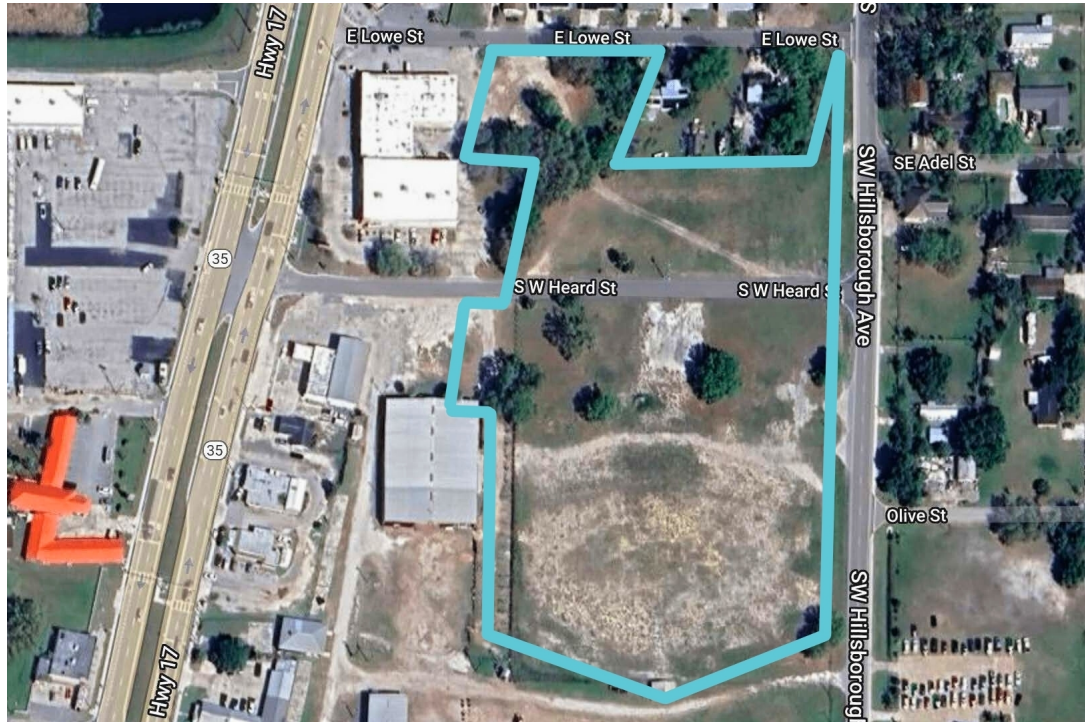


Arcadia Development Opportunity

Land
For Sale

Heard Street, Lowe St, & SE Hillsborough Ave., Arcadia, FL 34266



Property Description

Zoned R-4, this property allows for single-family, two-family, and multiple-family residential uses, consistent with its High Density Residential FLU permitting up to 30 dwelling units per acre.

Ideal for multi-family housing or assisted living facilities (through special exception), the centrally located land offers easy access to major streets and community amenities, making it perfect for developers seeking to maximize residential density.

Parcel IDs:

- 36-37-24-0014-00B0-0080 (118 Lowe St)
- 36-37-24-0014-00B0-0200 (Heard St)
- 36-37-24-0014-00B0-0210 (Heard St)
- 36-37-24-0014-00B0-0230 (123 Heard St)
- 36-37-24-0014-00B0-0240 (Heard St)
- 36-37-24-0014-00C0-0190 (124 Heard St)
- 36-37-24-0A00-0910-0000 (SE Hillsborough Ave)

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	7.46 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,790	6,160	7,906
Total Population	8,113	17,160	21,990
Average HH Income	\$46,253	\$52,276	\$54,115



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



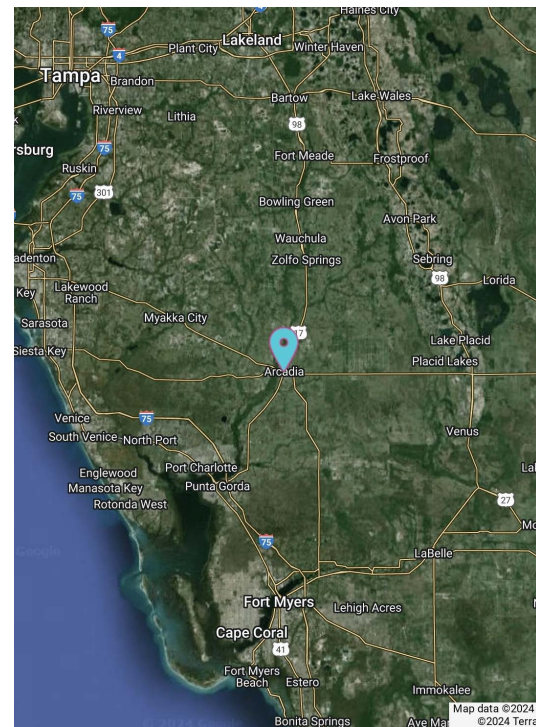
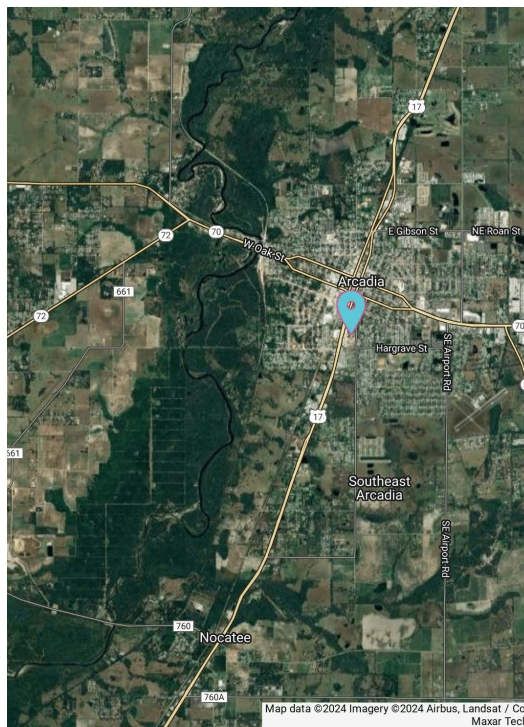
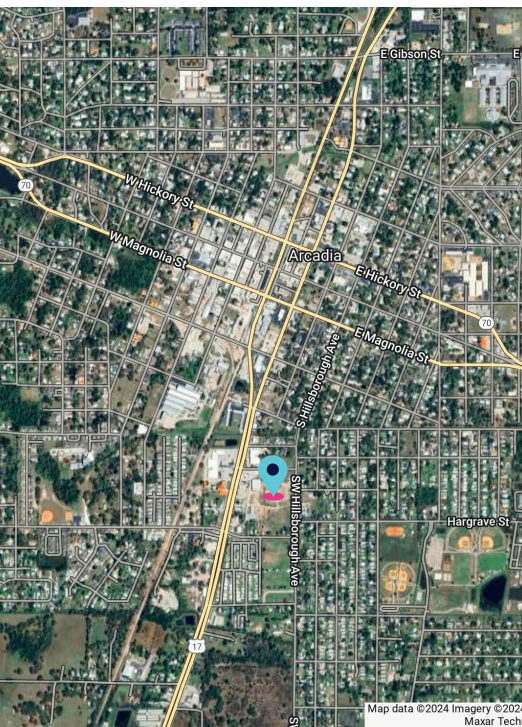
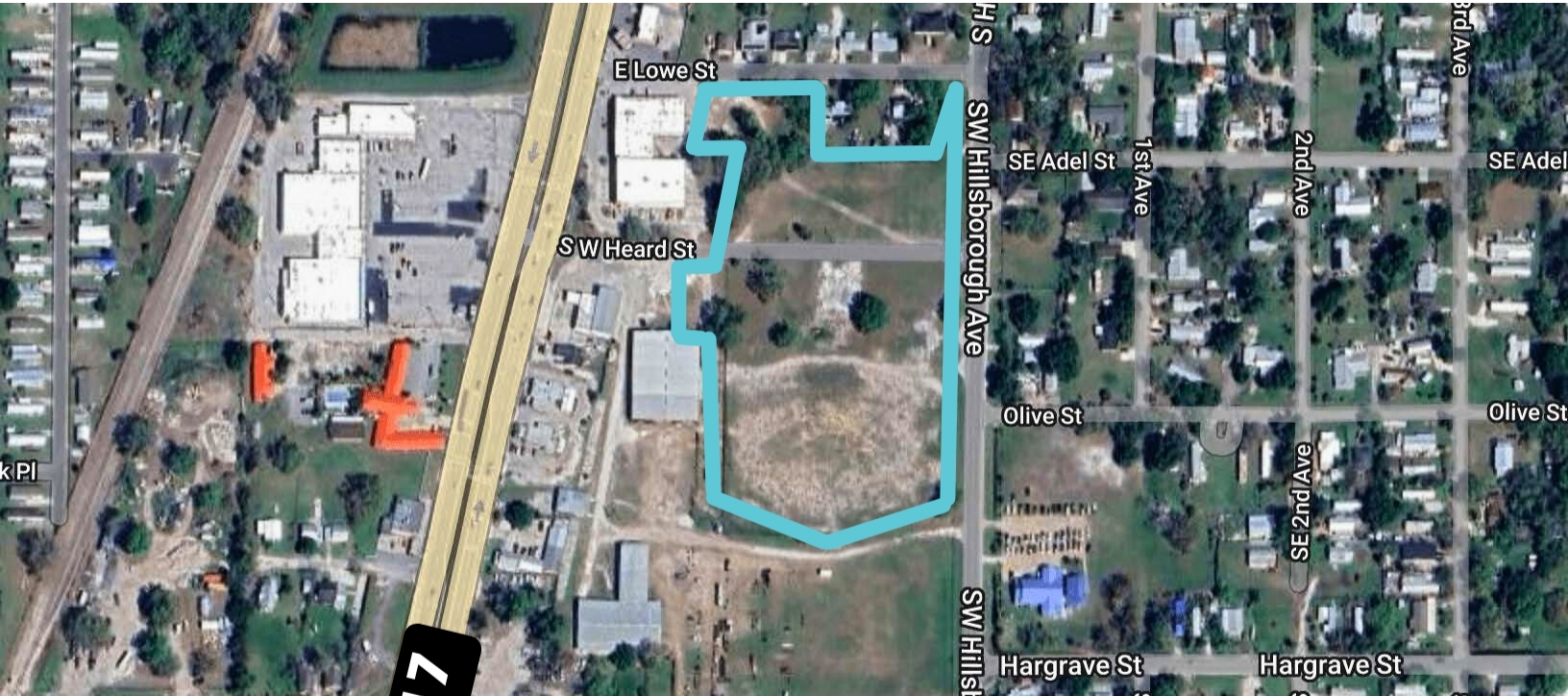
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High Density Residential

Land
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Heard Street, Lowe St, & SE Hillsborough Ave., Arcadia, FL 34266



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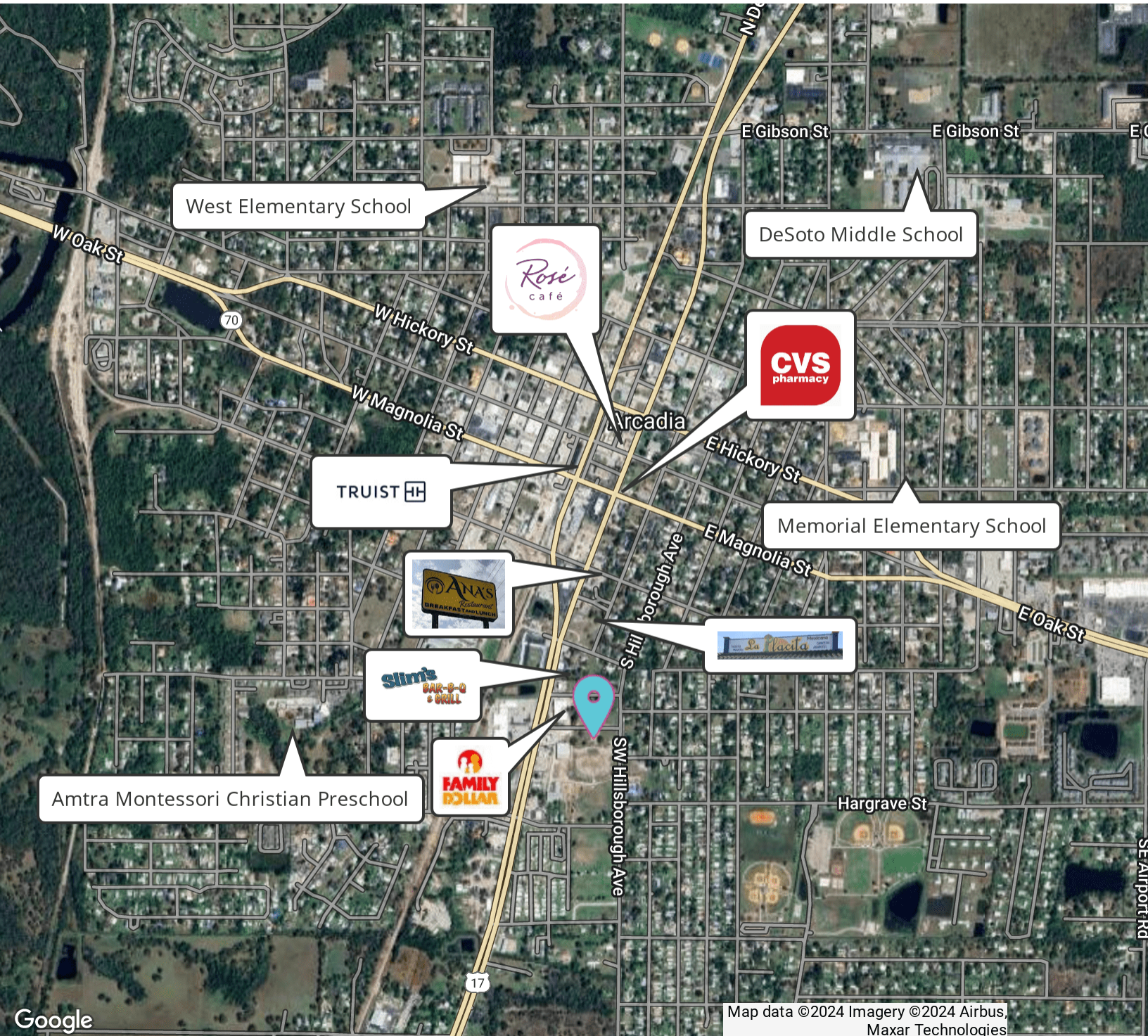


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Centrally Located

Land
For Sale

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Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



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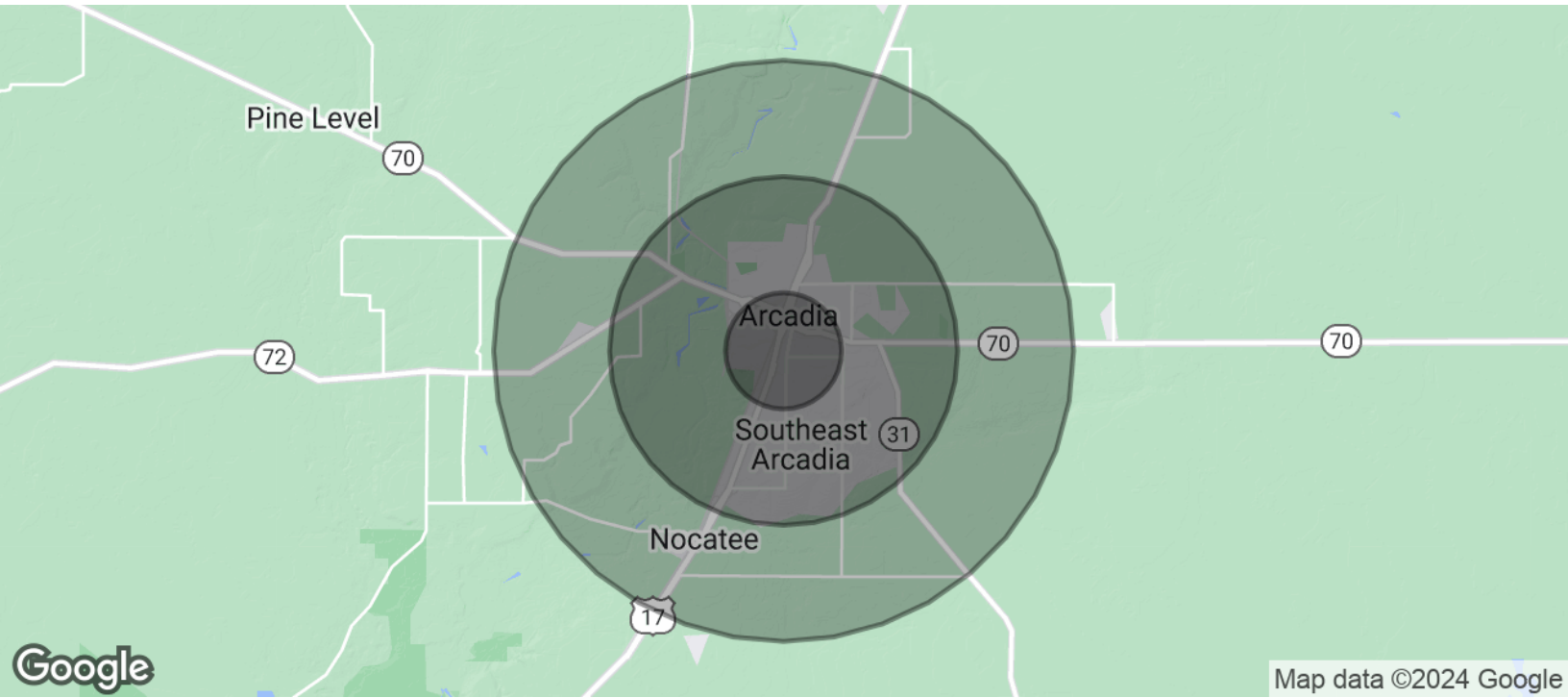
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Growth Area Opportunity

Land
For Sale

Heard Street, Lowe St, & SE Hillsborough Ave., Arcadia, FL 34266



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,113	17,160	21,990
Average Age	36	39	40
Average Age (Male)	35	38	39
Average Age (Female)	36	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,790	6,160	7,906
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$46,253	\$52,276	\$54,115
Average House Value	\$150,657	\$157,883	\$177,509

Demographics data derived from AlphaMap



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