



\$545,900



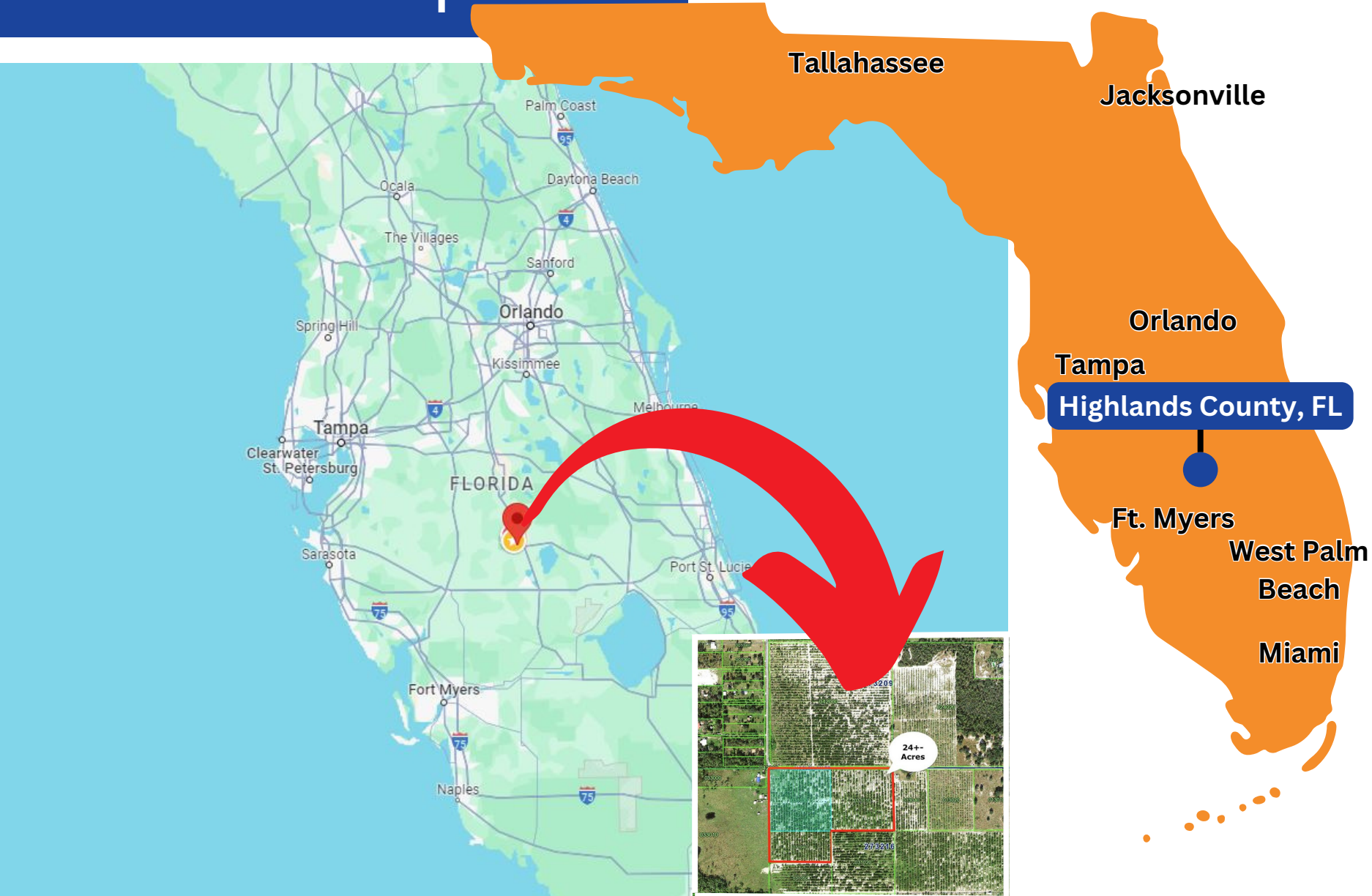
McClellan Road,
Frostproof, Florida 33843

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

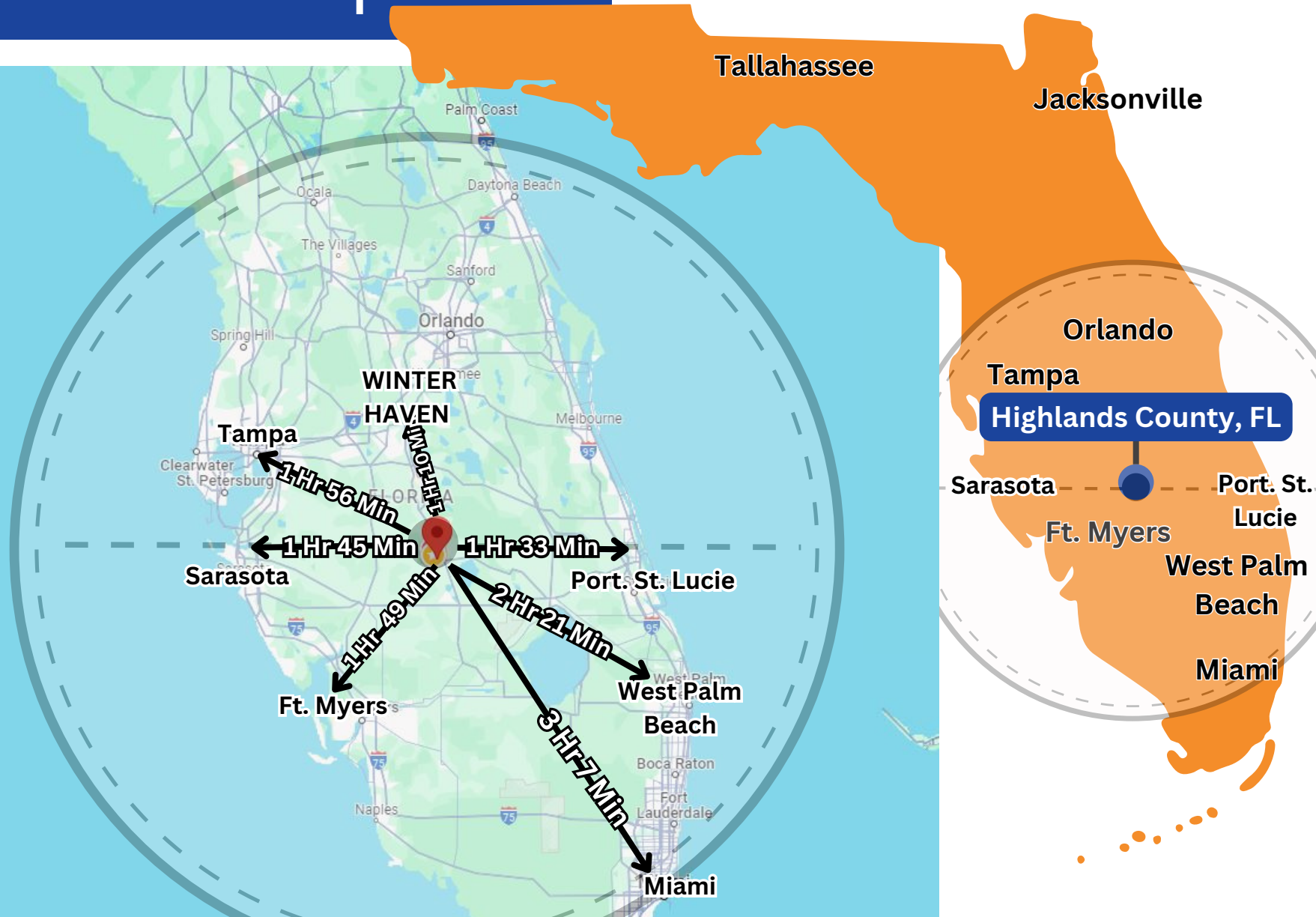
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map





Site Over View

Offering Memorandum

McClellan Road,
Frostproof, Florida 33843

Development Highlights

Total Acreage:

- 24.53+- Acres

Utilities::

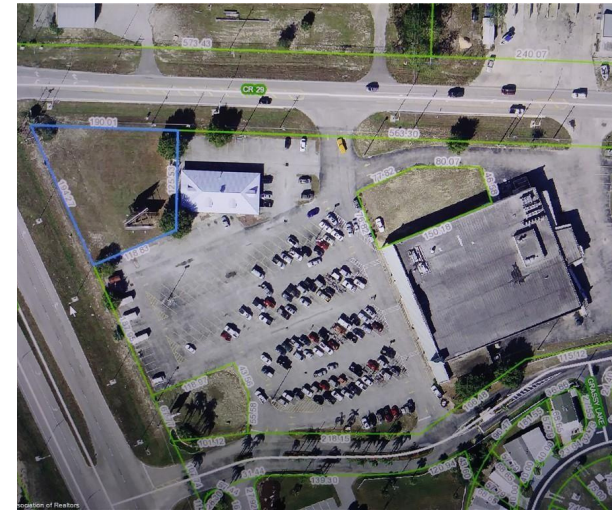
- Private Well

Entitlements/Zoning:

- Zoned AU

Land Features:

- Undeveloped



Development Details:

24.53+-Acre Citrus Grove/Farm Only 4+-Miles to US 27/11mi to Quiet Town Frostproof with 1270+Ft on paved scenic winding country road through other Farm/ Groves! Come enjoy this serene paradise with the upside potential of **dividing this into multiple 5-10 acre tracts** subject to approvals of course. Buy this today as more & more people are escaping to the country from our neighboring coastal city shores driving values upward as they discover the true Paradise of the Heartland Lake Wales Ridge also known / coveted for it's pristine aquifers/ water supply.(see mls#304130 or just on 10+-acre tract)

DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44
Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$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.



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



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Offering Memorandum

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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.

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