



**\$2,296,000**



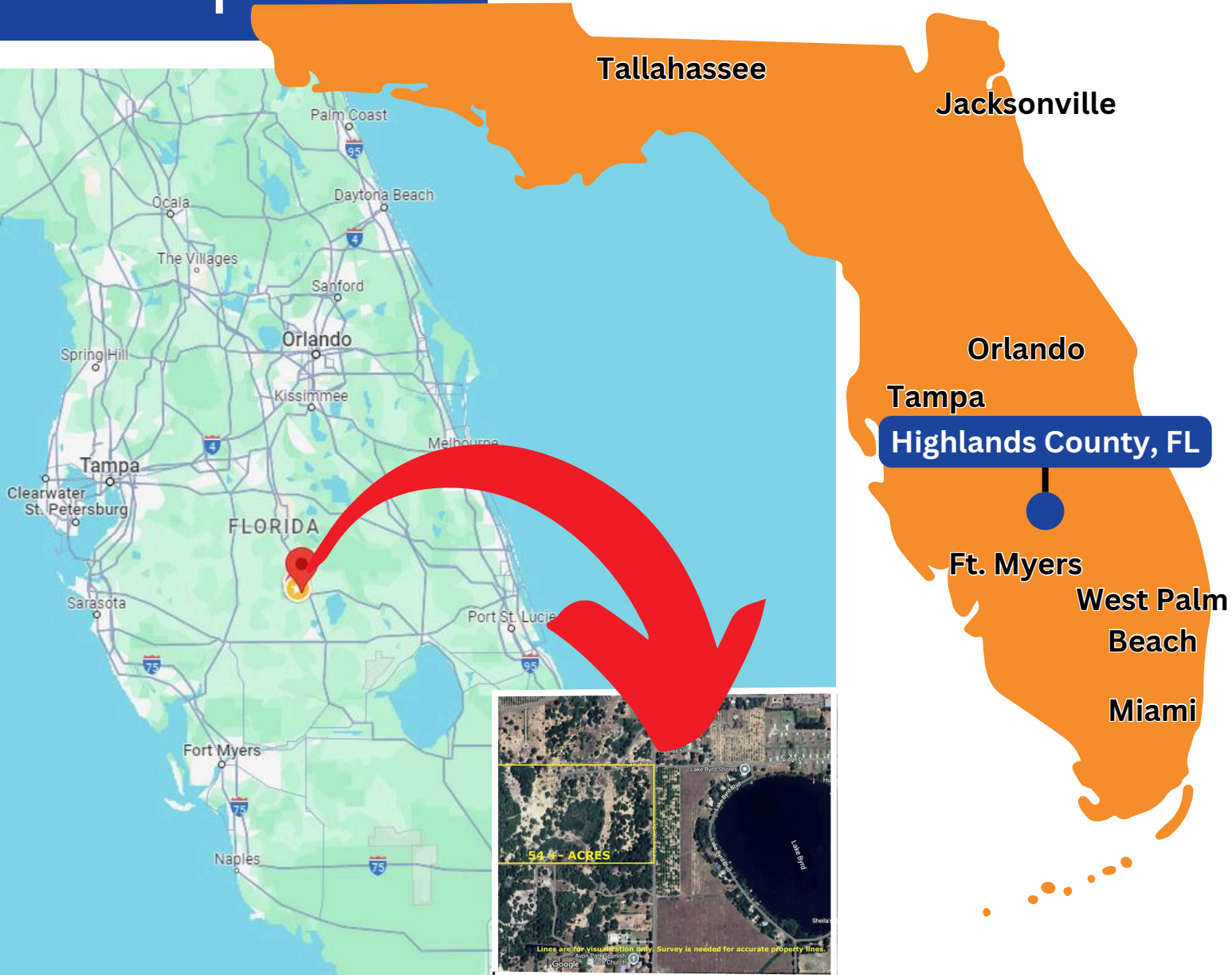
**1801 Acacia Drive,  
Avon Park, Florida 33825**

**User | Investment | Development Opportunity w/  
Development Potential/ Commercial**

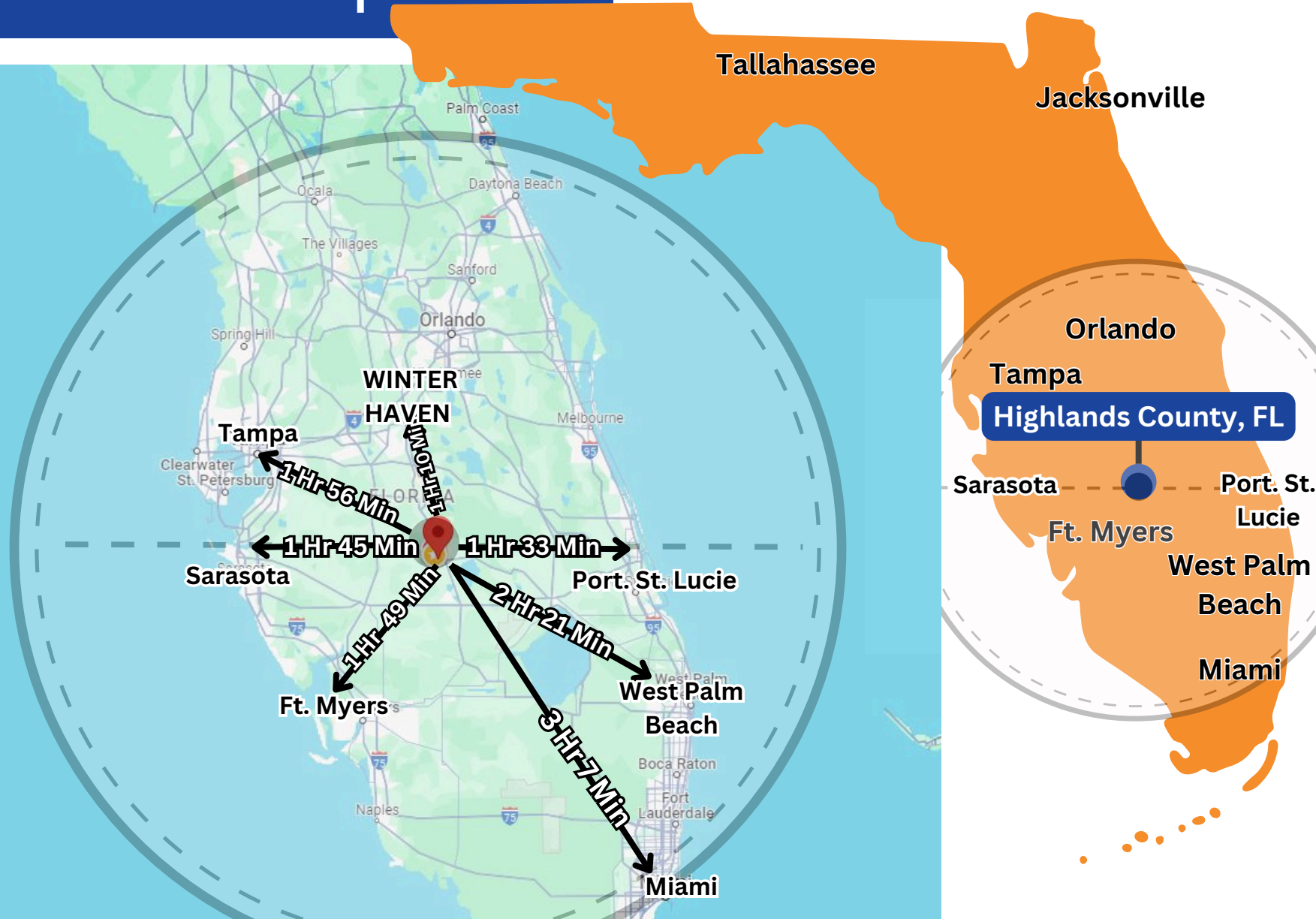
**Greg Karlson**  
Broker/Owner  
863 - 381 - 4932



# Area Map



# Area Map





# Site Over View

Offering Memorandum

1040 Lake June Road,  
Lake Placid, Florida 33852



# Development Highlights

## Total Acreage:

- 54.77+- Acres

## Utilities::

- Water & Sewer

## Entitlements/Zoning:

- Zoned R3FUD

## Land Features:

- Vacant



## Development Details:

54.77+-Acre Multi-Family Development Site Zoned R3 FUD Land Use High Density Res Estimated 328+-Units priced at Only \$7,000 per unit. Water & Sewer are close by with easy access to US Hwy 27 located by Avon Park's largest / most popular residential subdivision of Avon Park Lakes. With Avon Park & adjacent Polk Co being our most popular area for Mega Industrial Centers like Nucor this site has some of the highest Upside Potential to house future potential employees with some of the highest paying jobs in our county. Don't miss out on this rare & exceptional opportunity! To make this transaction even more enticing the seller is offering **Owner Financing with Only 30% Down!**

# DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Population</b>	79,788	187,336	2,848,597
<b>Average Age</b>	50	47	43
<b>Average Age (Male)</b>	50	46	42
<b>Average Age (Female)</b>	51	48	44

<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Households</b>	34,594	76,419	1,086,924
<b># of Persons per HH</b>	2.3	2.5	2.6
<b>Average HH Income</b>	\$66,884	\$68,316	\$89,743
<b>Average House Value</b>	\$217,244	\$223,188	\$323,543



# Highlands County Overview



**101,638**  
Current Total Population



**102,910**  
5-Yr Projected Total Population



**\$70,143**  
Average Household Income



**\$83,443**  
5-Yr Projected Avg Household Income



**\$175,043**  
Median Home Value

*“Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business.”*

- Highlands County Economic Development

## Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

## Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

## Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

## Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.





## Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



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**Offering Memorandum**

**1801 Acacia Drive, Avon Park, Florida 33825**



**Disclaimer**

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

**743 US Hwy 27 S, Sebring, FL 33870**