

Hwy 66 / US 27 / US 98 Intersection

BUTTONWOOD BAY

9+- Acres

19+- Acres

Median
Turn

Lake
Josephine

Highlander Motel at Lake Josephine

Woody's
By The Lake

ALL STEEL
STORAGE

\$2,325,000

**Advantage
Realty #1**

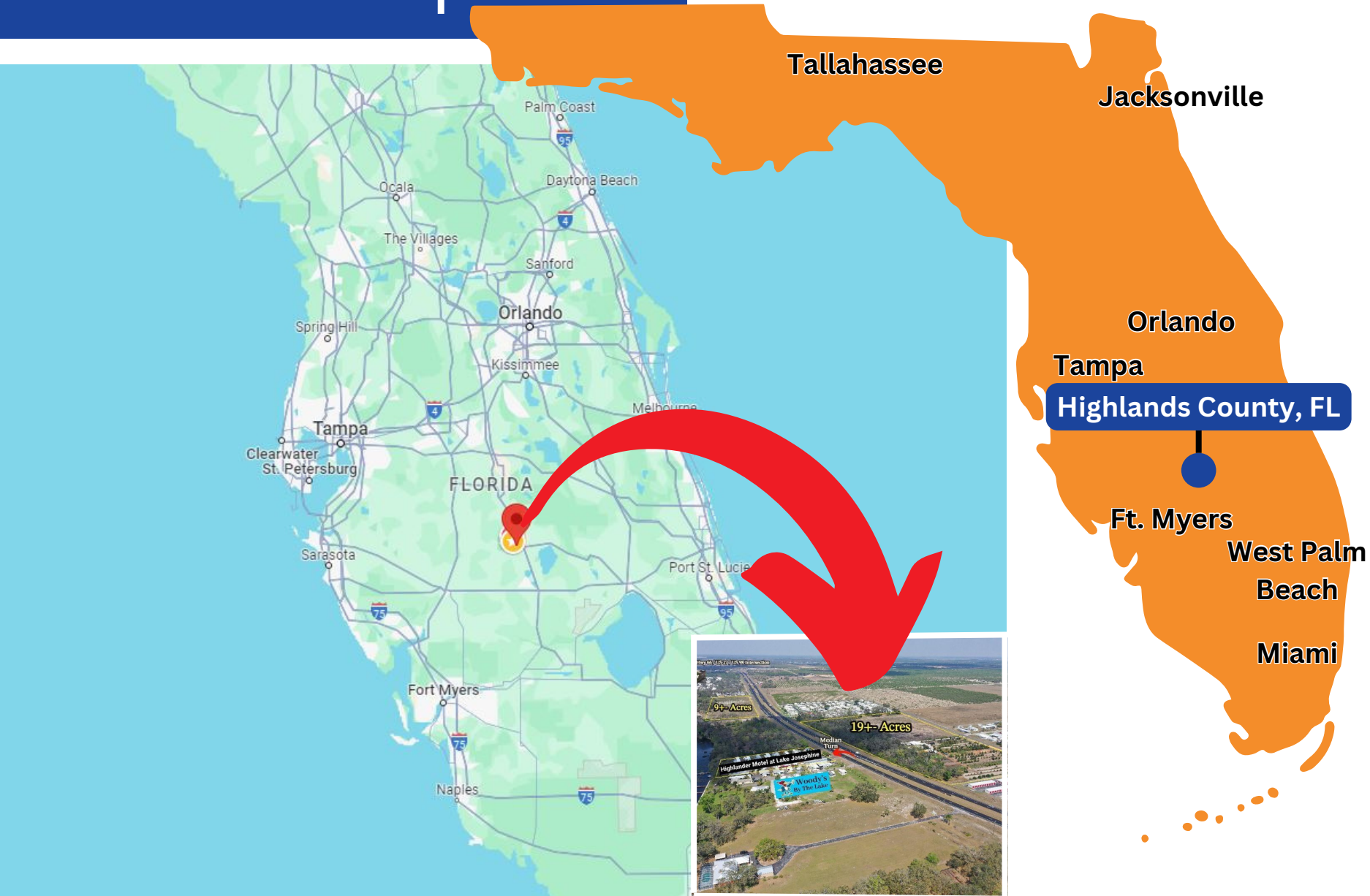
**11210 Us-27 S,
Sebring, Florida 33876**

**User | Investment | Development Opportunity w/
Development Potential/ Commercial**

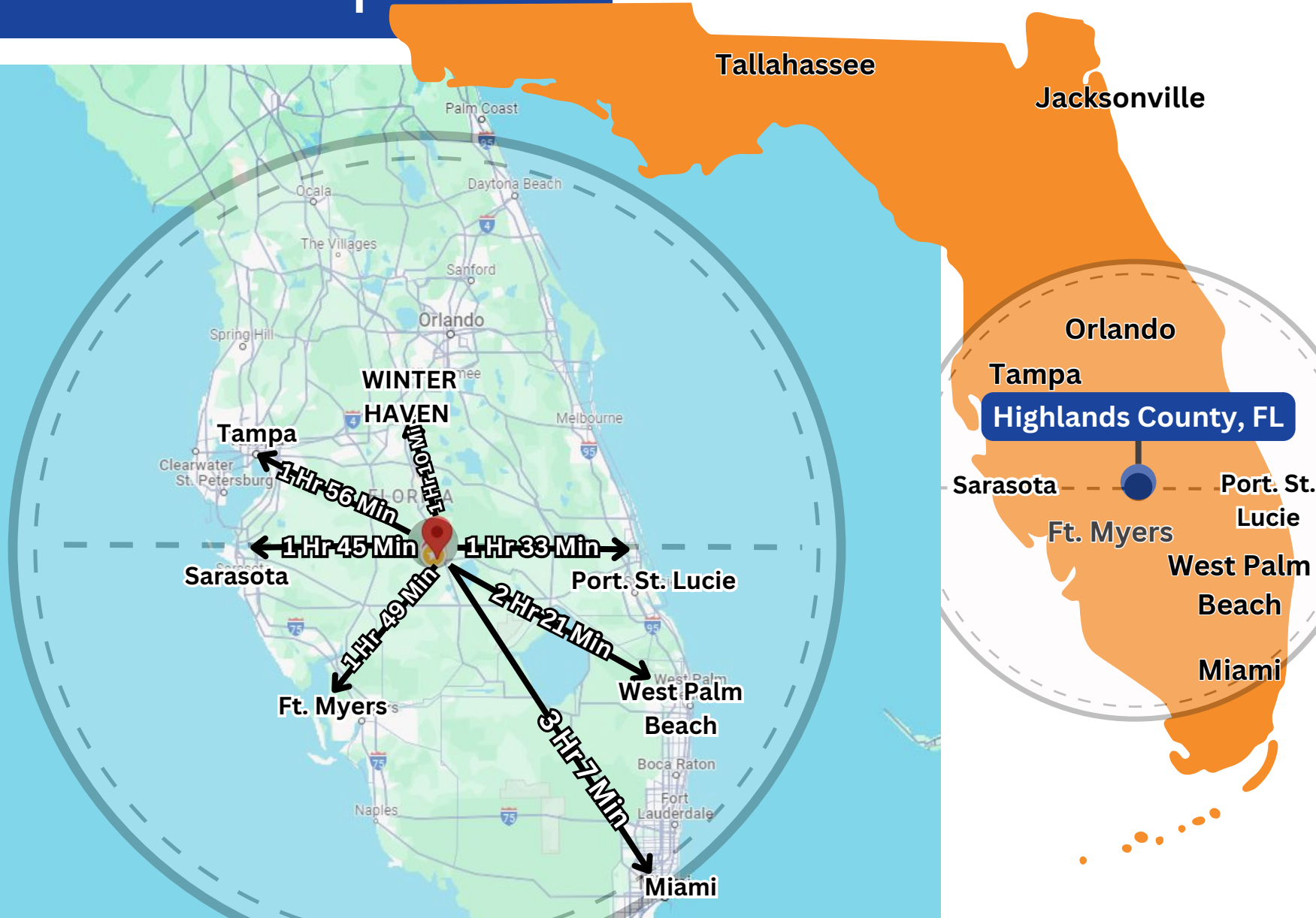
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map





Site Over View

Offering Memorandum

11210 Us-27 S,
Sebring, Florida 33876

Development Highlights

Total Acreage:

- 19.19+- Acres

Utilities::

- Private Well & Septic

Entitlements/Zoning:

- Zoned AU, M1

Land Features:

- Vacant



Development Details:

Prime 19.19+-Acre Development Potential to Commercial Site, adjacent to Successful Mini Storage Facility at south adjacent end and a very lucrative mobile home community on north end. 3+ acres of the site is already zoned mobile home. Currently under rezoning process with Highland County pending on final plan development and type of business to be establish. Such process has been paid by owner including traffic study. Owner will pay final rezoning process. Multiple business can be considered by county including storage facility as along as it complies with water discharge guidelines as well as other traffic requirements. Supporting documents are available upon request after contract signing. Alternatively this site could be used as the perfect pit stop weekend retreat for 12 Hours Sebring Race Fans to have Race Car Condo's that would even potentially convert to climate controlled storage when done with the recreational use. This beautiful property has a 1 bedroom house and new Casita/ pool home operated by solar panels, it also has 2 RV hook-ups, a lush garden/ fruit trees all just minutes from the Sebring International Raceway! Upon signing a CA buyer will get package showing upside potential proforma metrics of tremendous existing improvements and all the upside profit potential uses.

DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44
Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$217,244	\$223,188	\$323,543



Highlands County Overview



101,638
Current Total
Population



102,910
5-Yr Projected Total
Population



\$70,143
Average Household
Income



\$83,443
5-Yr Projected Avg
Household Income



\$175,043
Median Home
Value

"Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business."

- Highlands County Economic Development

Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



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Disclaimer

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

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