

# AVON PARK MULTIFAMILY DEVELOPMENT

1801 ACACIA DR  
AVON PARK, FL 33825

Keat Waldron, ALC  
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N Oleander Dr





# Property Overview



## Sale Price

**\$1,250,000**

## OFFERING SUMMARY

Acreage:	55 Acres
Price / Acre:	\$22,727
City:	Avon Park
County:	Highlands
Property Type:	Land: Land Investment, Residential Development, Transitional
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

This 55 acres is located within the city limits of Avon Park and has a R3FUD zoning with a high density future land use. Although the land is located within the city limits, it still holds a county designated zoning and future land use, which means the property will need to be assigned a city zoning and future land use for development to occur. A 2019 housing study performed by Kimley-Horn showed that this property is located in Multi-family opportunity Node #1, representing an area with strong potential to host new multifamily development in Highlands County.

Some of the major benefits of this site include the following: 1.) Close proximity to the recently constructed Nucor Mill, one of the largest and highest paying private employers in the south Polk/Highlands County area. 2.) For commuters working in Polk County, this is the northernmost area of Highlands County in which new multifamily development is probable. 3.) Convenient access to HWY 27 [Less than 1 mile away].

The R3 zoning supports single-family attached units, duplexes, mobile home parks and multi-family developments. Current approvals allow for up to 350 units [6 du/acre] , but the maximum density that could be applied for under the current land use is 12 du/acre. This land represents classic infill development and is a great investment opportunity for someone looking to be involved in one of the more turnkey high density land plays in Highlands County.



# Specifications & Features



## SPECIFICATIONS & FEATURES

### Land Types:

- Land Investment
- Residential Development
- Transitional

### Uplands / Wetlands:

100% uplands

### Soil Types:

- Mostly Astatula
- Pomello
- and Tavares Sand.

### Taxes & Tax Year:

2022 Taxes: \$87.81

### Zoning / FLU:

Zoning: R-3 FUD Future Land Use: High Density Residential

### Water Source & Utilities:

Water & Sewer Nearby. 8 inch Force main located in the R/W running North and South along North Oleander Drive.

### Road Frontage:

1,190 feet of paved road frontage on North Oleander Drive

### Nearest Point of Interest:

Sebring - 10 minutes  
Lake Wales - 25 minutes  
Winter Haven - 50 minutes  
Lakeland - 55 minutes  
Orlando & Tampa - 1 hour 30 minutes

### Fencing:

Perimeter fencing

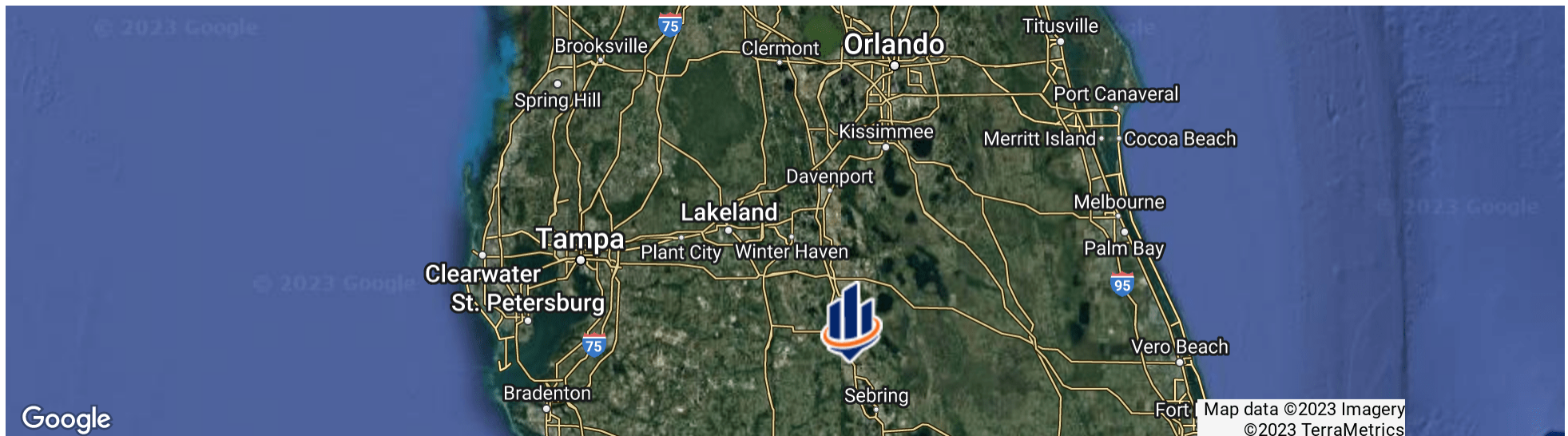


# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:	A-09-33-28-011-0010-0000
GPS:	27.6226187, -81.5231607
Driving Directions:	Travel South on Us HWY 27, Turn right onto West Avon Blvd, In 0.5 mile turn left onto North Oleander Drive, In 0.3 of a mile the property will be on your right
Showing Instructions:	Contact Listing Agent, Keat Waldron, ALC.





# Retailer Map







Stryker Rd

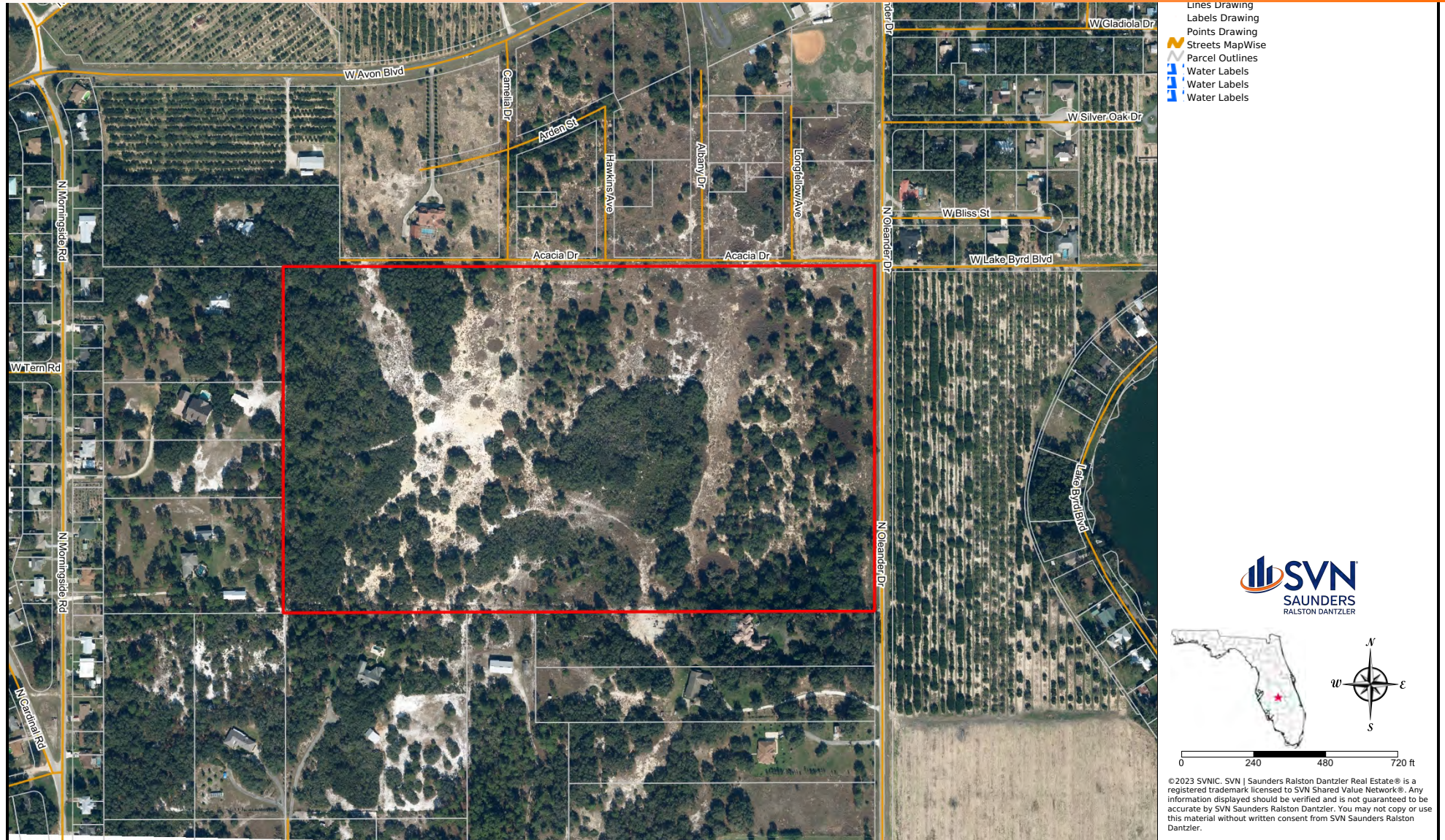
N Oleander Dr

Subject



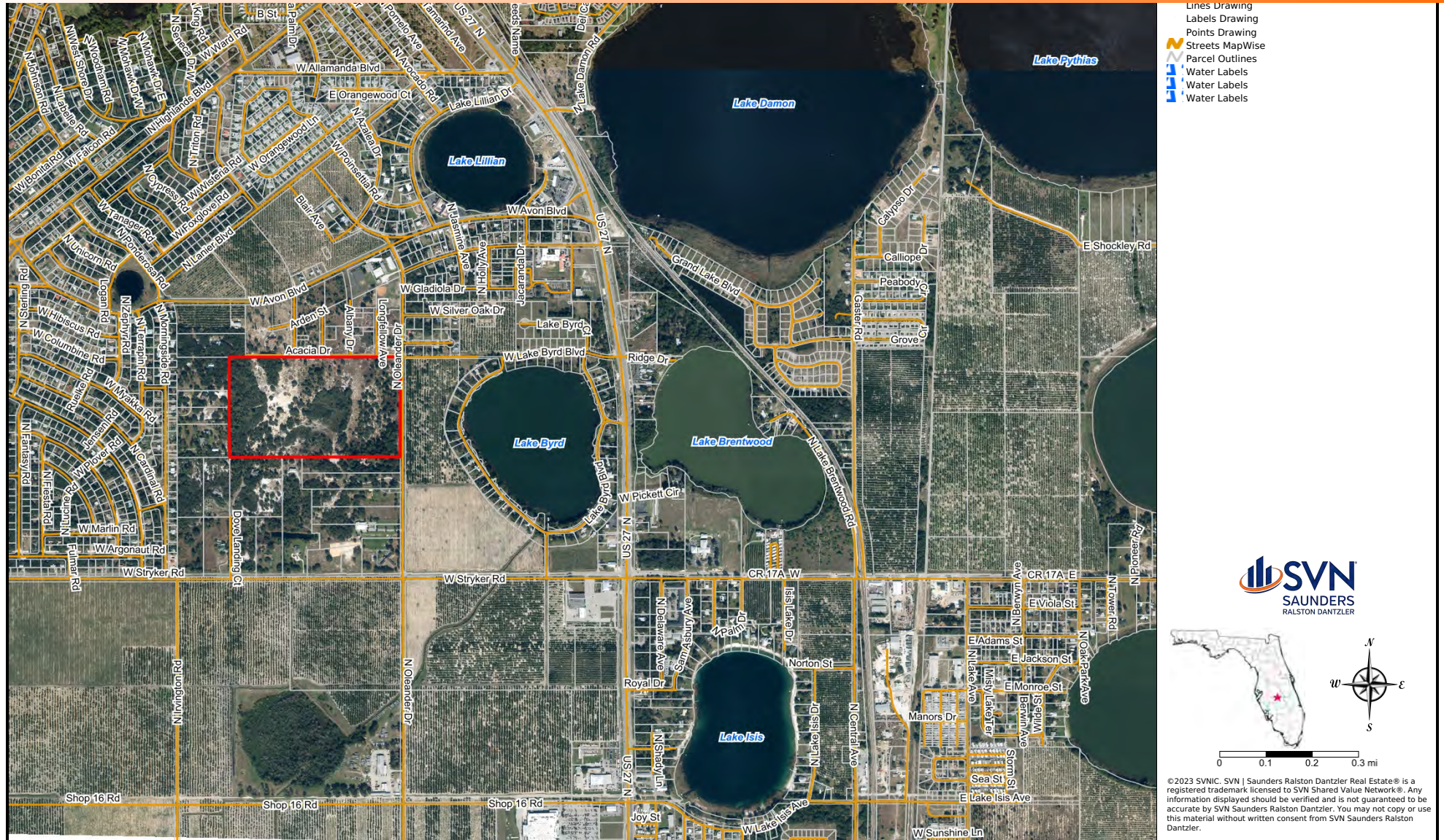


# Aerial Map





# Zoomed Out Aerial





# Demographics Map & Report

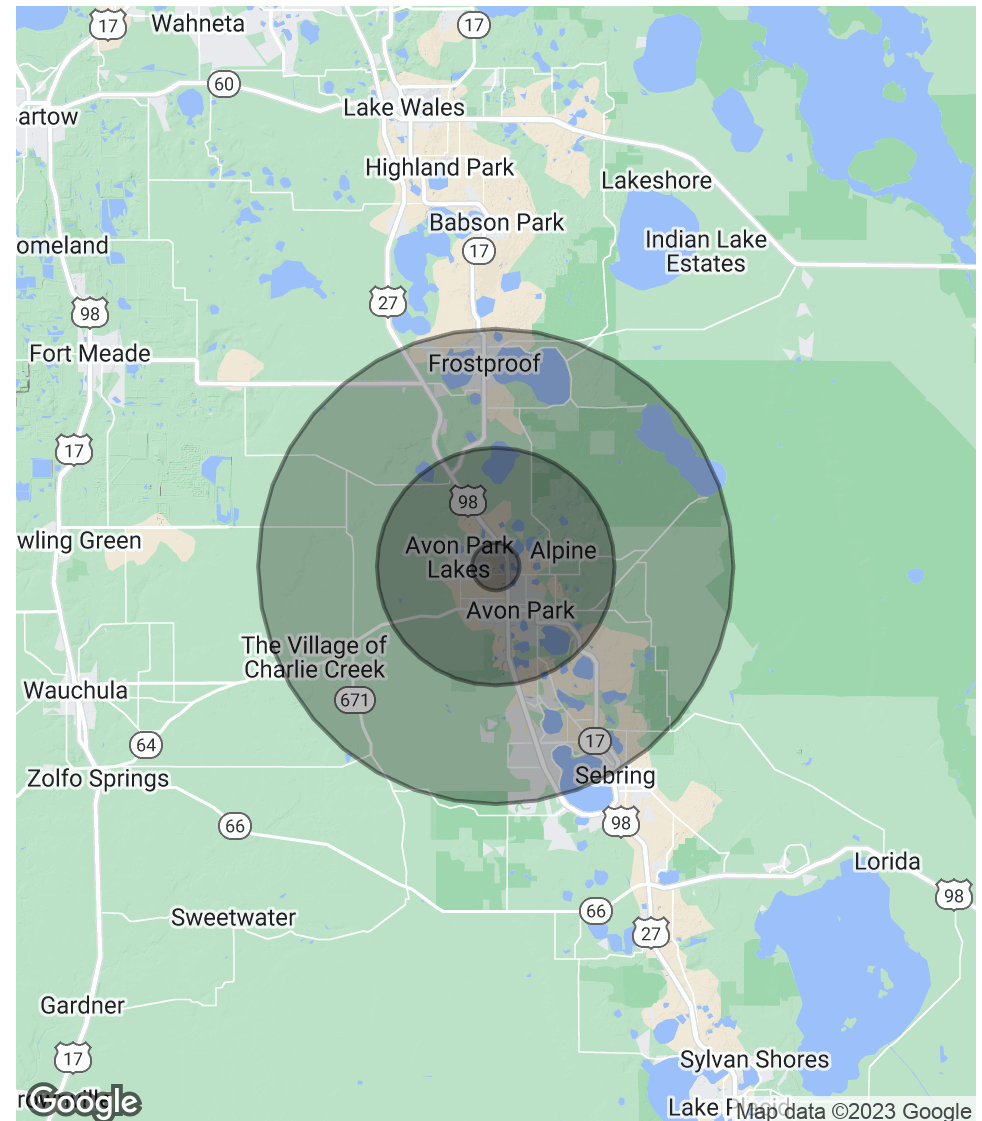
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,307	22,295	61,425
Average Age	45.8	39.7	48.6
Average Age (Male)	42.0	39.2	48.0
Average Age (Female)	48.0	41.8	49.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,234	9,529	30,024
# of Persons per HH	2.7	2.3	2.0
Average HH Income	\$57,710	\$42,488	\$45,676
Average House Value	\$118,325	\$113,421	\$121,608

\* Demographic data derived from 2020 ACS - US Census







**HIGHLANDS COUNTY**  
**FLORIDA**

Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	105,618 [2022]
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are



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**KEAT WALDRON, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Keat Waldron, ALC, is a Senior Advisor and certified Land Specialist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met. Throughout his career, he has a 100% success rate in selling properties that he has listed.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in: • Large Acreage Ranch Land • Income Producing Agricultural Land • Recreational/Hunting Land • Transitional Development Land





For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

#### HEADQUARTERS

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

#### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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