

SEBRING RESIDENTIAL DEVELOPMENT AND WATERFRONT

1115 SUDAN MISSION ROAD
SEBRING, FL 33875

Keat Waldron, ALC
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Property Overview



Sale Price

\$1,571,850

OFFERING SUMMARY

Acreage: 63 Acres
Price / Acre: \$24,950
City: Sebring
County: Highlands
Property Type: Waterfront Residential Development
Video: [View Here](#)

PROPERTY OVERVIEW

Located within the city limits of Sebring and only 1 mile south of HWY 27, this 63 acres of land zoned for residential development allows for up to 117 units. The underlying zoning requires a minimum of 10,000 sq ft lots that are 80' X 120' deep. Utilities are nearby and the property has access to 400 feet of waterfront on Lake Huckleberry, a 100+ acre private lake.

Publix is less than 5 minutes away, the Sebring Raceway and airport are 15 minutes away, and nearly every restaurant or retail outlet that Sebring has to offer are a quick 10 minute drive or less. The location of this property is second to none, and is situated in a prime corridor for residential growth in Highlands County.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Residential Development
- Transitional
- Waterfront

Uplands / Wetlands:

99% Uplands

Soil Types:

Predominantly Tavares and Archbold Sand

Taxes & Tax Year:

Total Taxes for 2022: \$1,392.37

Zoning / FLU:

Zoning is under a development agreement and FLU has been amended to Residential Medium

Lake Frontage / Water Features:

400 ± feet of frontage on Lake Huckleberry

Water Source & Utilities:

City of Sebring Utilities - Sewer: there is a 10 inch force main on Sparta [approximately 1,300+/- feet away] - Water: 12 inch line on Sparta (1,300+/- feet away) along with a 4 inch line [on site] on Sudan Mission. There is also a 6 and 12 inch well from the previous grove operation on site. Electric is on site.

Road Frontage:

1300 feet of frontage on Sudan Mission [only a small portion of this frontage is paved]

Nearest Point of Interest:

Property is located within the city limits of Sebring
1 hour and 20 minutes from Lakeland
1 hour and 45 minutes from Sarasota and Vero Beach
2 hours from Orlando and Tampa
2 hours and 50 minutes from Miami

Location













LOCATION & DRIVING DIRECTIONS

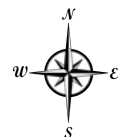
Parcel:	Multiple in Highlands County [5]
GPS:	27.4595009, -81.454994
Driving Directions:	From US HWY 27 South turn right onto Sparta Road; In 0.8 miles turn right onto Sudan Mission Road; In 0.25 miles the property will be located on your left (south side of the road);
Showing Instructions:	Contact Keat Waldron, AIC





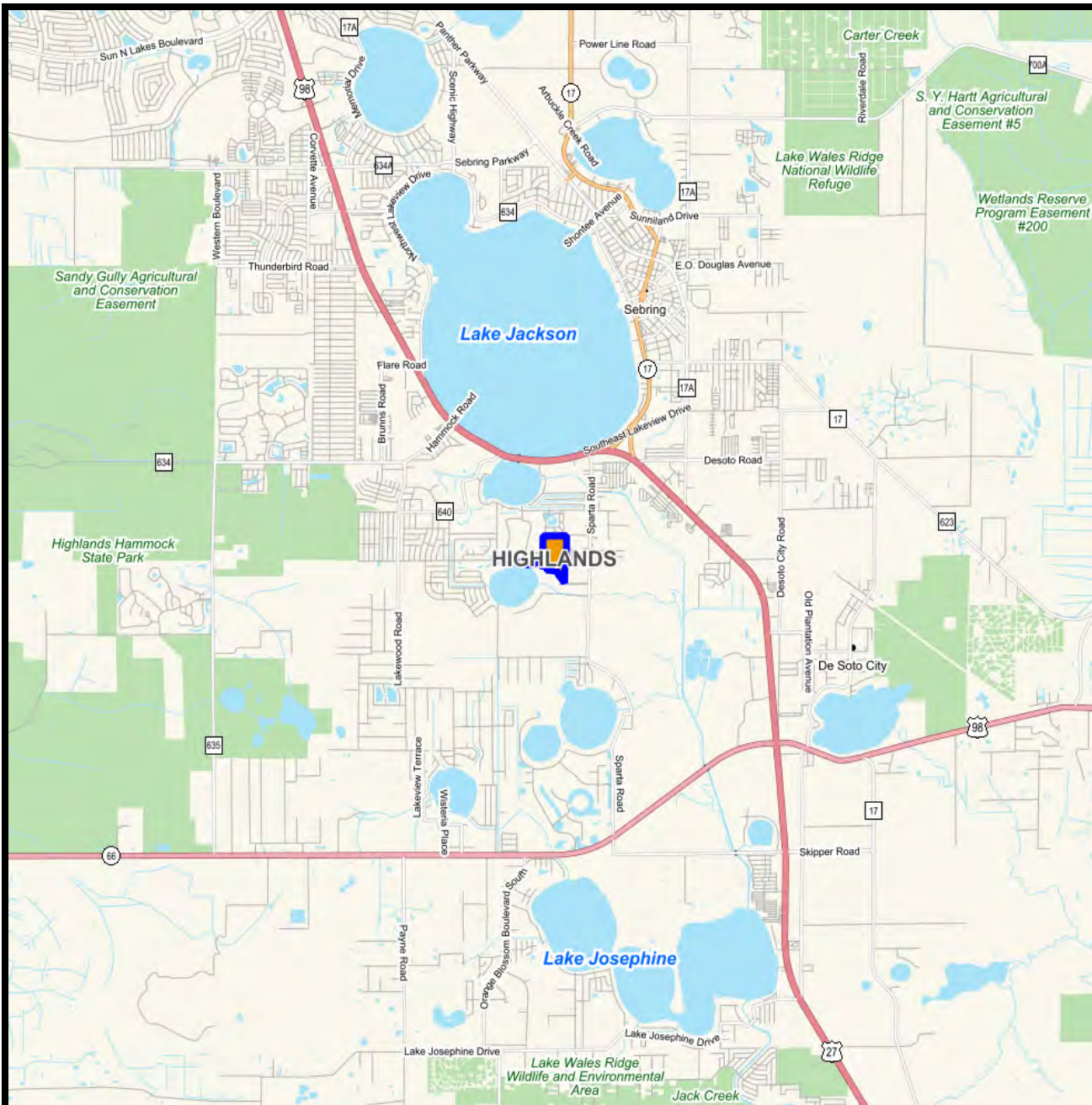
Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Water Labels
-  Water Labels
-  Water Labels











0 420 840 1260 ft

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Vicinity

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Photos









HIGHLANDS COUNTY
FLORIDA

Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	103,502 [2023]
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



KEAT WALDRON, ALC

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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

SVN | Saunders Ralston Dantzler

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For more information visit SVNsaunders.com

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