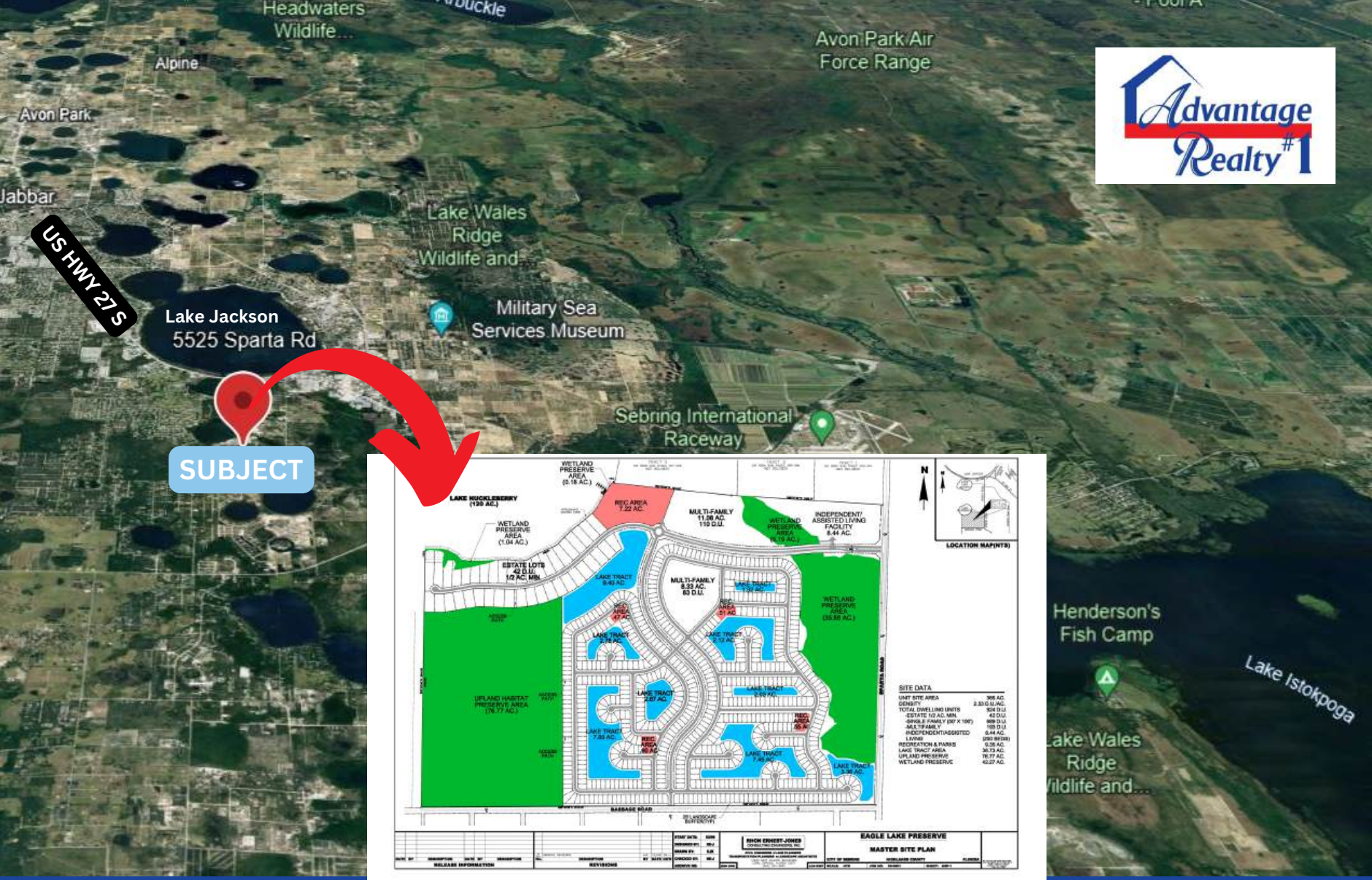




5525 SPARTA RD

SEBRING, FL 33875

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

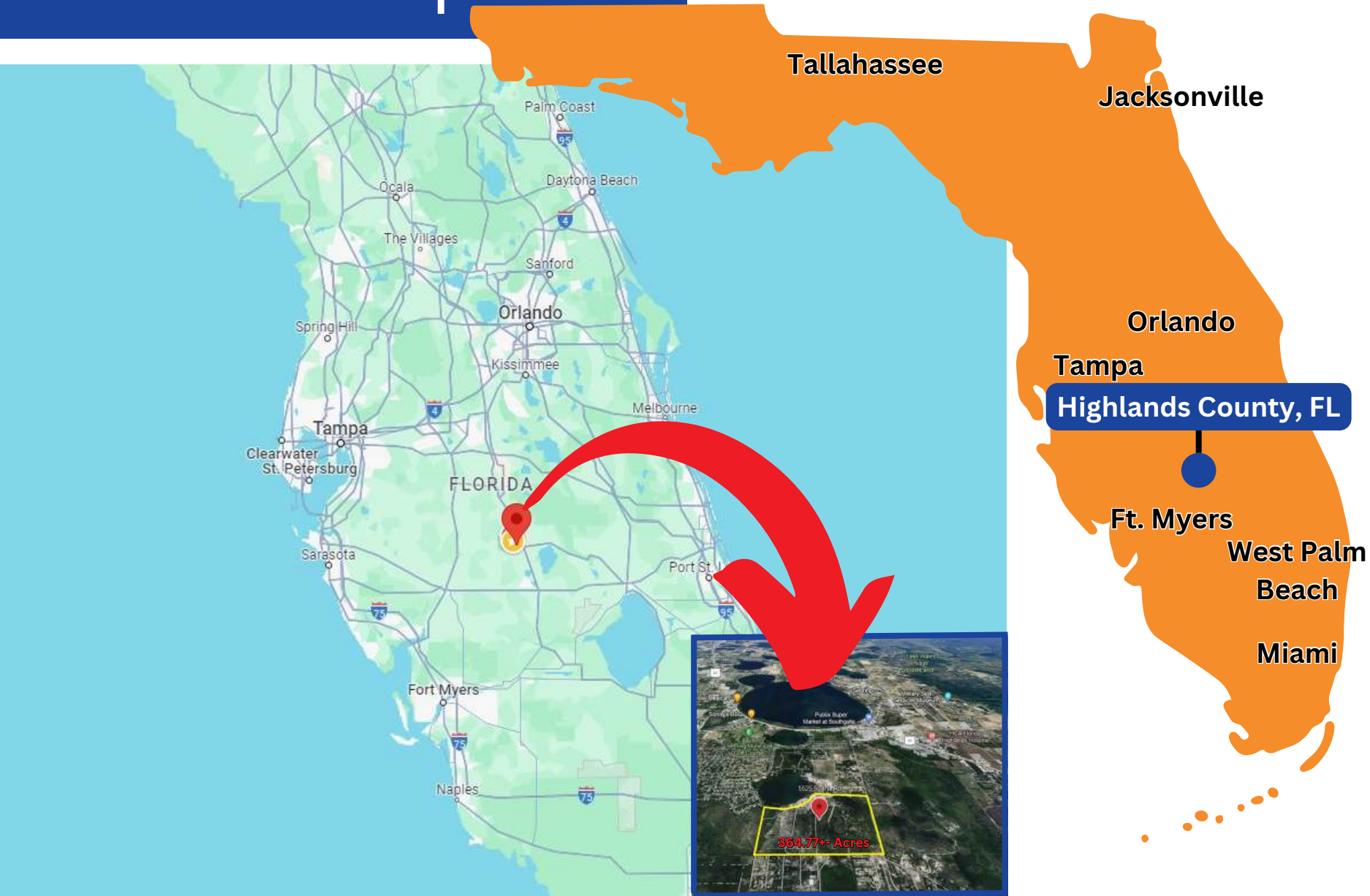


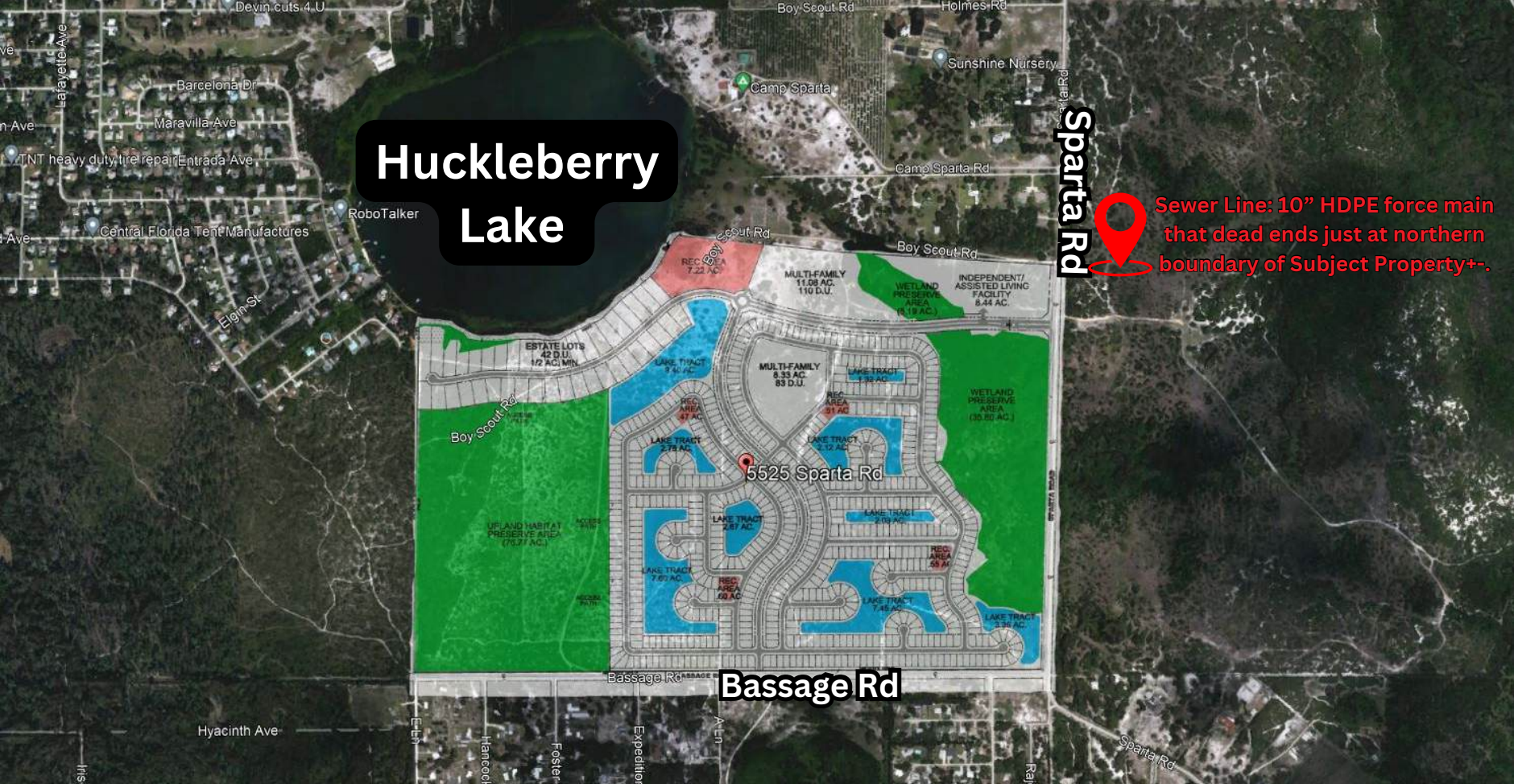
Greg Karlson
Broker/Owner
863 - 381 - 4932



Yezmin Restrepo
Associate
214-797-4439

Area Map





Huckleberry Lake

Sparta Rd

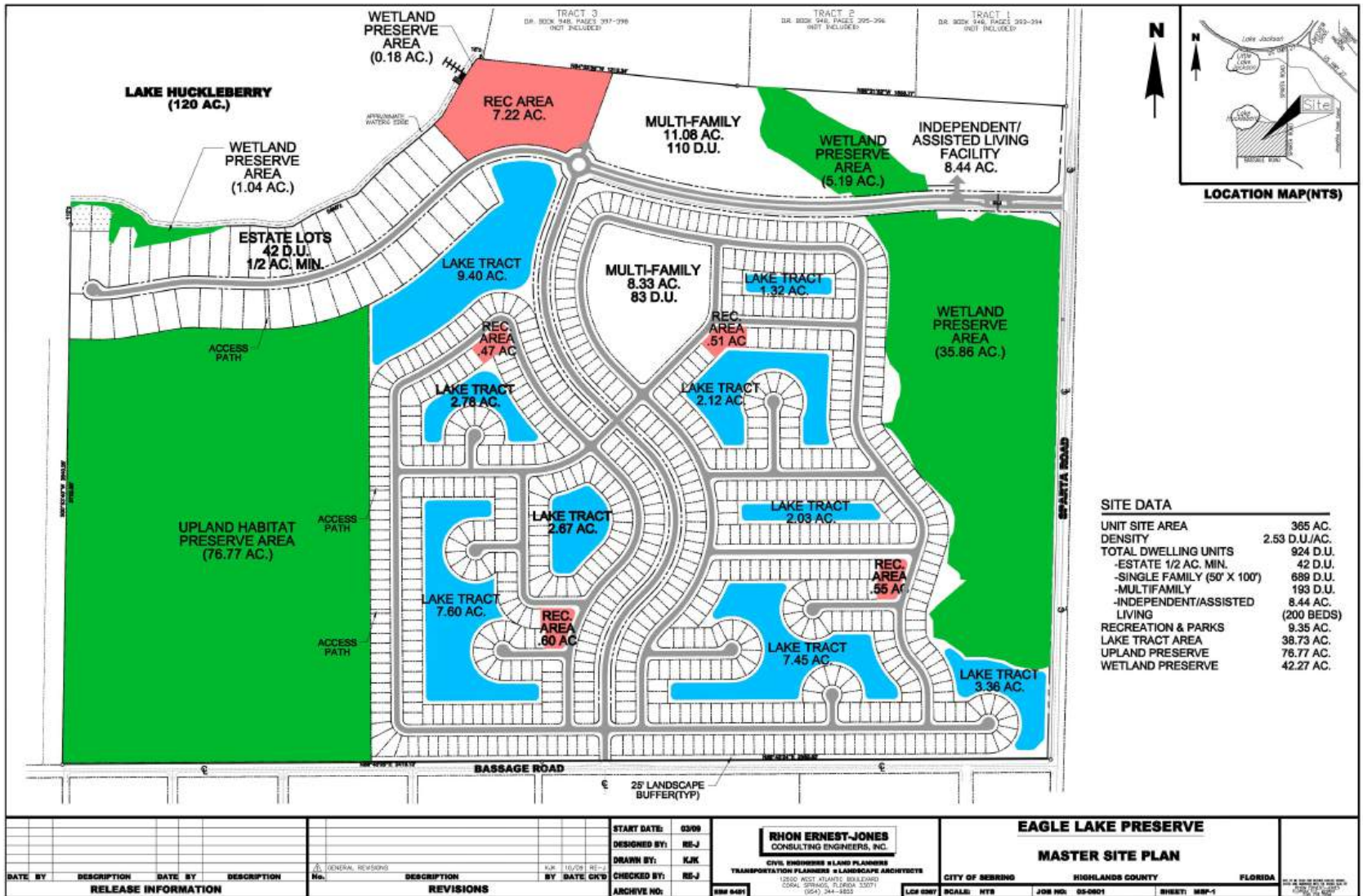
Sewer Line: 10" HDPE force main that dead ends just at northern boundary of Subject Property+-.

Bassage Rd

Site Plan Overview

5525 Sparta Rd, Sebring, FL 33875

Site Plan



Development Highlights

Total Acreage:

- 364.77+-

Utilities::

- Sewer City of Sebring
- Water City of Sebring

Entitlements PUD:

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

Land Features:

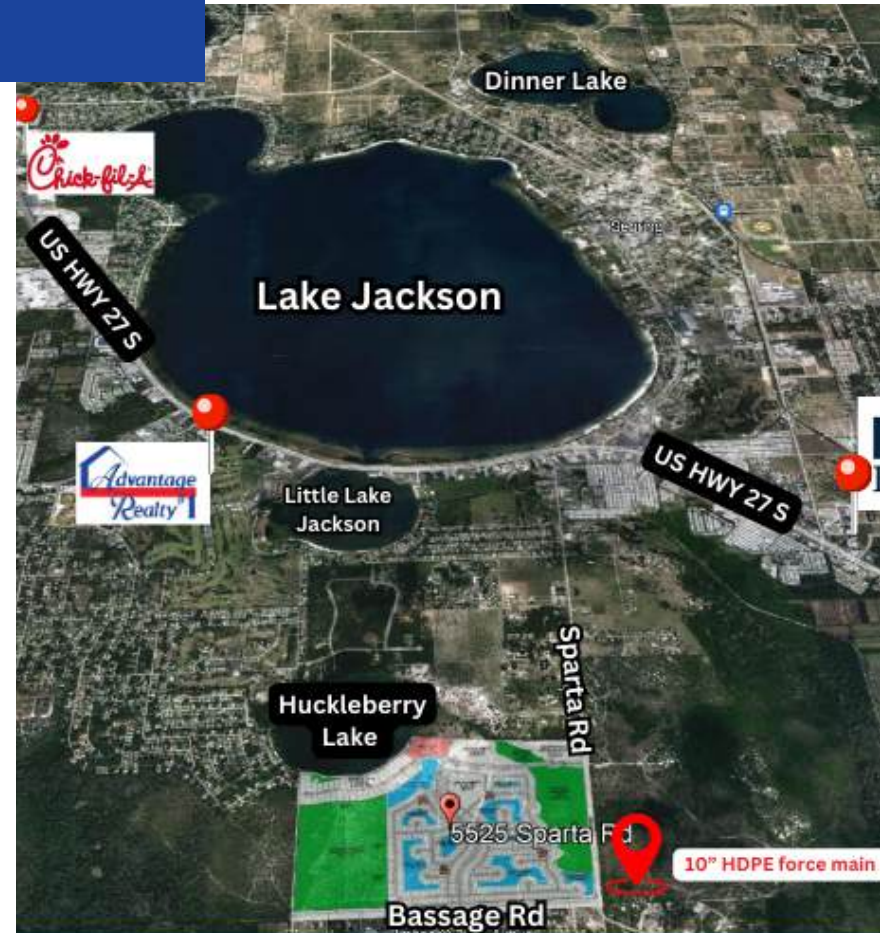
- 2400+-Ft Lakefront
- 8,200+-Ft Paved Rd Frontage

Zoning:

- S PUD

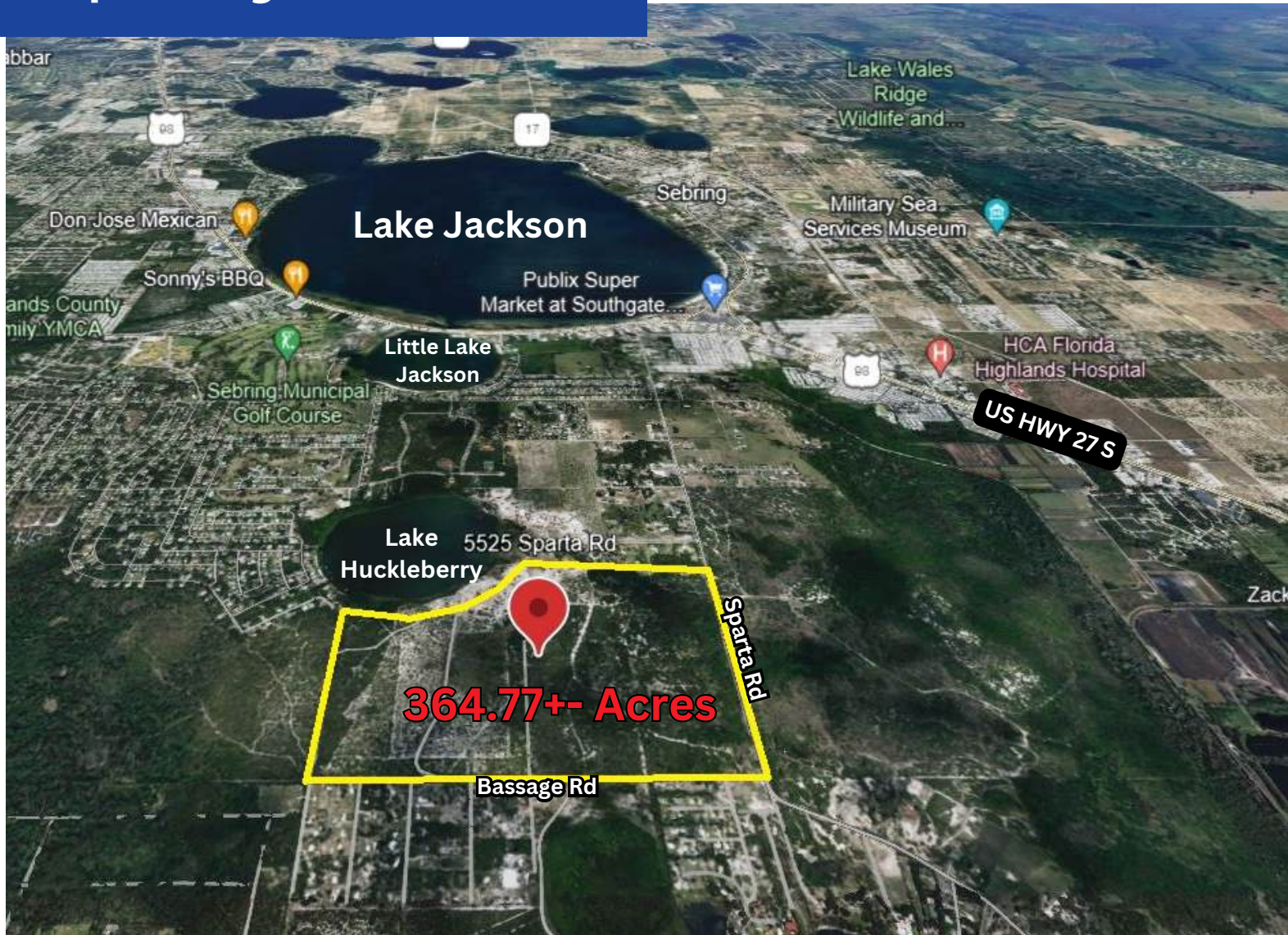
Development Order PUD Details:

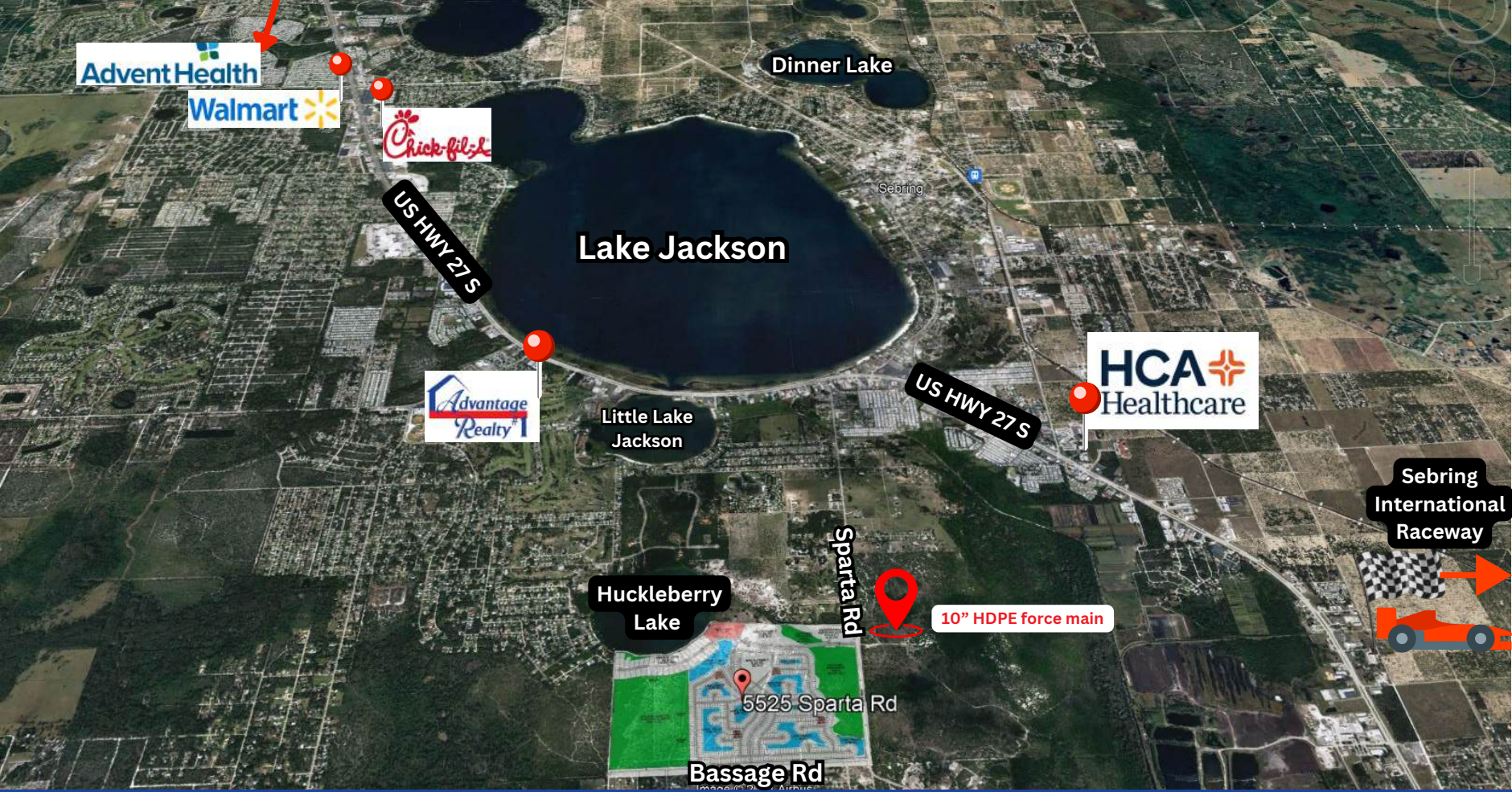
- **Estate Lots:** 42 Single-Family lots adjacent to Lake Huckleberry with a minimum area of one-half acre lots each and minimum 3,500 square feet air conditioned living space.
- **Multi-Family:** Two Single-Family attached townhome communities with a maximum of 193 dwelling units with minimum 1,300 square feet air conditioned living space.
- **Single Family:** 689 Single-Family units on 50 foot wide lots with 5 foot setbacks on each side and from 1,500 square feet air conditioned living space: and
- **ALF:** 8.44 acres of independent/assisted living facility with a maximum of 200 Beds.



Property Aerial

Centrally Located!





Area Overview

Offering Memorandum

5525 Sparta Rd,
Sebring, FL 33875

**Zoned S PUD
(Planned Unit Development)**

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

364.77+- Acres

Development Description

Sebring, FL. 365+- Lake Huckleberry Premium Gated Lakefront Development Site @ Only \$7,684 per Unit(924+-Units) after ALF site Allocation(200+-Beds)! Planned Unit Development Order in Place w/ Water & Sewer for this beautiful 364+-Acres with 2,400+-Ft along the south shoreline of Lake Huckleberry 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 (689 lots); 42+- Estate Lots; 193+-Multi-Family Lots; Plus 8+-acre ALF Site (200+-Beds).

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.

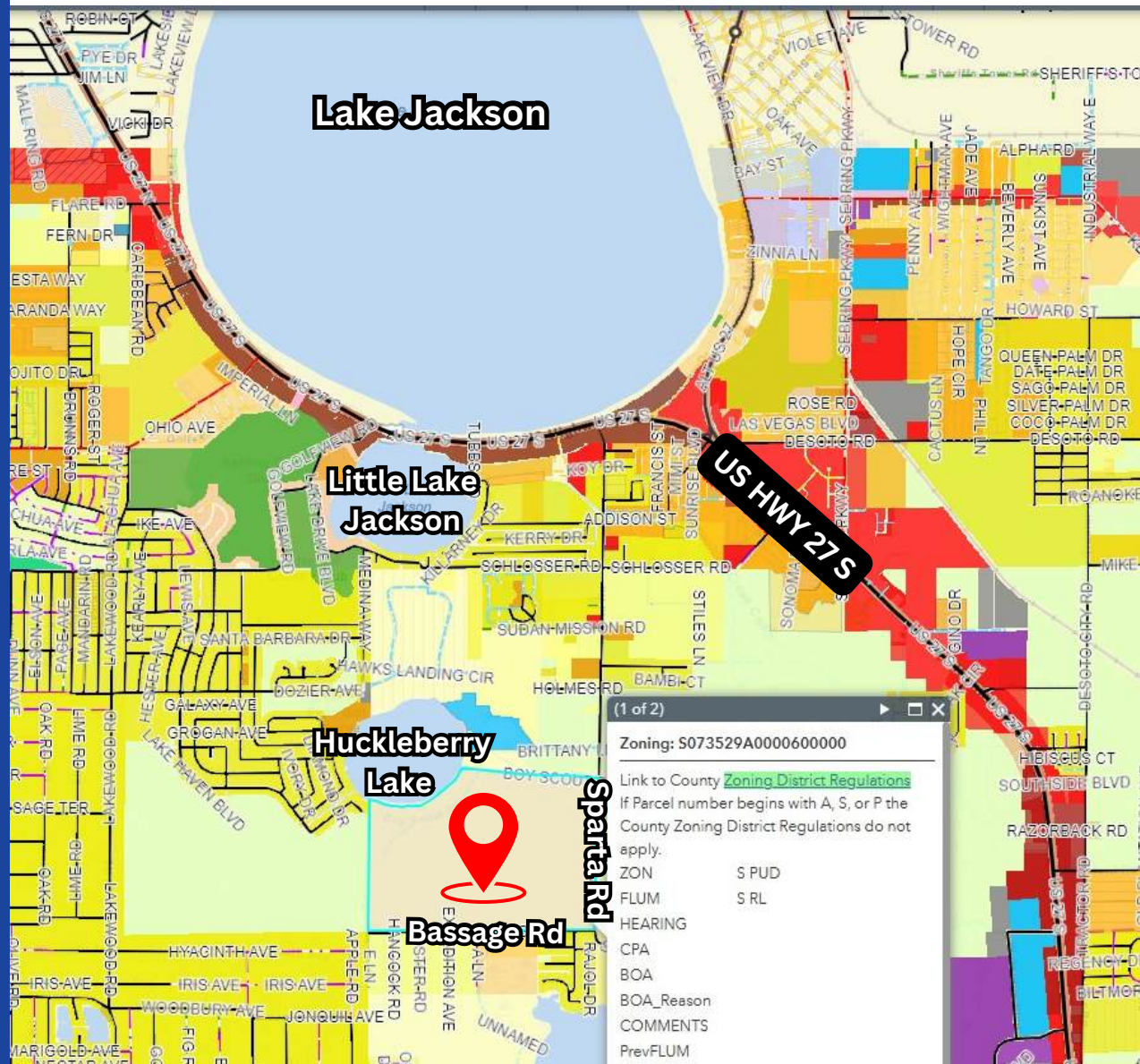
Zoning/Land Use Map

**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



**Water Line: 12"
almost circles to
subject property**

Sewer Line

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

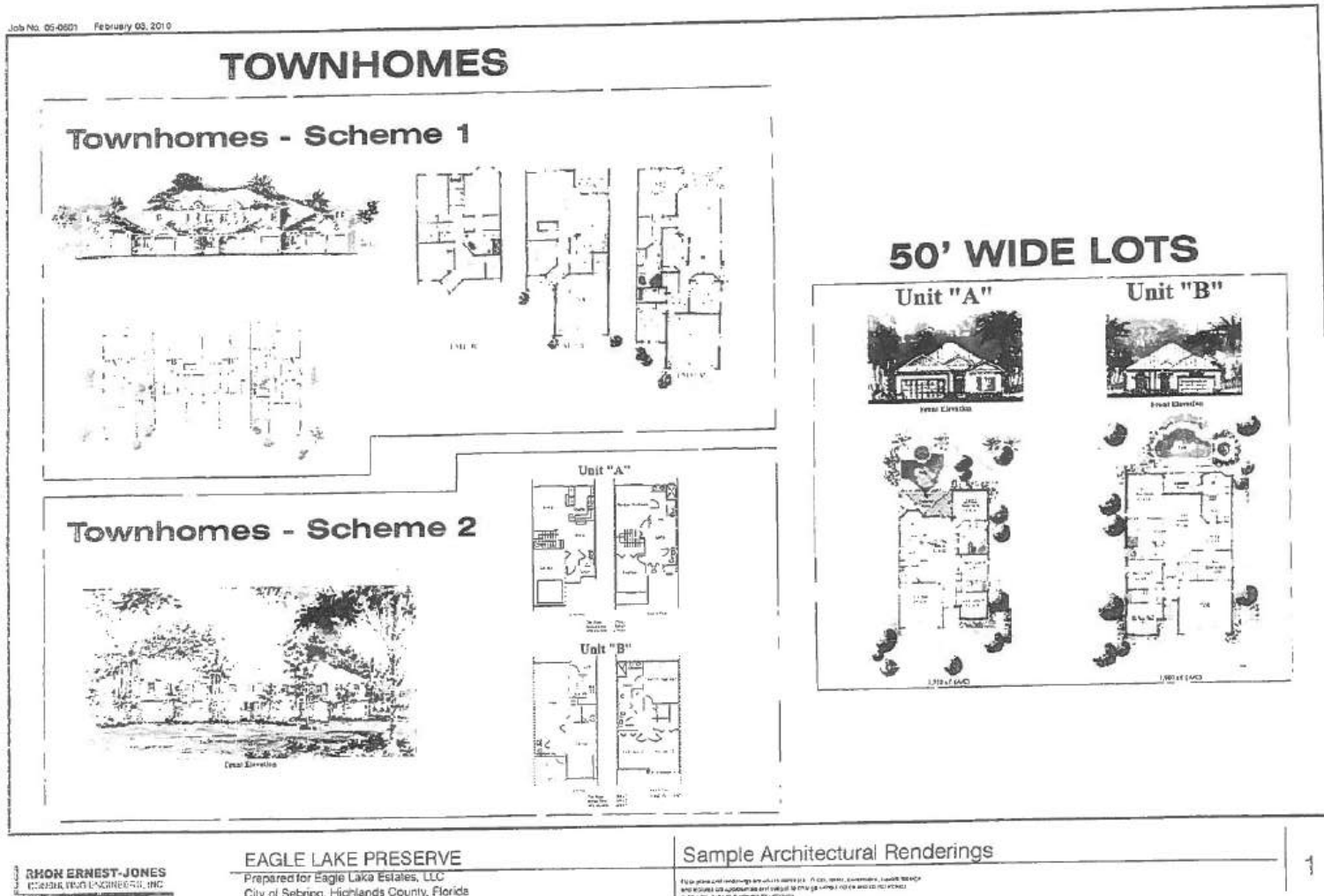
Offering Memorandum

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



Townhome Plans/Multi-Family

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



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



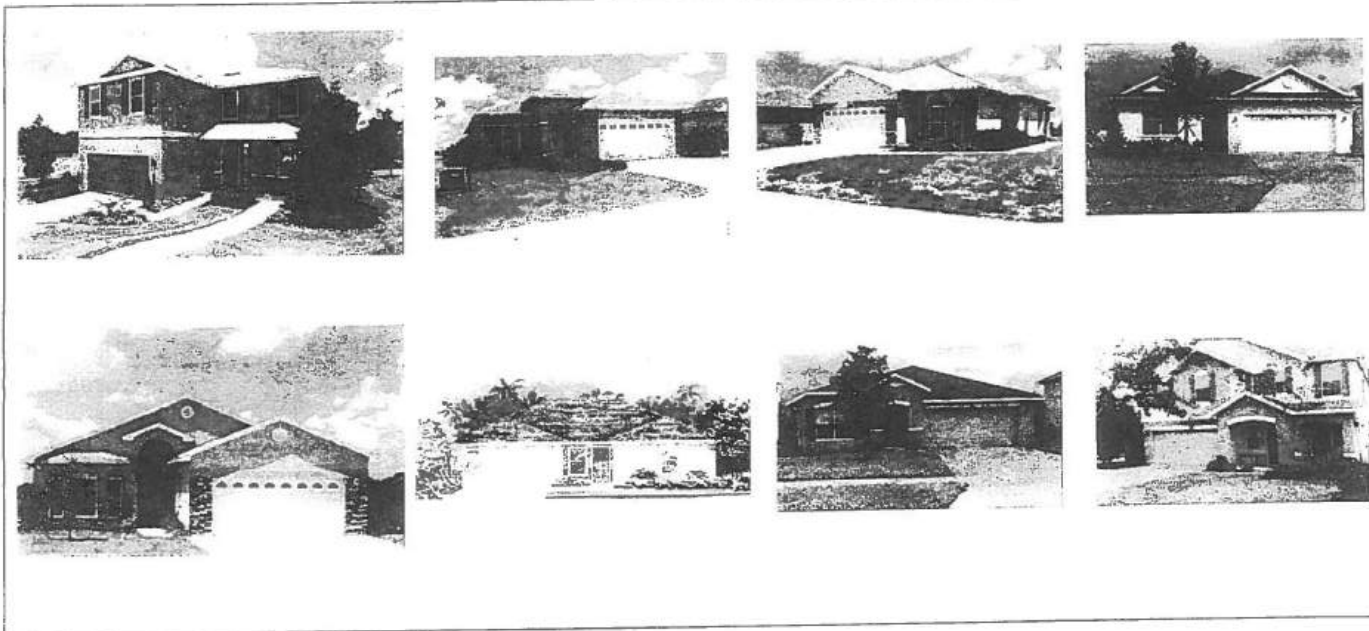
Flow plots and headings available except: Front, front, crownward, square (SCL) and frontals. See 220000000 and 221, 221100000 for plural forms and 221100000 for plural forms. See 221100000 for plural forms.

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 architect.



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:



Greg Karlson

Broker/Owner

863-381-4932

GregAdvantageRealty@gmail.com



Yezmin Restrepo

Associate

214-797-4439

yezmin.restrepo@gmail.com

Offering Memorandum

5525 Sparta Rd, Sebring, FL 33875



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