



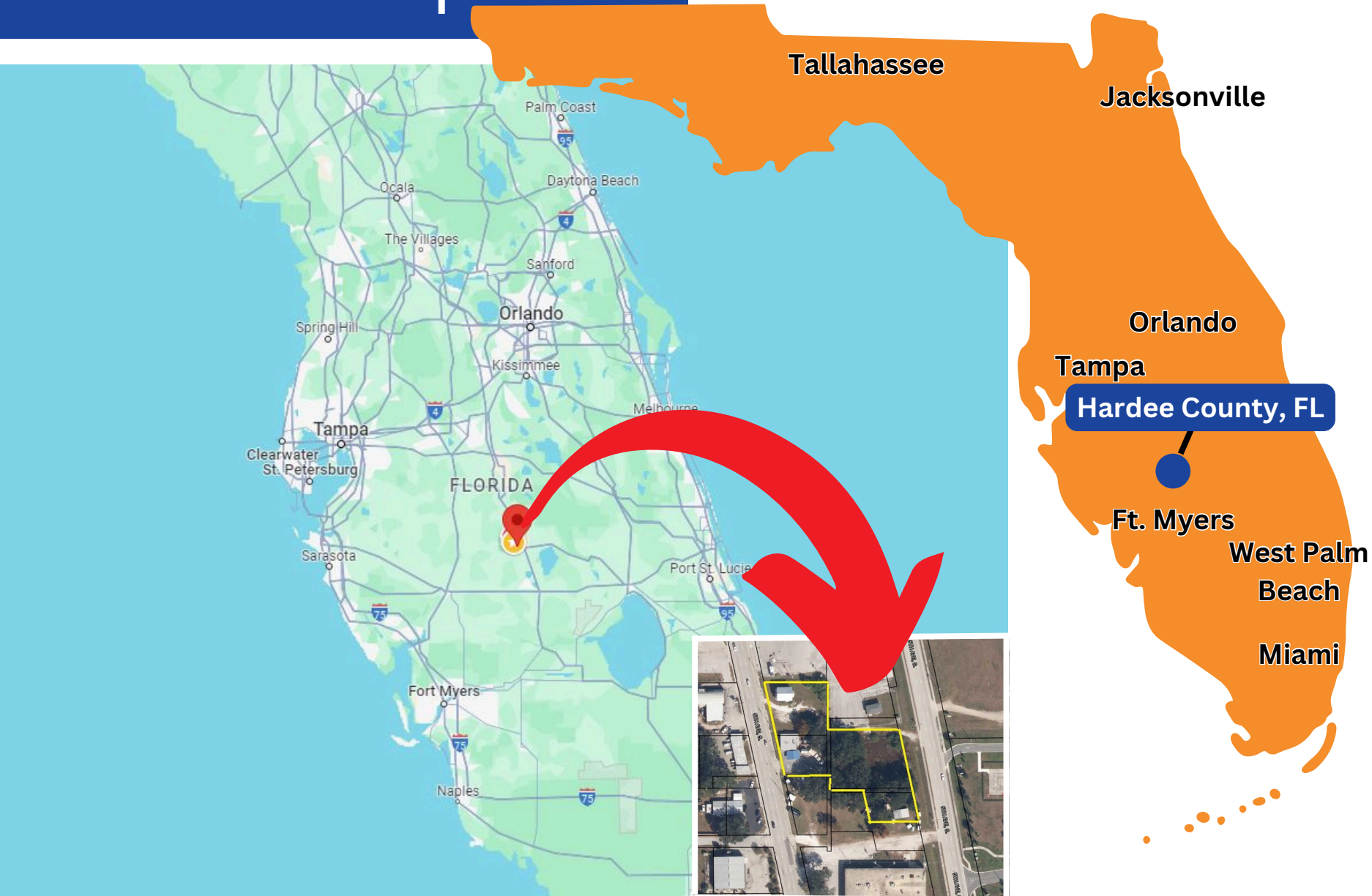
701 S 6th Avenue,
Wauchula, Florida 33873

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

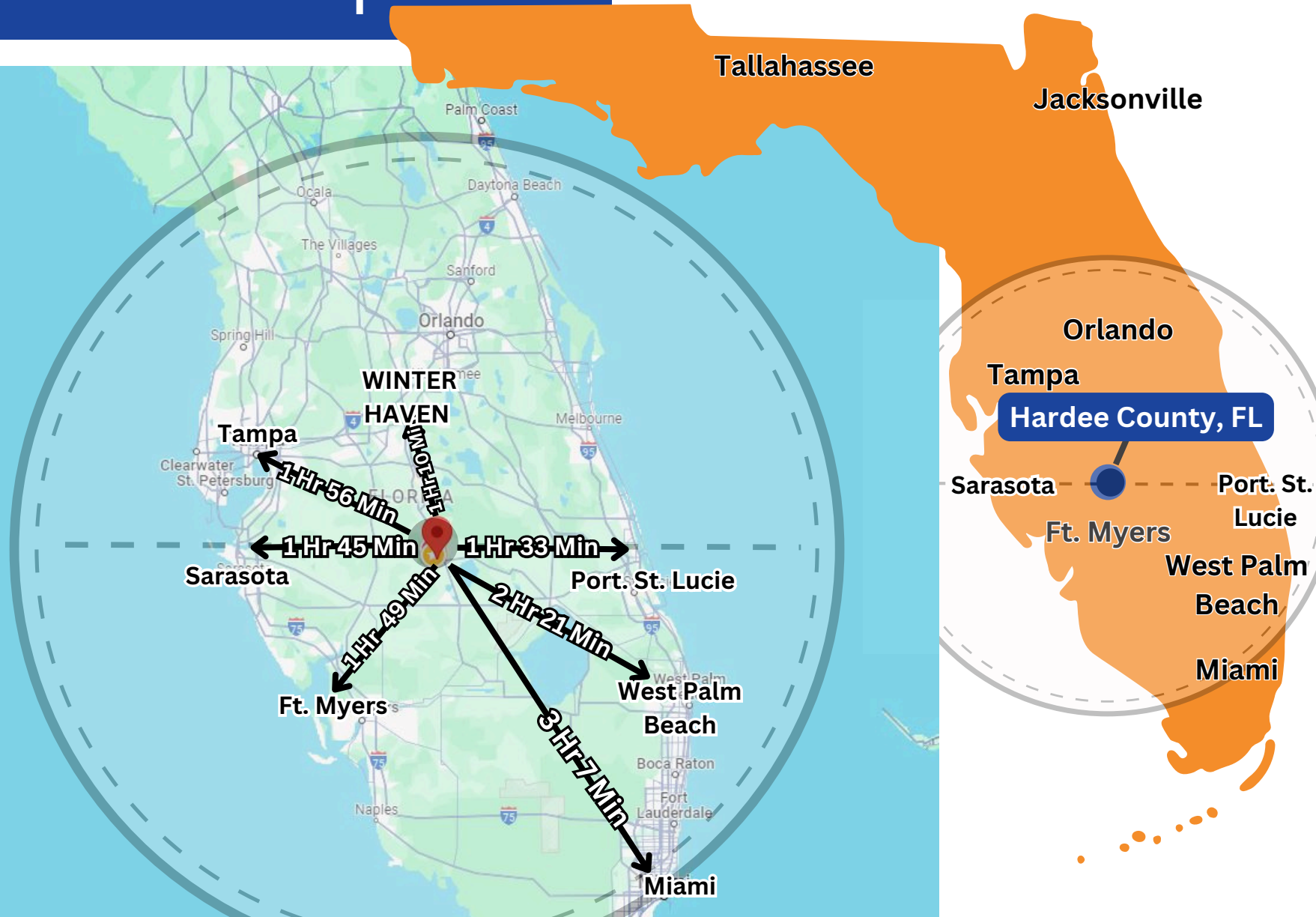
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map



Site Over View

Offering Memorandum

701 S 6th Avenue,
Wauchula, Florida 33873



Development Highlights

Total Acreage:

- 1.56+- Acres

Utilities::

- Water/Sewer Nearby

Entitlements/Zoning:

- Zoned Industrial

Land Features:

- 4 contiguous parcels



Development Details:

1.56 acres of prime commercial property located between the northbound and southbound lanes of U.S. Highway 17, the primary north-south artery in this part of central Florida that handles the majority of traffic between I-75 to the west and U.S. 27 to the east. Property is across the northbound lanes from AdventHealth Wauchula hospital and immediately north of the incoming Culver's restaurant.

Established driveways and full ingress/egress on both sides. Property consists of 4 contiguous parcels. Rights of way may need to be vacated. Existing buildings include 2-story, wood frame 2105 sq ft building as well as a concrete block building of 1402 sq ft. This property is perfect for retail, convenience or fast food, and now that it's finally being offered it won't last long! Come secure your 1st position today on this one of a kind property with no cost to you until a release is secured from said lien upon which the effective date of the purchase contract shall begin.

Disclosure: This property is currently encumbered by municipal liens pursuant to Chapter 162, Florida Statutes. The encumbrances will necessarily be contingent upon their potential release/ satisfaction and be contingent upon their satisfaction providing clear/marketable title. Parties shall hold realtor's hereby harmless.

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



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

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.

743 US Hwy 27 S, Sebring, FL 33870