



5525 SPARTA RD
SEBRING, FL 33875



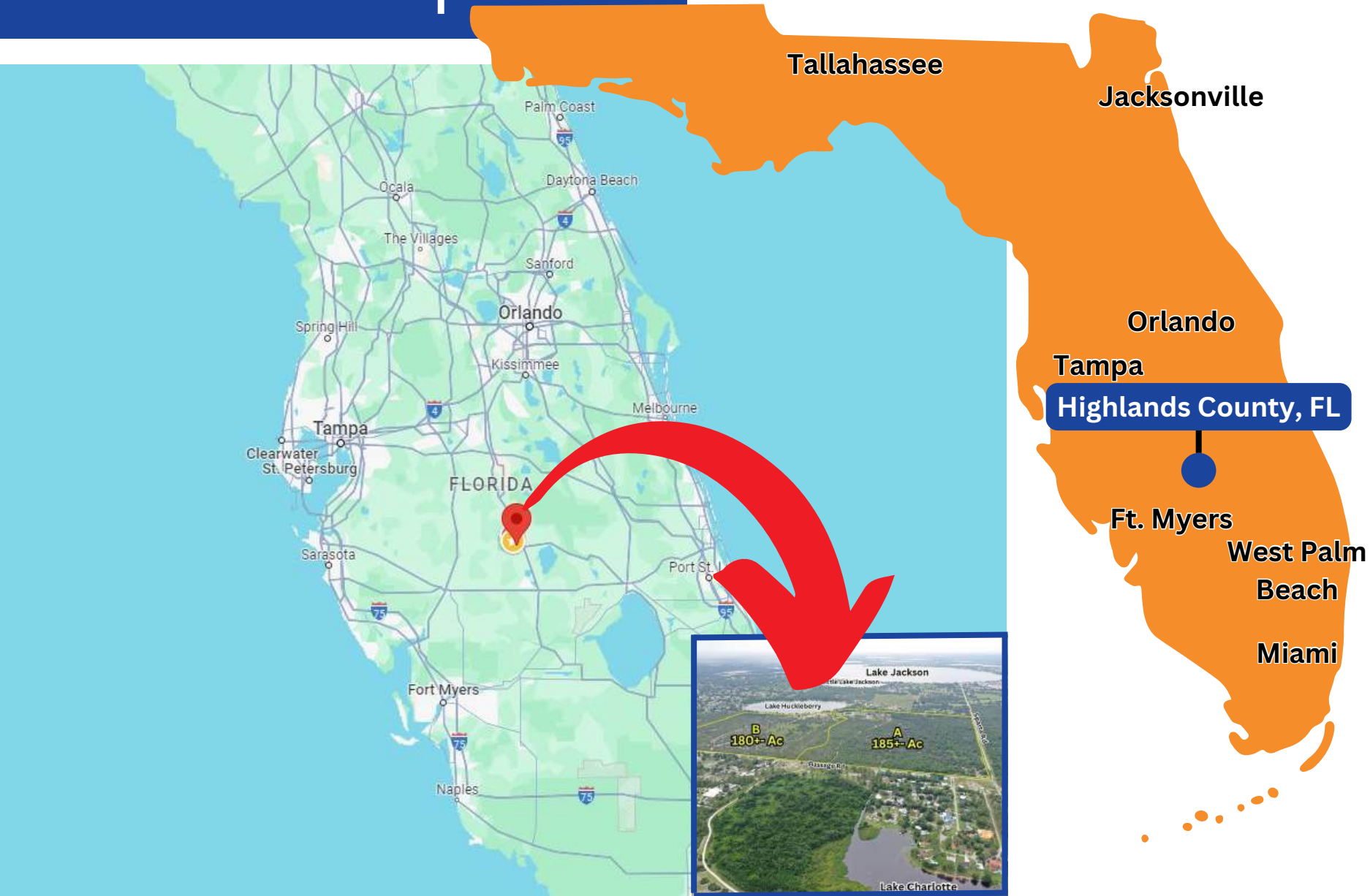
Greg Karlson
Broker/Owner
863 - 381 - 4932

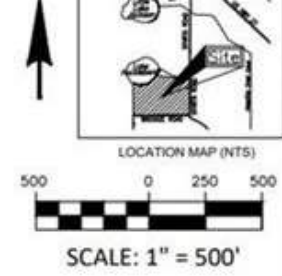


Yezmin Restrepo
Associate
214-797-4439

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

Area Map





NOTE: ARTERIAL ACCESS ROADS TO BE DEDICATED FOR USE BY PARCELS A & B.

SITE DATA	TOTAL	PARCEL A	PARCEL B
SITE AREA	365 AC.	185 AC.	180 AC.
DENSITY	2.53 D.U./AC.	2.94 D.U./AC.	2.11 D.U./AC.
TOTAL DWELLING UNITS	924 D.U.	545 D.U.	379 D.U.
-ESTATE 1/2 AC. MIN.	42 D.U.	0 D.U.	42 D.U.
-SINGLE FAMILY (50' x 100')	689 D.U.	352 D.U.	337 D.U.
-MULTIFAMILY	193 D.U.	193 D.U.	0 D.U.
-INDEPENDENT/ASSISTED LIVING	8.44 AC. (200 BEDS)	8.44 AC. (200 BEDS)	0 AC. (0 BEDS)
RECREATION & PARKS	9.35 AC.	8.28 AC.	1.07 AC.
LAKE TRACT AREA	38.73 AC.	16.28 AC.	22.45 AC.
UPLAND PRESERVE	76.77 AC.	0 AC.	76.77 AC.
WETLAND PRESERVE	42.27 AC.	42.27 AC.	0 AC.

Site Plan Overview

5525 Sparta Rd, Sebring, FL 33875

Development Highlights

Total Acreage:

- 180+-

Entitlements PUD:

- 200+-Bed ALF 8.4+-acres site
- 924+-Units:MF/SingleF/Estate

Zoning:

- S PUD

Utilities::

- Sewer City of Sebring
- Water City of Sebring

Land Features:

- 2400+-Ft Lakefront
- 8,200+-Ft Paved Rd Frontage



Development Order PUD Details:

180+- Lake Huckleberry 1700+-Ft Lake Frontage Only \$21,000 Per Acre For Fast Sale!

Come build your Showplace-Dream Home On this One of kind Property with the Ultimate Recreation Paradise Close to Town, Then when your ready to take your **potential profit execute the current development order for a Premium Gated Lakefront Development Site @ Only \$9,974 per Unit(379+-Units) Planned Unit Development Order in Place w/ Water & Sewer** for this beautiful 180+-Acres with multiple interior lakes to be formed further accenting the already premium Profit Potential from existing lake frontage. **PUD consists of mostly single family lots (337 lots);42+- Estate Lots.** All is located only a few miles from the Heart of Sebring's Prime Retail Shopping areas & the Quaint Downtown Shops & restaurants recently filmed on HGTV small town make-over. Come secure this rare opportunity in this rapidly growing/developing Pristine Lake Wales Ridge in center of the state only 2+-hours from major cities & Tampa/Orlando/Miami/coastal communities.

Property Aerial

Centrally Located!



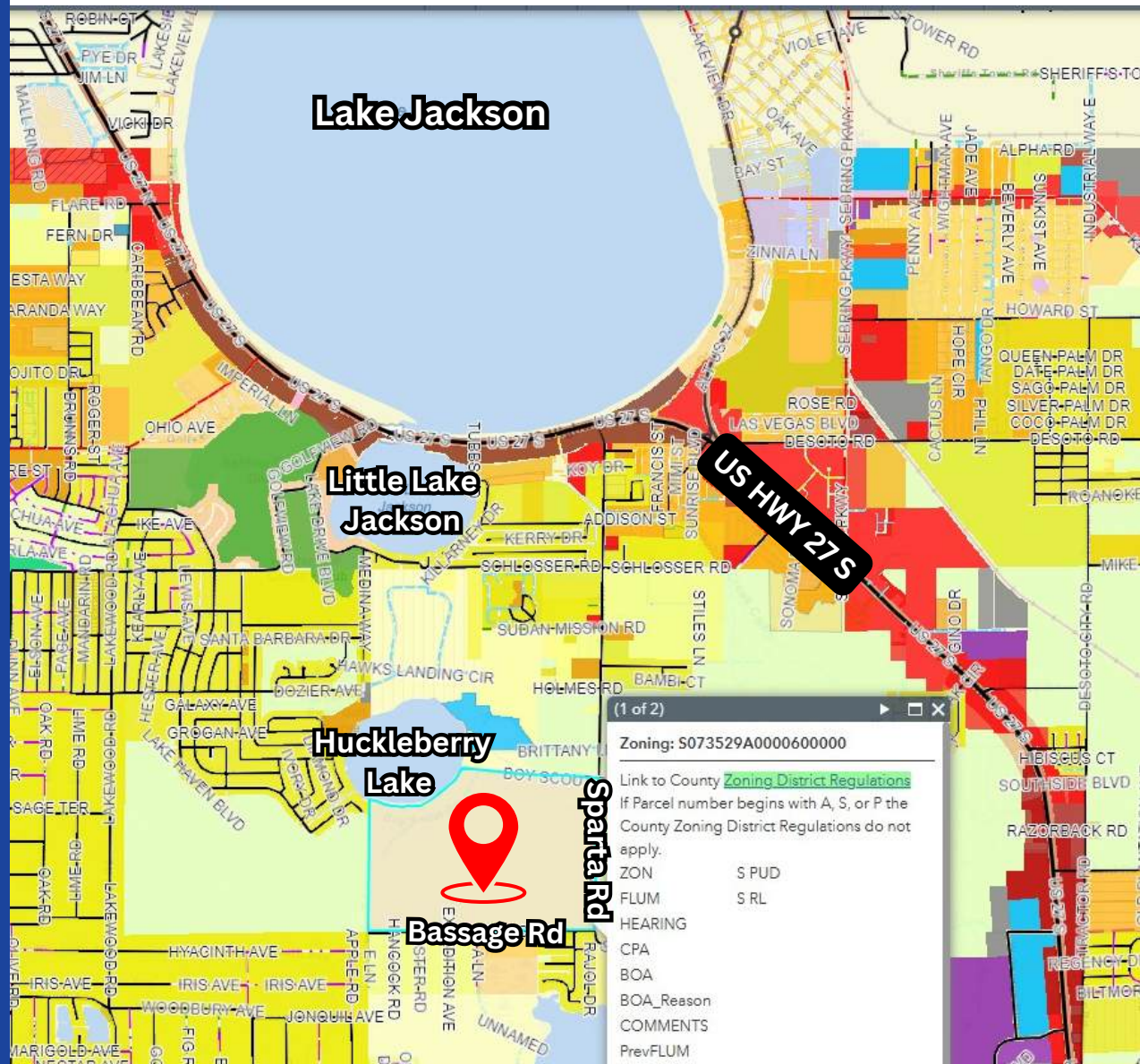
Zoning/Land Use Map

**Zoned:
S PUD**

**(Planned Unit Development)
Land Use:
Low Density Residential**

Offering Memorandum

**5525 Sparta Rd,
Sebring, FL 33875**



Water Line

12"

**almost circles
to subject
property.**

Offering Memorandum

5525 Sparta Rd,
Sebring, FL 33875



Sewer Line

**10" HDPE force
main that dead ends
just at northern
boundary of Subject
Property+-.**

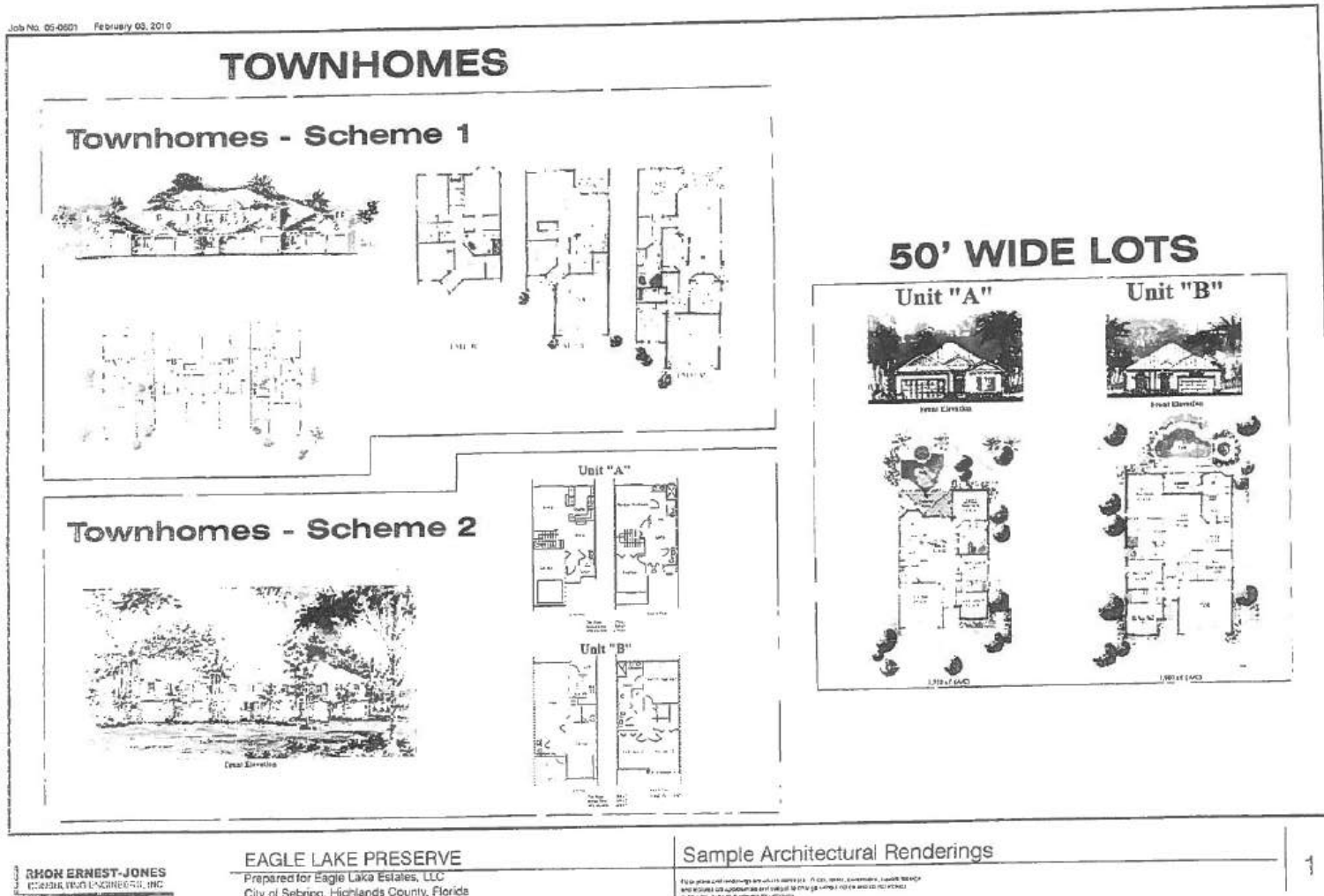
Offering Memorandum

**5525 Sparta Rd,
Sebring, FL 33875**



Townhome Plans/Multi-Family

**Multi-Family
Architectural Renderings
for 193+- lots**

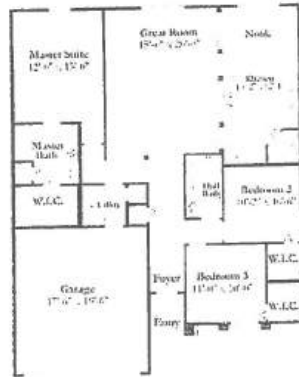


Clubhouse/Single Family Plans

Common Area
Clubhouse on Lake Huckleberry
with Architectural Renderings
with 689 lots

Job No. 05-0601 February 03, 2010

50' WIDE LOTS



CLUBHOUSE



RHON ERNEST-JONES
 CORP. ARCHITECTS, INC.

EAGLE LAKE PRESERVE
 Prepared for Eagle Lake Estates, LLC
 City of Sebring, Highlands County, Florida

Sample Architectural Renderings

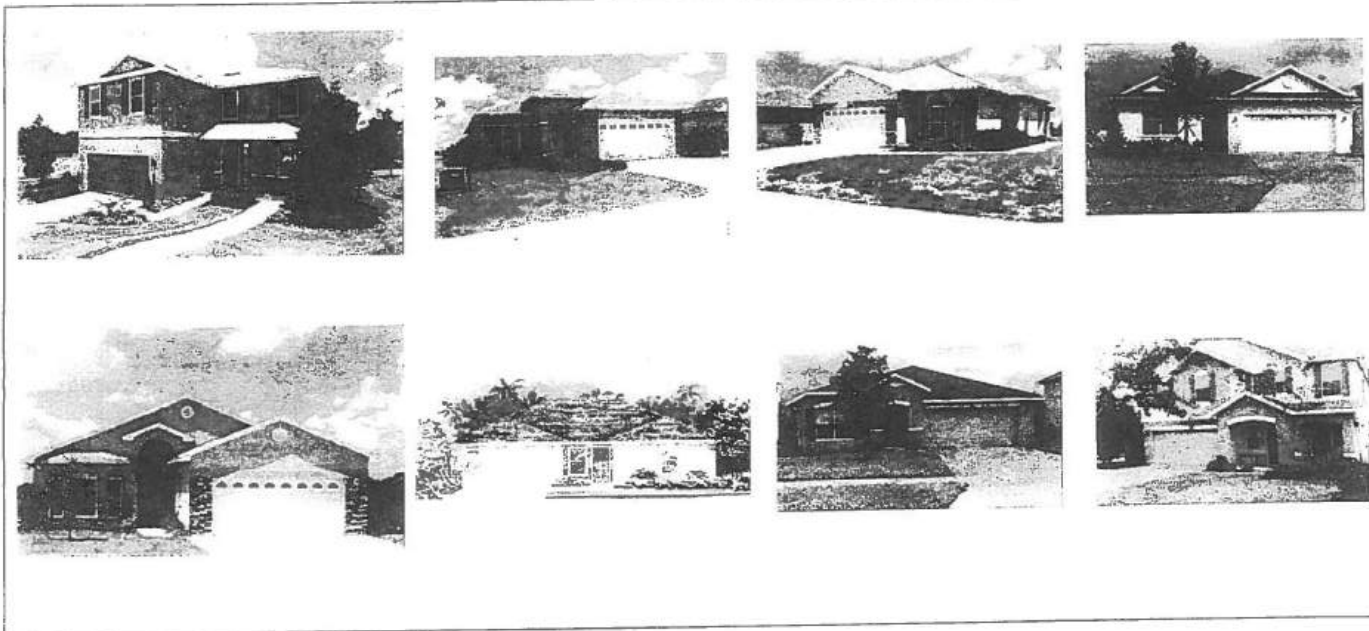
These plans and renderings are purely illustrative. They are not to be used for construction or for any other purpose without the written consent of the architect.

Single Family Plans

Single Family Lots
with 42 lots

Job No. 05-0601 February 03, 2010

POTENTIAL HOUSING TYPES



RHON ERNEST-JONES
CONSULTING ENGINEERS, INC.

EAGLE LAKE PRESERVE
Prepared for Eagle Lake Estates, LLC
City of Sebring, Highlands County, Florida

Sample Architectural Renderings for 50' Lots

These plans and renderings are subject to change. Plans, renderings, and other documents are not to be used for construction without the written approval of the engineer.



\$175,043

Median Home Value

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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Offering Memorandum

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Disclaimer

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