



**\$675,000**



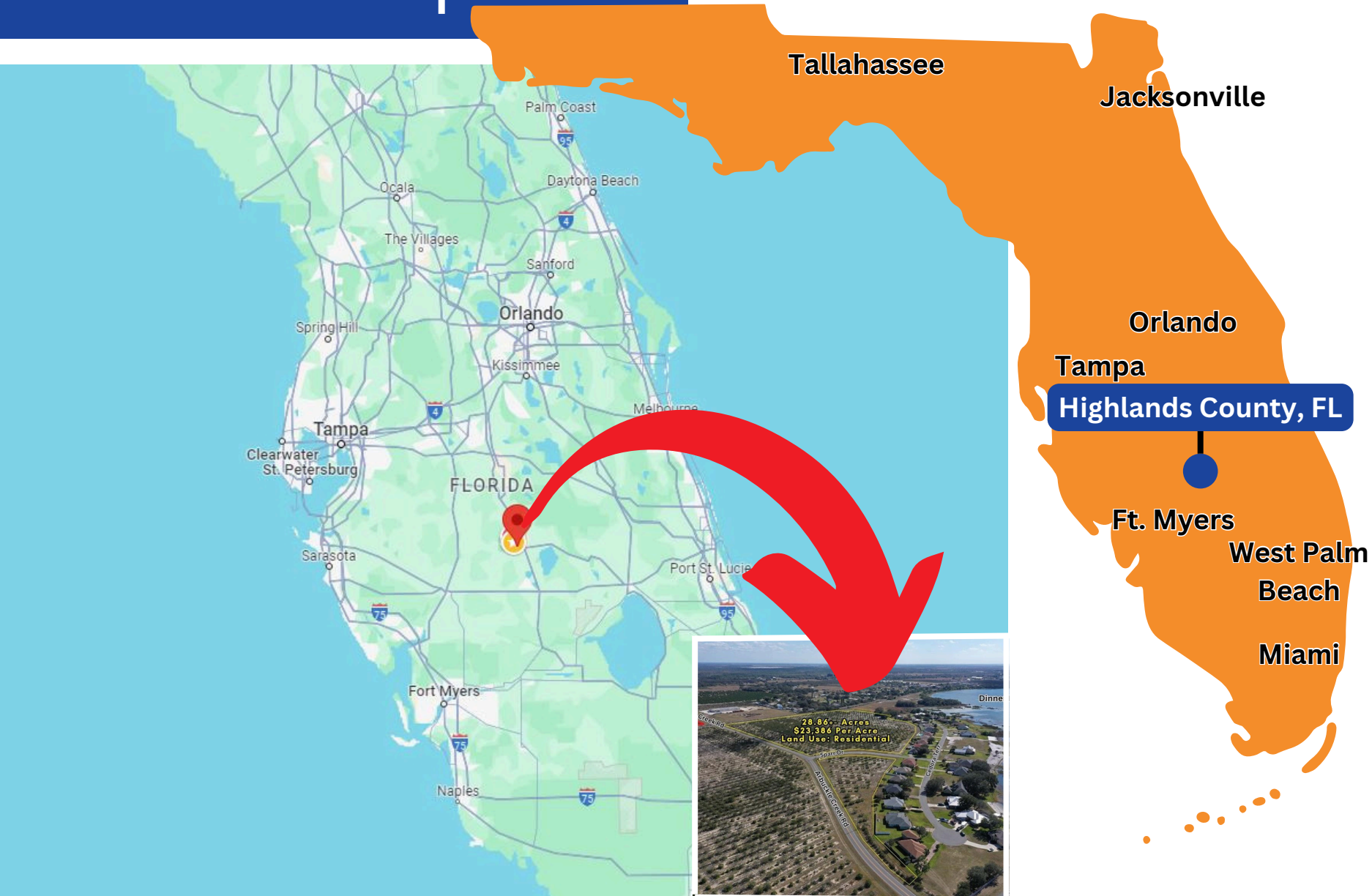
**2435 Arbuckle Creek Road,  
Sebring, Florida 33870**

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

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

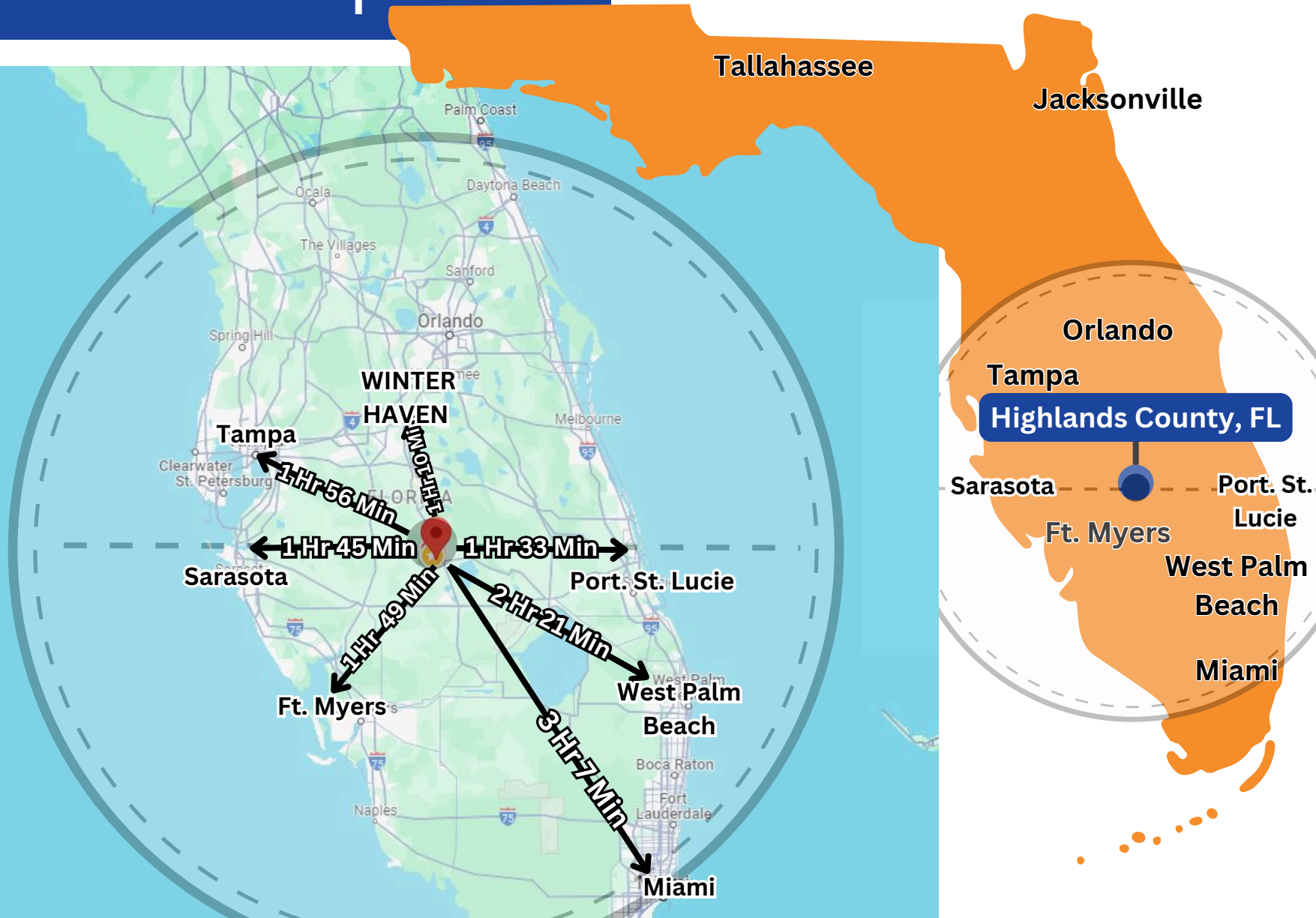


# Area Map





# Area Map





# Site Over View

Offering Memorandum

2435 Arbuckle Creek Road,  
Sebring, Florida 33870



# Zoning Maps

(1 of 4)

**FLUM: S17342905000150000**

Link to County [Zoning District Regulations](#)  
If Parcel number begins with A, S, or P the County Zoning District Regulations do not apply.

ZON	S R1A
FLUM	S RL
HEARING	
CPA	
BOA	
BOA_Reason	
COMMENTS	
PrevFLUM	

Edited by MCULPEPPER on 10/1/18 at 2:27

[Zoom to](#)

(1 of 4)

**FLUM: S17342902000001080**

Link to County [Zoning District Regulations](#)  
If Parcel number begins with A, S, or P the County Zoning District Regulations do not apply.

ZON	S R1A
FLUM	S RL
HEARING	
CPA	
BOA	
BOA_Reason	
COMMENTS	
PrevFLUM	

Edited by MCULPEPPER on 10/1/18 at 2:22

[Zoom to](#)

(3 of 3)

**FLUM: C17342905000100000**

Link to County [Zoning District Regulations](#)  
If Parcel number begins with A, S, or P the County Zoning District Regulations do not apply.

ZON	AU
FLUM	RL
HEARING	
CPA	
BOA	
BOA_Reason	
COMMENTS	
PrevFLUM	RL

[Zoom to](#)

# Development Highlights

## Total Acreage:

- 28.86+- Acres

## Utilities::

- Water & Sewer City

## Entitlements/Zoning:

- Zoned AU

## Land Features:

- Vacant



## Development Details:

Prime Development Opportunity!

This 28.86± acre property on Arbuckle Creek Road in Sebring, FL, offers incredible potential for residential or commercial development.

Featuring extensive paved road frontage, it provides excellent access and high visibility.

Currently Land Use is Residential waiting for new owner to bring zoning of Ag up to it's intended potential us of residential matching neighboring use, the site is surrounded by residentially zoned properties with nearby water and sewer access, creating versatile development possibilities. Whether envisioning a premium residential community, spacious estate lots, or a dynamic business corridor, this property is perfectly positioned to meet growing market demand. Rezoning opportunities in line with neighboring residential areas offer even greater flexibility. With its central location and high growth potential, this unique property won't last long—seize this rare investment opportunity today! Proforma metrics of this potential development site: Up to 69+-Units @ Only \$9,746 per Unit Make this an Outstanding Value! We have RECENTLY SOLD sites like this for far more. Don't Miss Out on This Deal Before it is SOLD as well.

# DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
<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
Households & Income	10 Miles	30 Miles	60 Miles
<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.





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



**Greg Karlson**

Broker/Owner

863-381-4932

GregAdvantageRealty@gmail.com



**Yezmin Restrepo**

Realtor

214-797-4439

Yezmin.Restrepo@gmail.com

**Offering Memorandum**

**2435 Arbuckle Creek Road, Sebring, Florida 33870**



**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**