

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



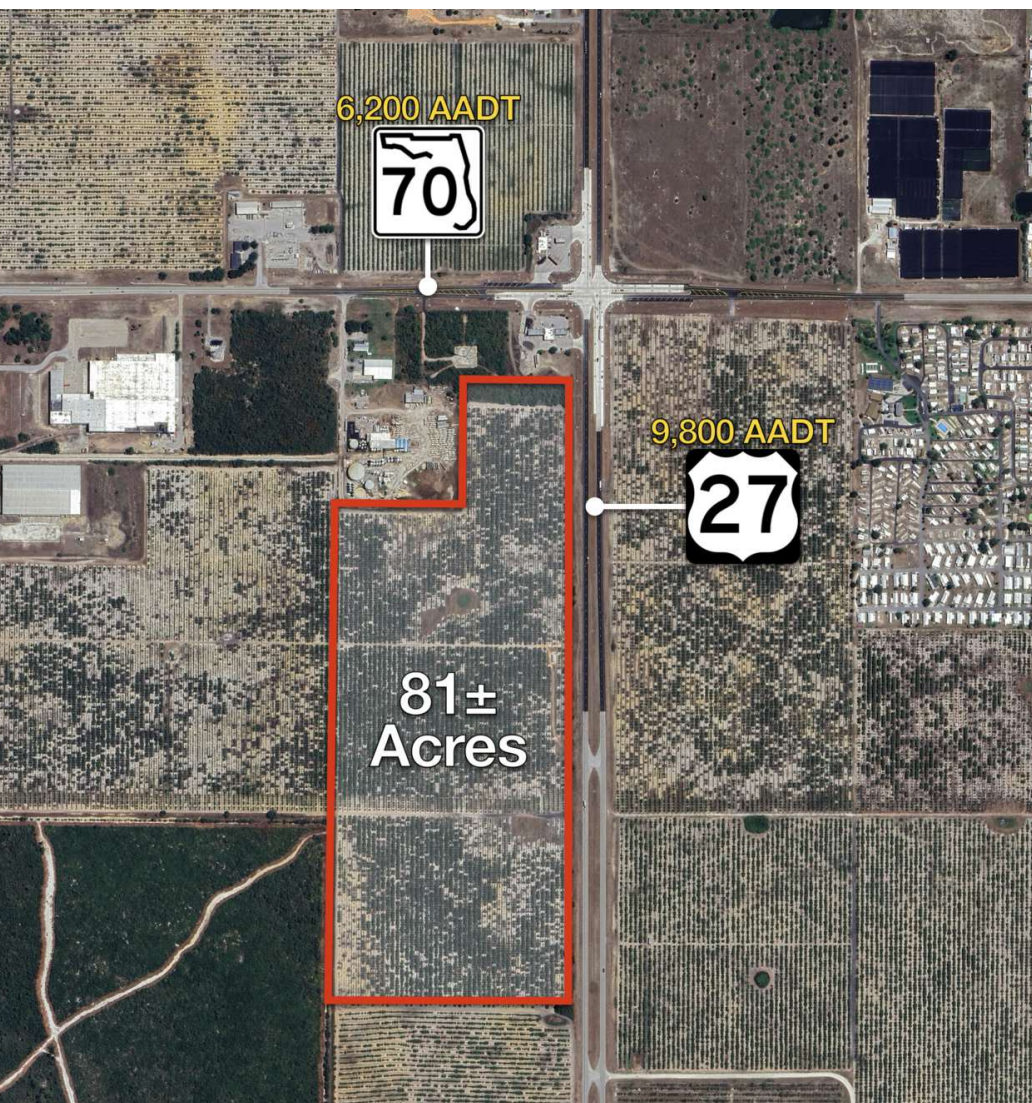
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

This offering presents a rare chance to acquire an 81-acre industrial tract with prime exposure along U.S. Highway 27 in Lake Placid (Highlands County). With the majority of the property zoned I-2 (Industrial District), the site allows for a wide array of industrial and manufacturing uses, including bulk storage, construction yards, freight terminals, concrete or asphalt plants, lumber mills, welding shops, and metal fabrication. The southern 28 acres carry AU (Agricultural District) zoning, providing additional flexibility for agricultural operations. The property's Future Land Use designation aligns with its current entitlements, with most of the land classified Industrial (I) and the southernmost 18 acres designated Agricultural (AG). Featuring 3,230 feet of highly visible frontage along U.S. Highway 27, this site offers outstanding accessibility and long-term development potential.

Public utilities are located just north of the property, with water lines approximately five miles away and sewer service about four miles away. The property also benefits from an active 14-inch well permitted through 2034, providing a reliable water source. With its zoning and excellent highway exposure, this property is ideally positioned for users or investors seeking a strategic location in a growing Central Florida corridor.

Virtual Tour: <https://tinyurl.com/5n8fh357>

LOCATION DESCRIPTION

Positioned in the heart of Central Florida, this property offers a strategic location along U.S. Highway 27 (AADT: 9,800), just south of State Road 70. The site provides unmatched regional connectivity — with both coasts less than 1.5 hours away and major economic hubs such as Tampa, Orlando, Fort Lauderdale, and Miami within 2 to 2.5 hours. The property is also proximate to growing markets including Sebring, Okeechobee, Arcadia, and Avon Park, all within a short 40-minute drive. With Downtown Lake Placid just 10 minutes away, the location combines convenience with long-term accessibility to Florida's fastest-growing corridors. Surrounding properties host a range of established industrial operations, underscoring the site's suitability for future industrial and manufacturing uses.

PRICE

\$3,100,000

Aerial



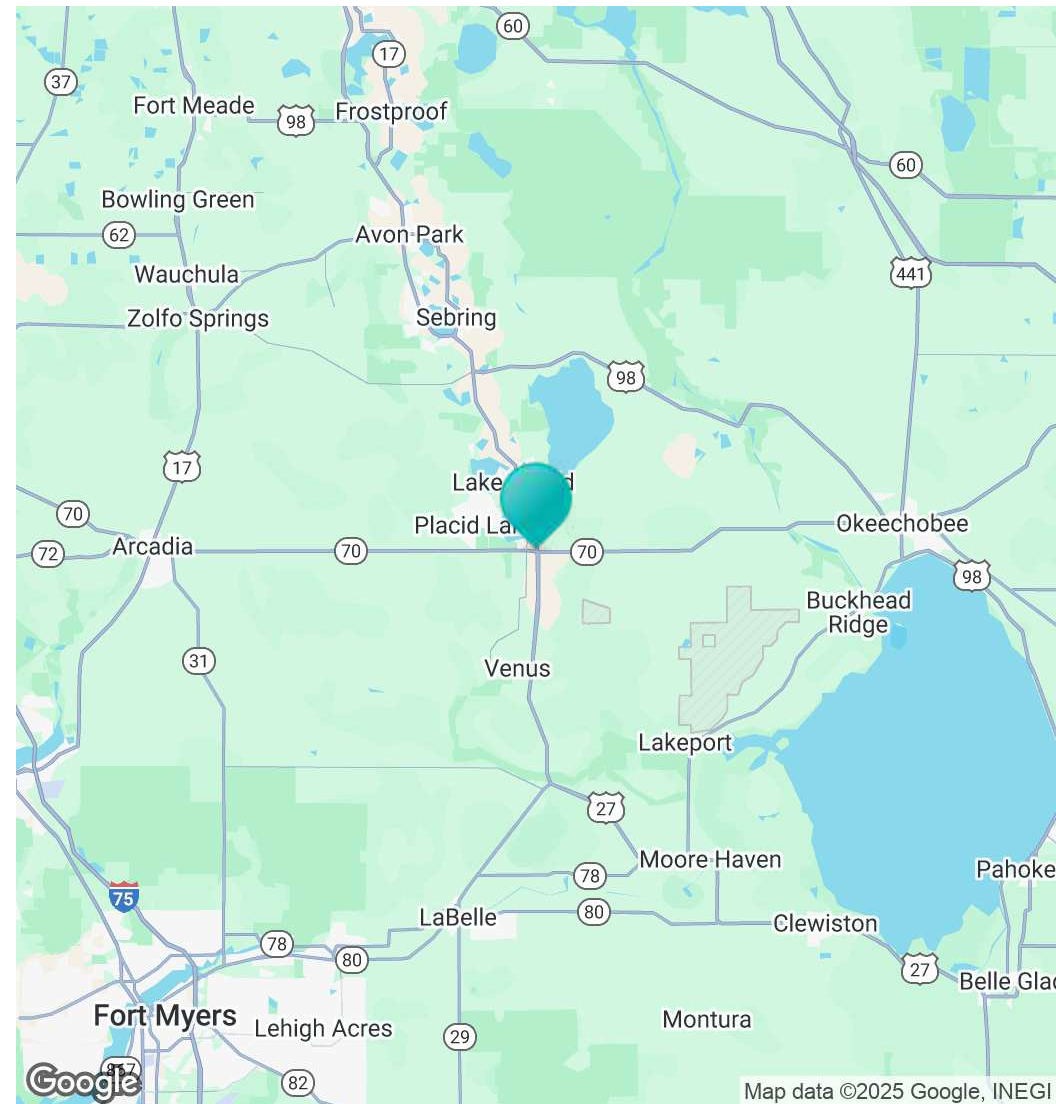
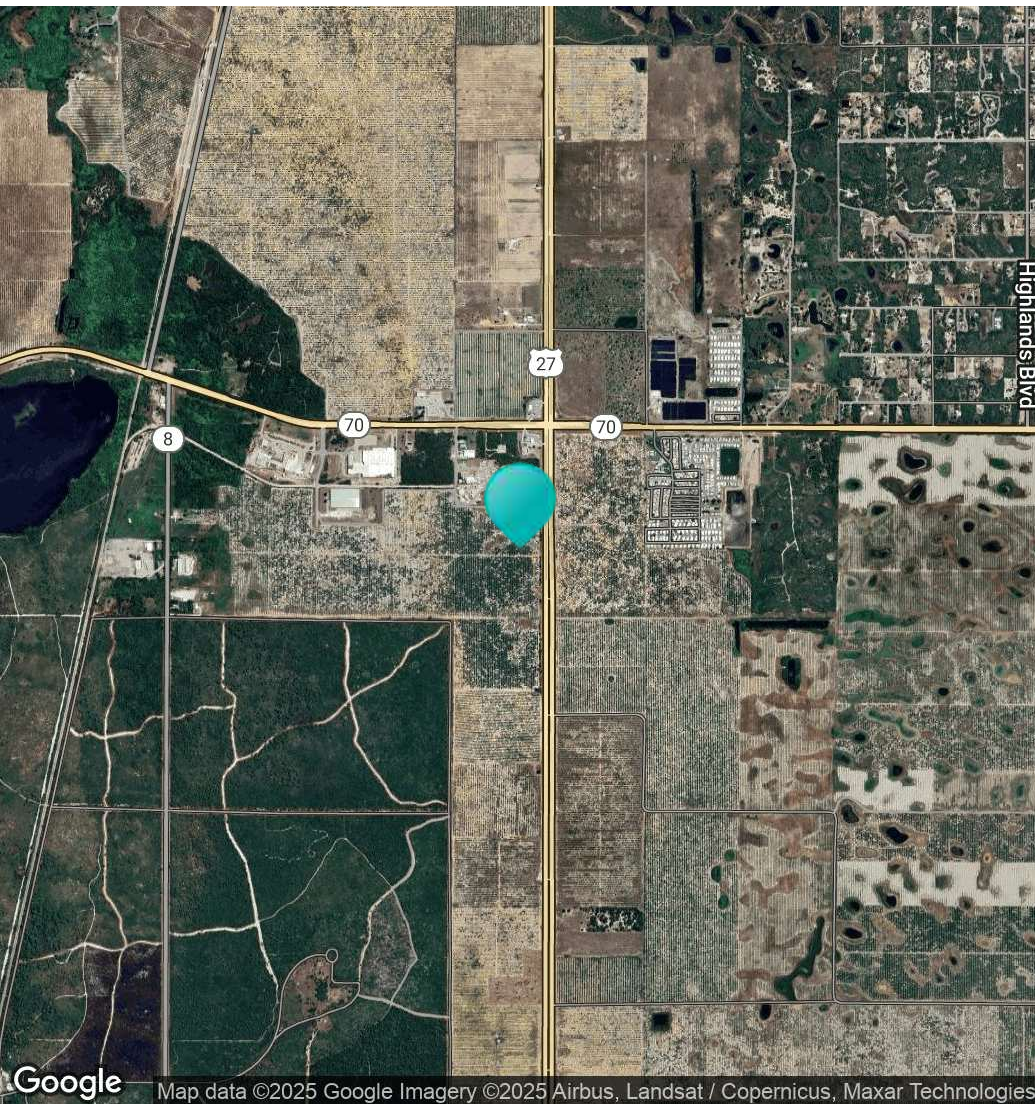
Aerials



Aerials



Location Maps



Demographics Map & Report

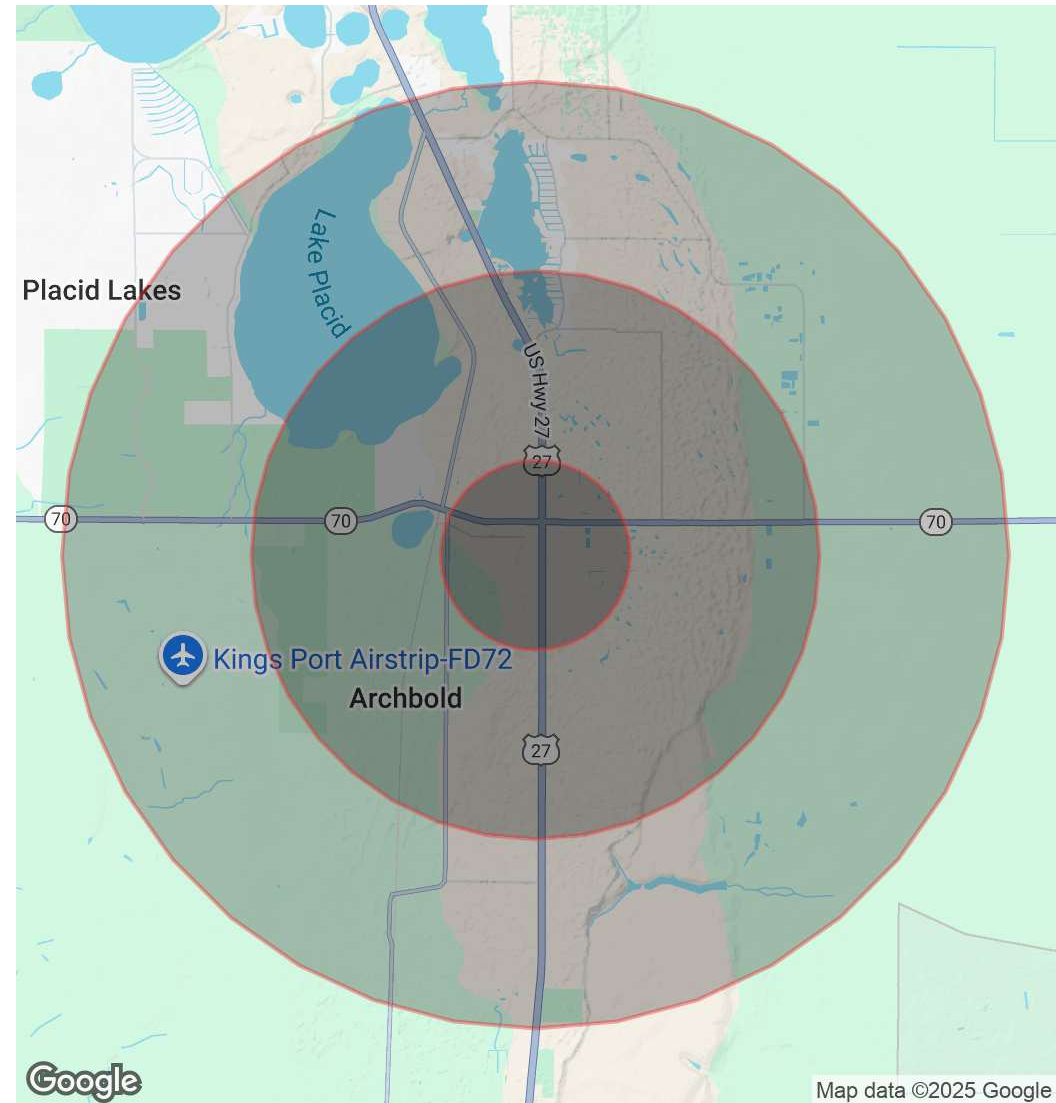
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	263	2,205	4,889
Average Age	55	49	49
Average Age (Male)	54	48	48
Average Age (Female)	55	50	50

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	126	929	2,082
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$61,296	\$63,900	\$65,498
Average House Value	\$252,546	\$233,042	\$235,184

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.