



**Fischbach**  
LAND COMPANY

Fischbach Land Company  
510 Vonderburg Dr., Suite 208  
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813-540-1000

**Mixed Use 7.74 +/- AC - US Hwy 27 N, Avon Park, FL**  
**Zoned for 4 Acres Commercial and 3.75 Acres Residential**

[FischbachLandCompany.com/MixedUse7Acres](http://FischbachLandCompany.com/MixedUse7Acres)

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Unique mixed-use opportunity consisting of 7.74+/- acres, with 660+/- feet of frontage on US Highway 27. This property is currently zoned B3 and B2 for commercial uses on the front 4+/- acres and zoned R3 on the back 3.75+/- acres, ideal for multifamily or assisted living, with a beautiful view of Lake Damon. R3 zoning allows for a maximum density of 12 units per acre with connection to central water and wastewater. Assisted living facilities are allowed up to 30 units per acre. B3 zoning allows for various commercial uses, including storage, retail, service establishments, repair and assembly of premanufactured products. Just minutes from Walmart, Winn Dixie, and several shopping amenities.

**Property Type:** Commercial & Residential Land

**County:** Highlands

**Sale Price:** \$299,900

**Acreage:** 7.74 +/- Acres

**Price per Acre:** \$38,746.77

**Property Address:** 2210 US 27 N, Avon Park, FL 33825

**Nearest Intersection:** US 27 N & W Styker Rd/CR 17A W

**Road Frontage:** 660 +/-feet US 27 N

**Water View:** Lake Damon

**Soil Types:** Tavares and Basinger fine sands

**Grass Types:** Bahia mix & planted pine

**Water By:** Central potable water nearby

**Sewer By:** Central wastewater nearby

**Electric By:** Duke Energy

**Zoning:** B3, B2, R3

**Future Land Use:** C & RL

**S-T-R:** 9-33-28 & 10-33-28

**Parcel IDs:**

- C-09-33-28-A00-0023-0000
- C-10-33-28-010-00F0-0000
- C-10-33-28-010-00I0-0000

**Property Taxes:** \$28.14 (2021 taxes, Greenbelt)

**Property Uses:** Retail, Car Sales/Repair, Wholesale/Warehouse, Storage, Assisted Living Facility



## Unique Mixed-Use Opportunity

**Ideal For Multifamily or Assisted Living, with a Beautiful View Of Lake Damon**



## Zoning



**Zoned B3 And B2 For  
Commercial Uses On  
The Front 4+/- Acres  
And Zoned R3 On The  
Back 3.75+/- Acres**



**Directions to Property From State Road 60:**

- Turn south onto US-27
- Continue on US-27 (21 miles)
- Arrive at property on left (East) side of the road
- Look for sign

**Just Minutes to Avon Park, Walmart, Winn Dixie,  
and a Variety of Shopping Amenities**