

DUKE ENERGY

Planned Fulfillment Center
amazon

Southern Life
Assisted Living Community

SOLD
7+- Acres Zoned B3



AVAILABLE

Health Way

10.07 Acres with 3 Existing
Medical Office Buildings
MLS 321714

Lake Placid
Health
Rehabilita
Center

\$2,250,000



1346 Us 27 Highway N,
Lake Placid, Florida 33852

Greg Karlson

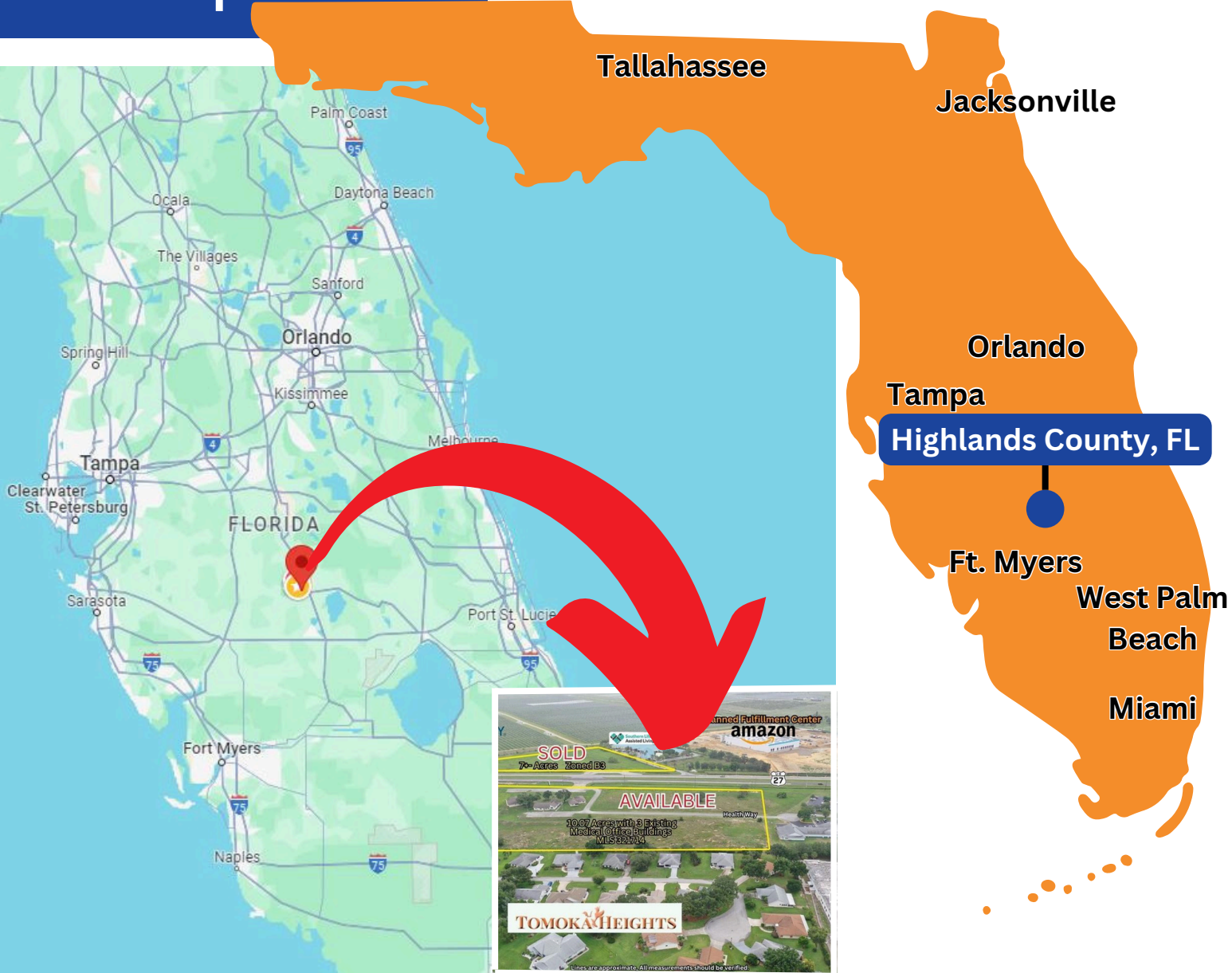
Broker/Owner

863 - 381 - 4932

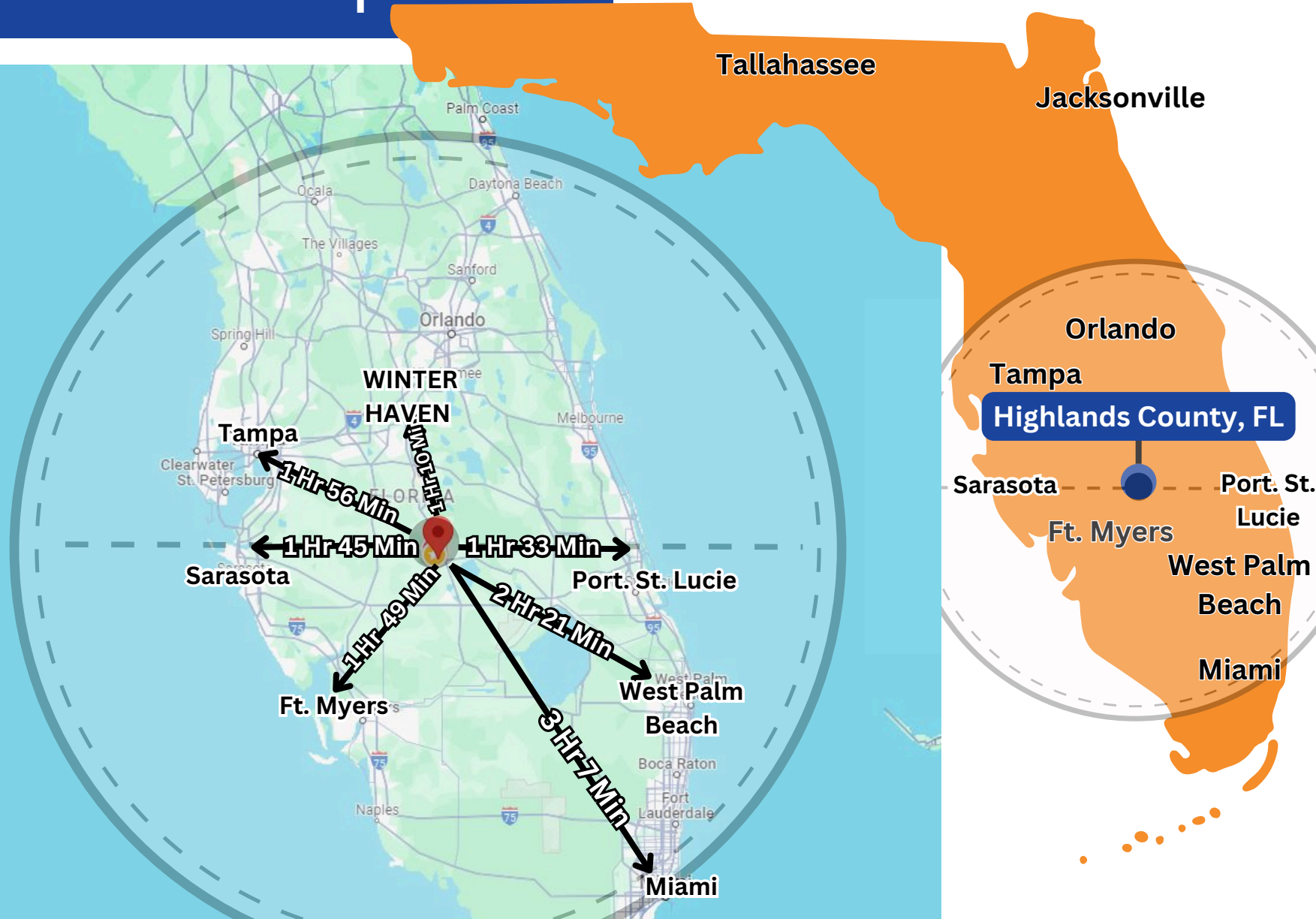


User | Investment | Development Opportunity w/
Development Potential/ Commercial

Area Map



Area Map





Site Over View

Offering Memorandum

1346 Us 27 Highway N,
Lake Placid, Florida
33852

Development Highlights

Total Acreage:

- 37+- Acres

Utilities::

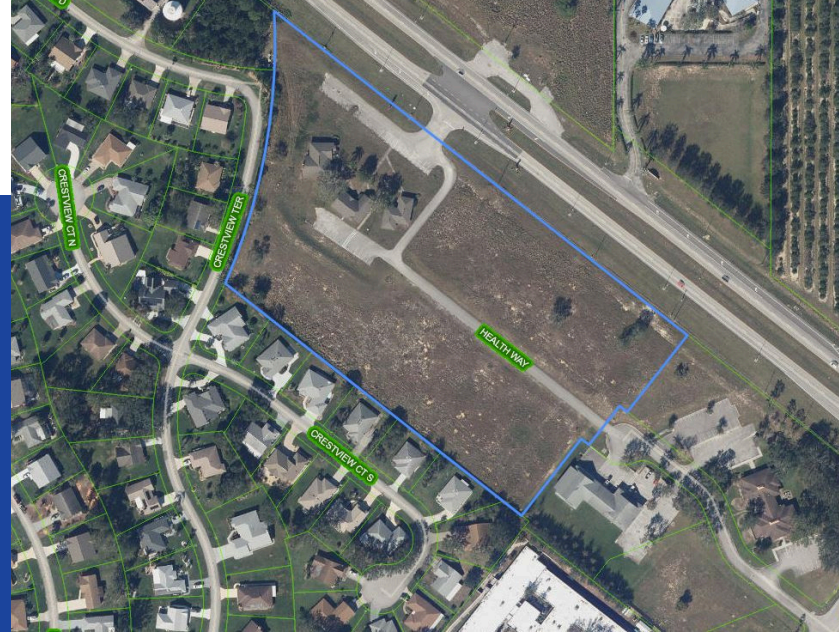
- Electric

Entitlements/Zoning:

- Zoned AU

PUD subject to Zoning:

- Multi-Family



Development Details:

Over 10 acres of prime US Highway 27 frontage. Three existing buildings w/ total of 7874 sq ft, built as model homes for neighboring gated community, previously used as medical offices and maintained in good, clean condition, with 40 paved parking spaces as currently configured.

Advent Health hospital, medical offices and Health & Rehabilitation Center adjacent to the south. Upscale, gated Tomoka Heights community adjacent to the north and west. 1/5 mile highway frontage opposite the new Amazon facility. Dedicated highway crossover with deceleration lanes in both directions. Private road south to hospital and S. Tomoka Boulevard, which is expected to be extended across US 27 to the Amazon property, complete with signalized intersection.

Existing R3 zoning permits - among many other uses - medical and professional offices, single and multi-family housing, apartments, condos, hotels/motels with or without restaurants, and assisted living/nursing care. This is Ground Zero not only for medical facilities, but for the boom expected to accompany the progress of the Amazon center, with its concomitant effect on surrounding property availability and value. As the Amazon facility evolves and its employees need housing and ancillary industries and businesses seek a foothold, the owner of this property will be in a most enviable position. Seize this opportunity now, before its price reflects its surroundings and its potential! Southern 5 acres of this parcel also available separately. See MLS No. 321715

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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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.

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