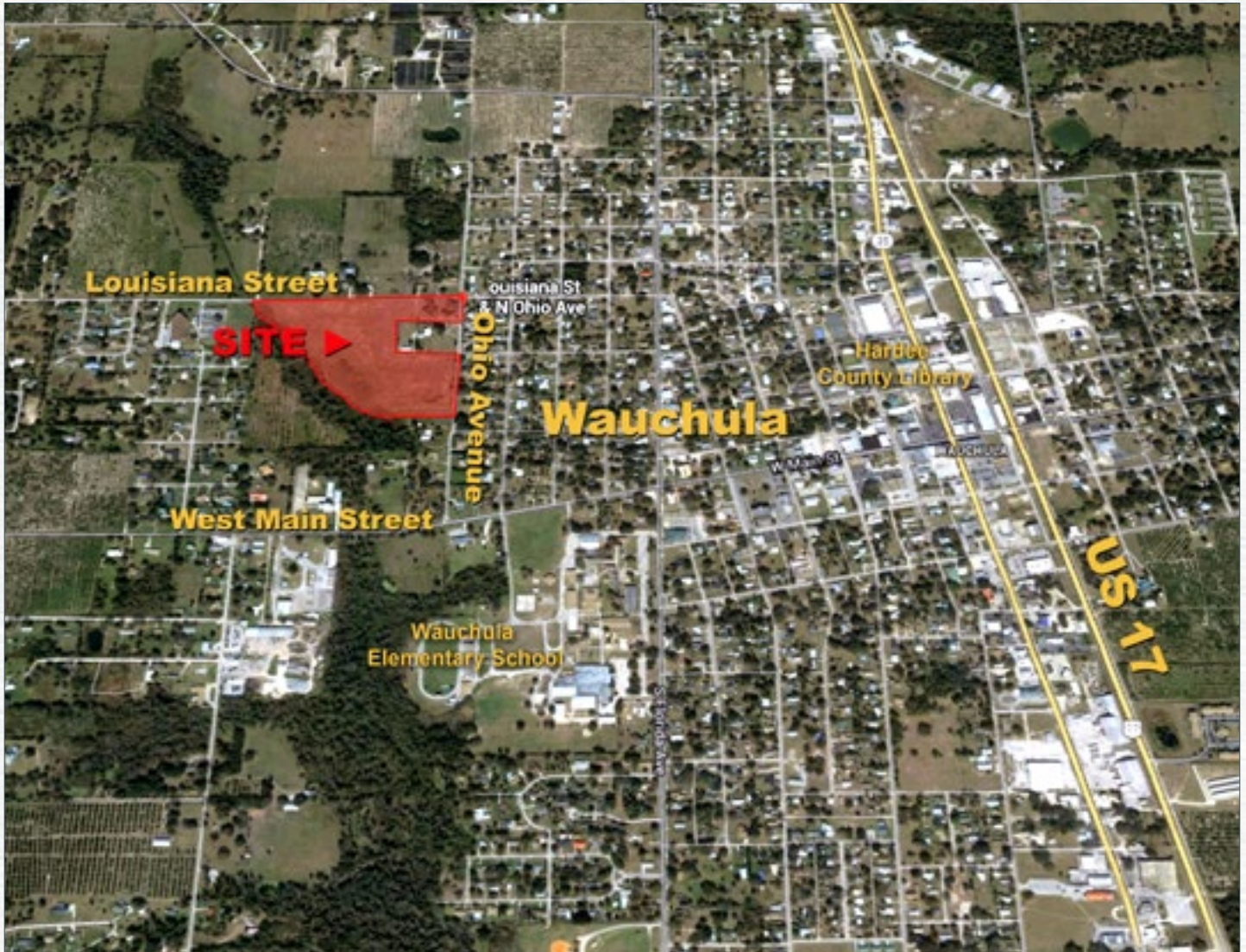


# HIDDEN CREEK SUBDIVISION

## RESIDENTIAL DEVELOPMENT

Wauchula, FL • Hardee County

59 PERMITTED LOTS - 20.6 +/- ACRES



*Partially Developed Subdivision on the West Side of Wauchula, Florida  
Residential Area in City Limits, Close to Schools, Library*





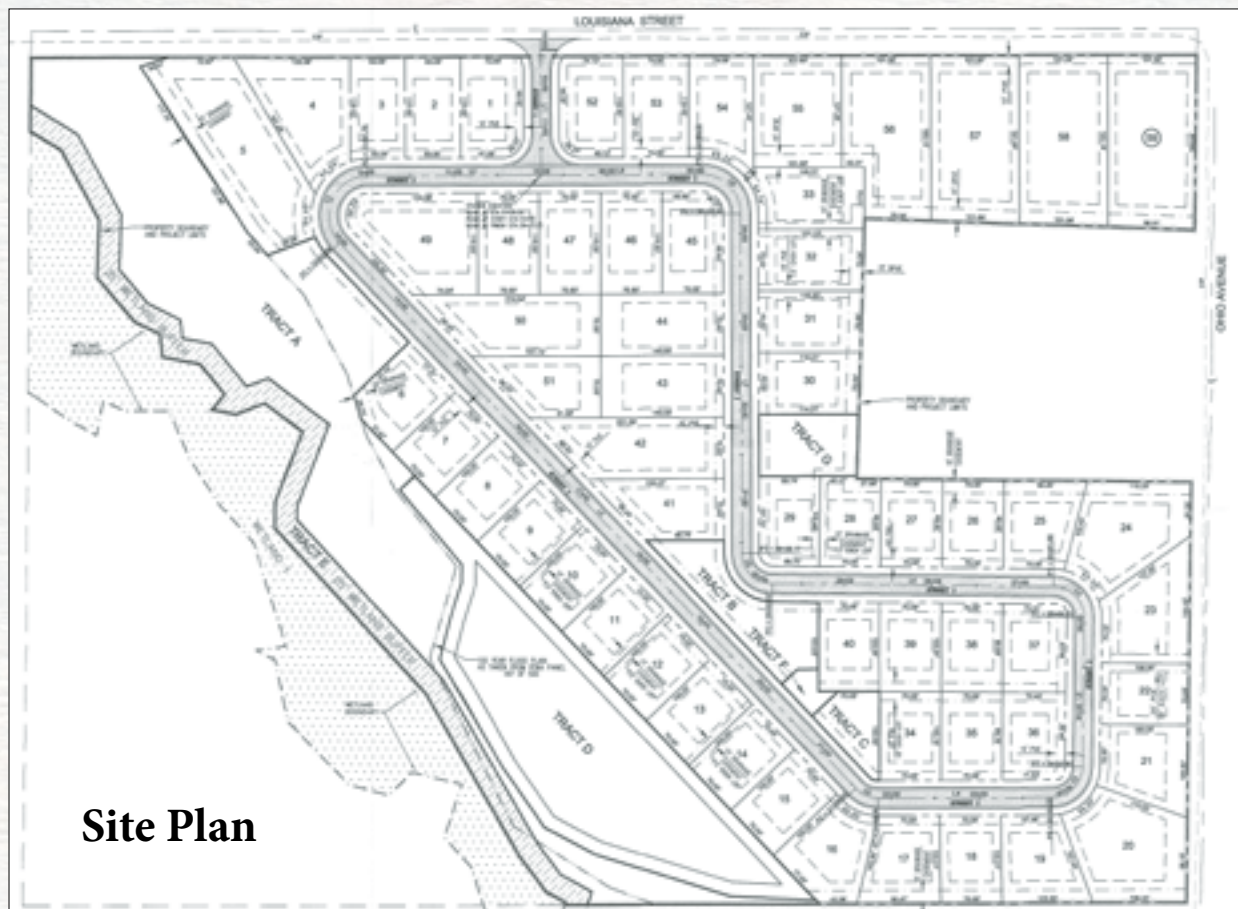
**Parcel ID:** 04-34-25-0000-02540-0000

**Driving Directions:**

- From US 17 South on the north side of Wauchula, turn right (west) on Townsend Street
- Travel 0.3 miles to Florida Avenue and turn left (south)
- Travel 0.2 miles to Louisiana Street and turn right (west)
- Travel about 0.4 miles to property on left (south) side of the road



Louisiana Street



**Site Plan**



# HIDDEN CREEK SUBDIVISION

Wauchula, FL • Hardee County

Hidden Creek Subdivision is partially developed with 59 lots in the city limits on the west side of Wauchula. Situated just two miles from Hardee High School and Wauchula Elementary School just down the road, the residential area is perfect for families. Amenities of the City of Wauchula are just minutes away for restaurants, shopping, library, and more.

Infrastructure, water, sewer, and storm water are in. The development requires roads, electricity and platting. There is a great amount of road frontage with 1,300' on Louisiana St. and 885' on Ohio Ave. The subdivision does not have an HOA in place.

**Acreage:** 20.6 +/- acres

**Permitted Lots:** 59 total

**Sale Price:** \$950,000

**Price Per Acre:** \$46,116.50

**Price Per Lot:** \$16,101.69

**Site Address:** Louisiana Street, Wauchula FL 33873

**Nearest Intersection:**

Florida Avenue and Louisiana Street

**Average Lot Size:** 70 +/- foot lots (some bigger and some smaller)

**Zoning/FLU:** Medium Density Residential

**HOA:** No

**Uplands/Wetlands:**

- 16.7 acres of uplands
- 3.9 acres of wetlands

**Taxes & Tax Year:** \$1,628.85 in 2013

**Planning/Permits:** Fully permitted and engineered lots

**Utilities & Water:** City of Wauchula water and sewer are in

*For additional maps and details, go to:*

**[www.SaundersRealEstate.com/HiddenCreekDev](http://www.SaundersRealEstate.com/HiddenCreekDev)**







**SAUNDERS**  
REAL ESTATE

**863.648.1528**

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

**20.6 +/- Acres • 59 Permitted Lots**  
*Partially Developed Subdivision on the West Side of Wauchula, Florida  
Residential Area in City Limits, Close to Schools, Library*

**Clay Taylor, ALC**

863.774.3532

Clay@SaundersRealEstate.com

**David Hitchcock, ALC, CCIM**

863.272.7155

DavidH@SaundersRealEstate.com

**HIDDEN CREEK SUBDIVISION  
RESIDENTIAL DEVELOPMENT**  
Wauchula, FL • Hardee County

**59 PERMITTED LOTS  
20.6 +/- ACRES**



114 North Tennessee Ave., 3rd Floor  
Lakeland, FL 33801 • 863.648.1528

**www.SaundersRealEstate.com**

©2014 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved. Worldwide. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

**072814A**