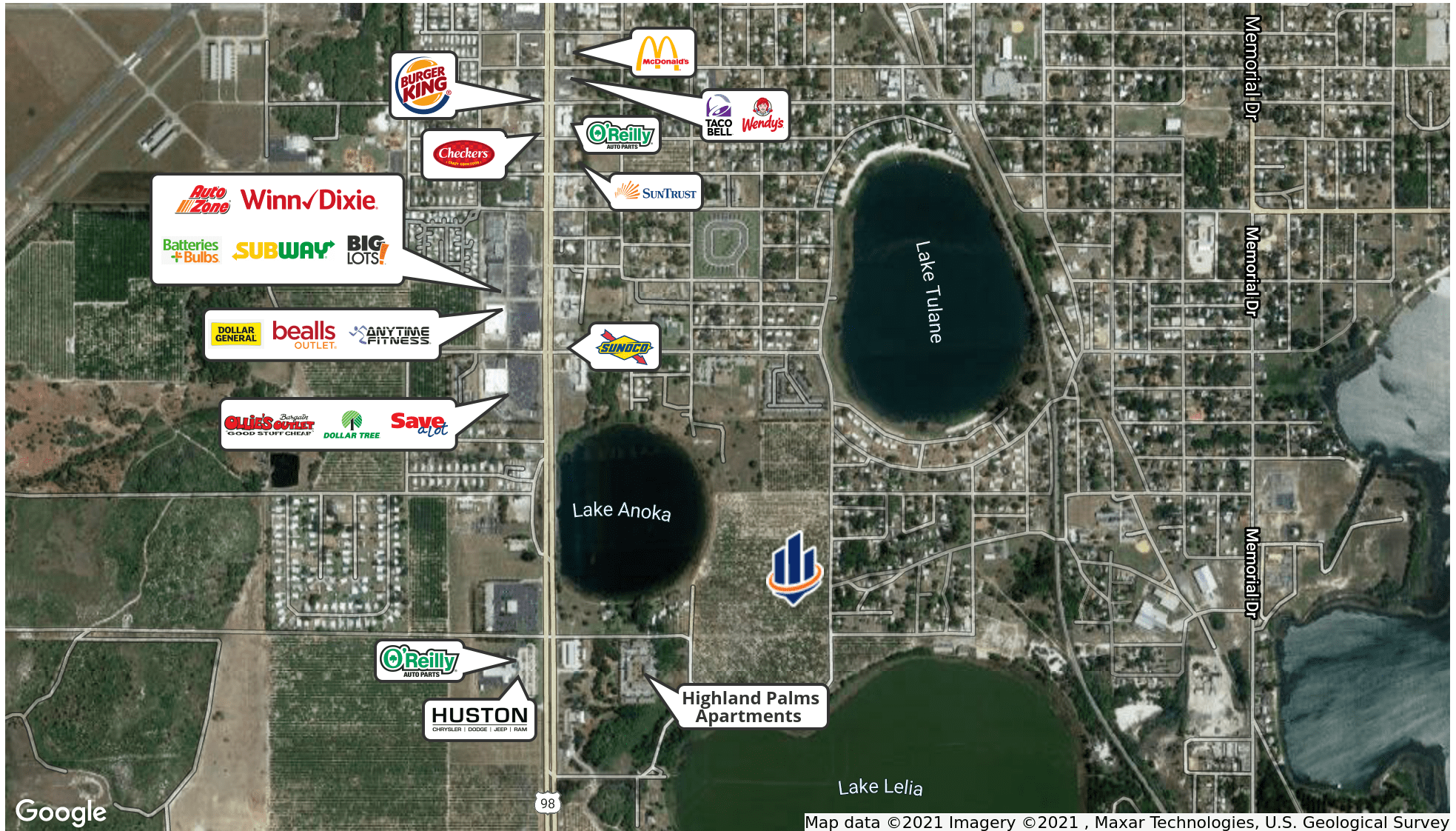


# Trade Area Map





# Neighborhood Aerial





# Aerial Map





# Aerial Facing North





# Additional Photos





# Advisor Bio 1



**LAURA J. WHEELER**

Associate Advisor

[ljwheeler@svn.com](mailto:ljwheeler@svn.com)

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## PROFESSIONAL BACKGROUND

Laura Jo Wheeler is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Laura Jo is from a small town in the heart of Florida called Lake Placid. She was raised in the agricultural community and is a fourth-generation citrus grower.

Laura spent many days riding the groves, learning about different fruit varieties, and how to adapt operations to address citrus greening. She understands that the citrus industry is not just about the trees anymore, but about the value of the real estate under them. She serves clients seeking to buy or sell groves in the path of progress.

Laura received her associate's degree in agricultural business at South Florida State College.

### Disciplines:

- Citrus
- Agricultural land
- Transitional land

SVN | Saunders Ralston Dantzler  
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**DAVID HITCHCOCK ALC, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 40-year veteran of the Florida Agribusiness industry, David has an excellent background in citrus and agricultural businesses. David's previous management positions include Bob Paul Citrus, Alcoma Packaging, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a bachelor of science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and co-captain of the 1973 Gator Football Team.

### DISCIPLINES:

Central and South Florida agricultural properties

Agriculture transitional properties (transition-to-next-use)

Residential development properties

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