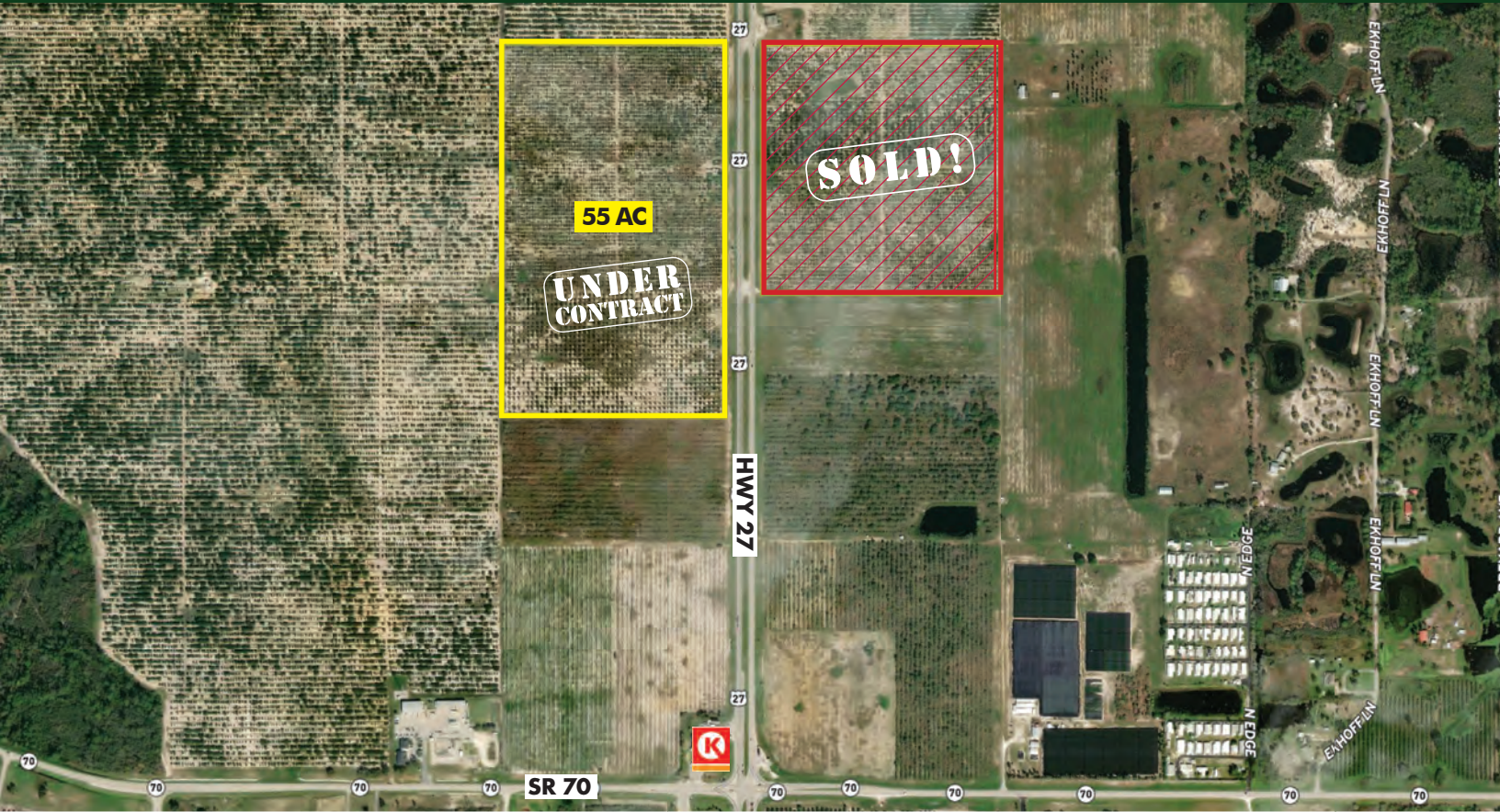


**FOR
SALE**

HIGHWAY 27 INVESTMENT PROPERTY

2570 US Hwy 27, Lake Placid, FL 33852

**UNDER
CONTRACT**



ABOUT THE PROPERTY

SIZE 55± acres *Under Contract*
38.38± acres *SOLD*

PRICE \$20,000/acre or \$1,100,000

ZONING AU

FLU AG

ROAD FRONTAGE 1,328'± on Hwy 27 N
1,980'± on Hwy 27 S

UTILITIES 12" well

PARCEL IDs C333730A0001000000;
C333730A0000900000;
C333730A0000200000

DESCRIPTION

Conveniently located just south of Lake Placid, Florida! Positioned just north of the State Road 70 and Highway 27 intersection, this property enjoys close proximity to a well traveled corridor. The property is 100% usable and is bisected by Highway 27. This property would make for a nice long term investment, while enjoying the benefits of agriculture in the interim. **Call for a showing today!**

33852 DEMOGRAPHICS

Median HH Income: \$43,708 (US Census 2016-2020)

Population: 103,296 (US Census 2021)

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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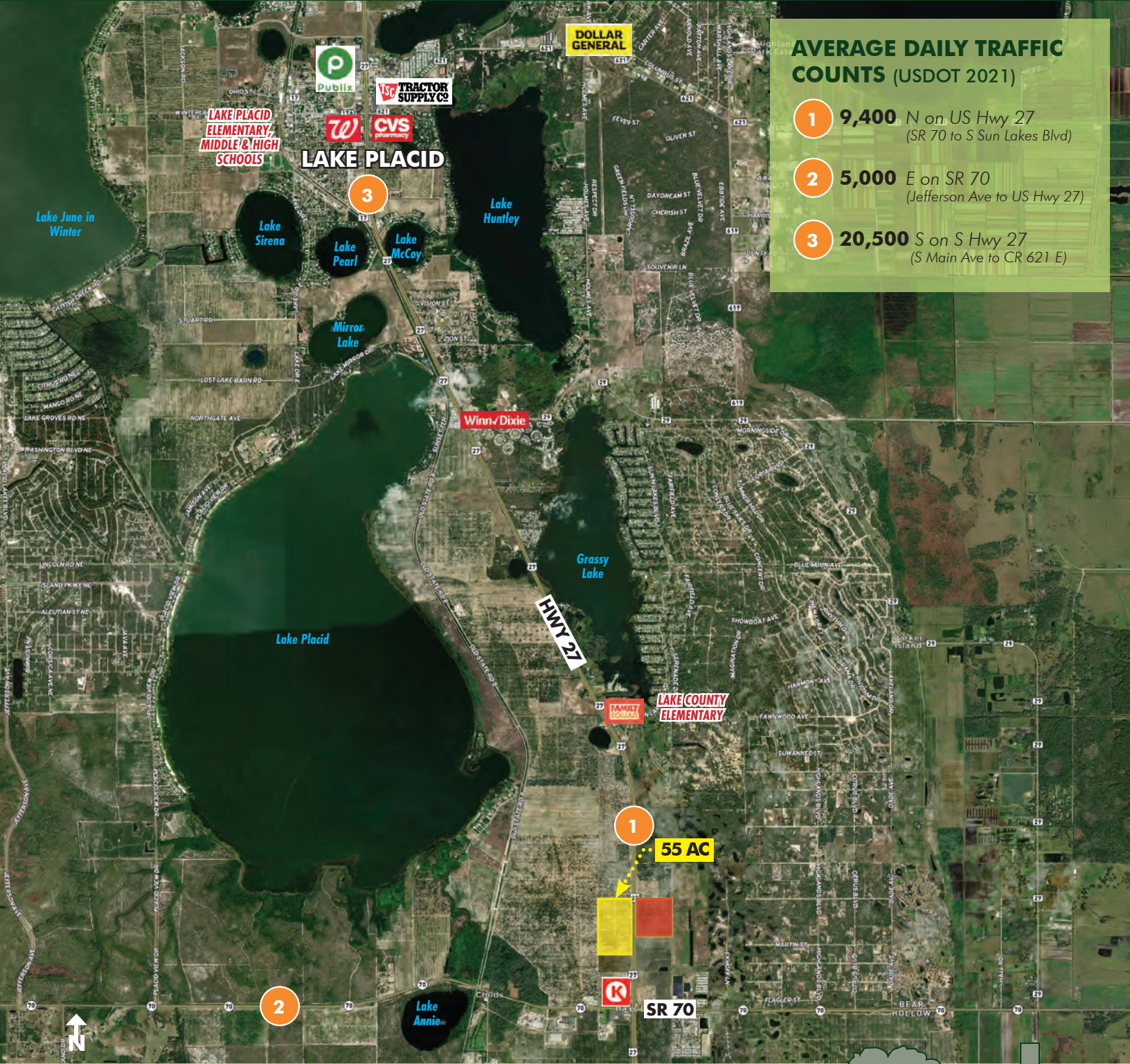
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AVERAGE DAILY TRAFFIC COUNTS (USDOT 2021)

- 1 9,400** N on US Hwy 27
(SR 70 to S Sun Lakes Blvd)
- 2 5,000** E on SR 70
(Jefferson Ave to US Hwy 27)
- 3 20,500** S on S Hwy 27
(S Main Ave to CR 621 E)

REGIONAL MAP

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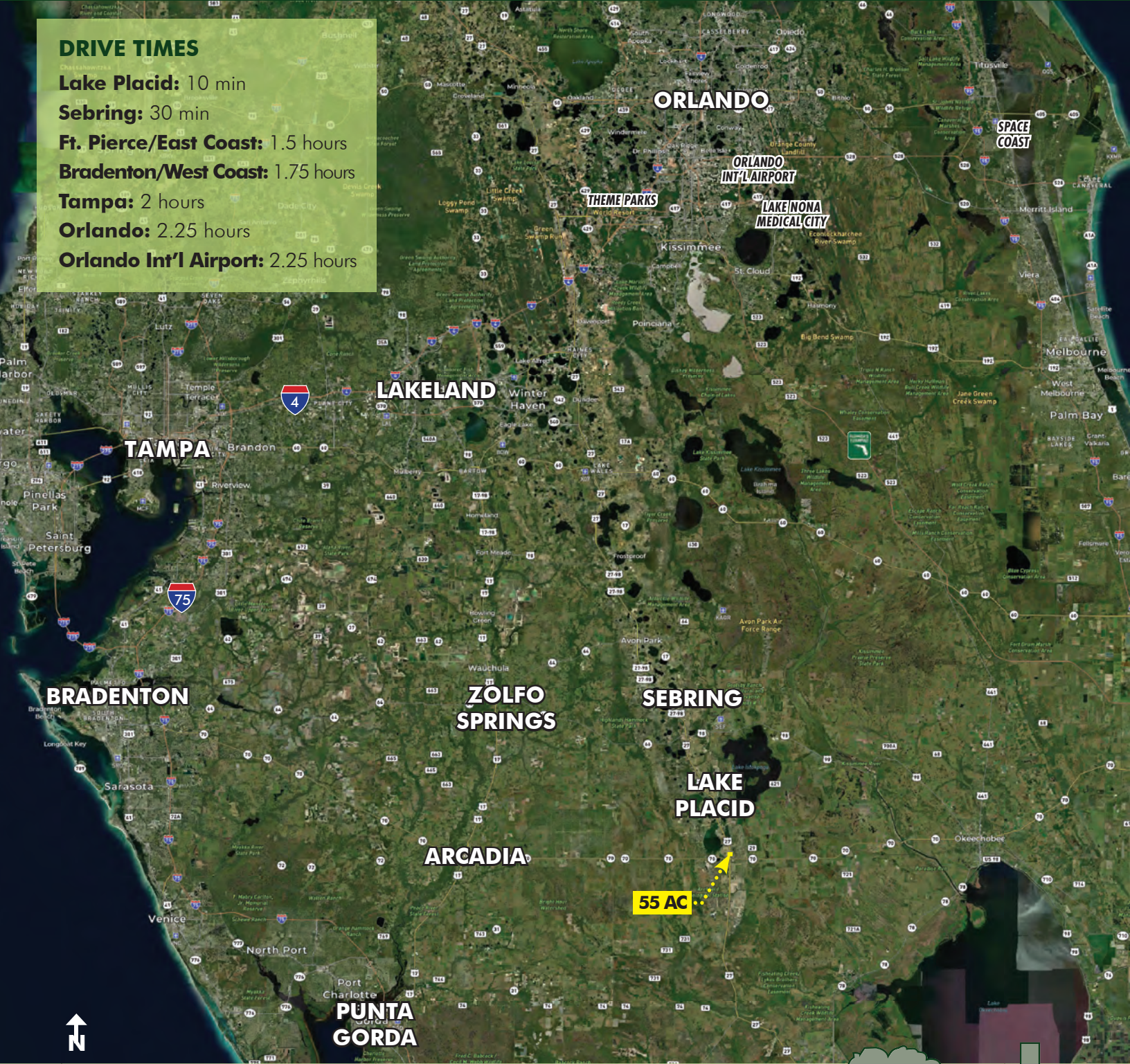


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DRIVE TIMES
Lake Placid: 10 min
Sebring: 30 min
Ft. Pierce/East Coast: 1.5 hours
Bradenton/West Coast: 1.75 hours
Tampa: 2 hours
Orlando: 2.25 hours
Orlando Int'l Airport: 2.25 hours



↑
LOCATION MAP

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