



OFFERING
MEMORANDUM

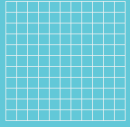
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MULTI-FAMILY DEVELOPMENT OPPORTUNITY

ARCADIA, FL 34266

EXECUTIVE SUMMARY



7.462 Acres
7 Parcels



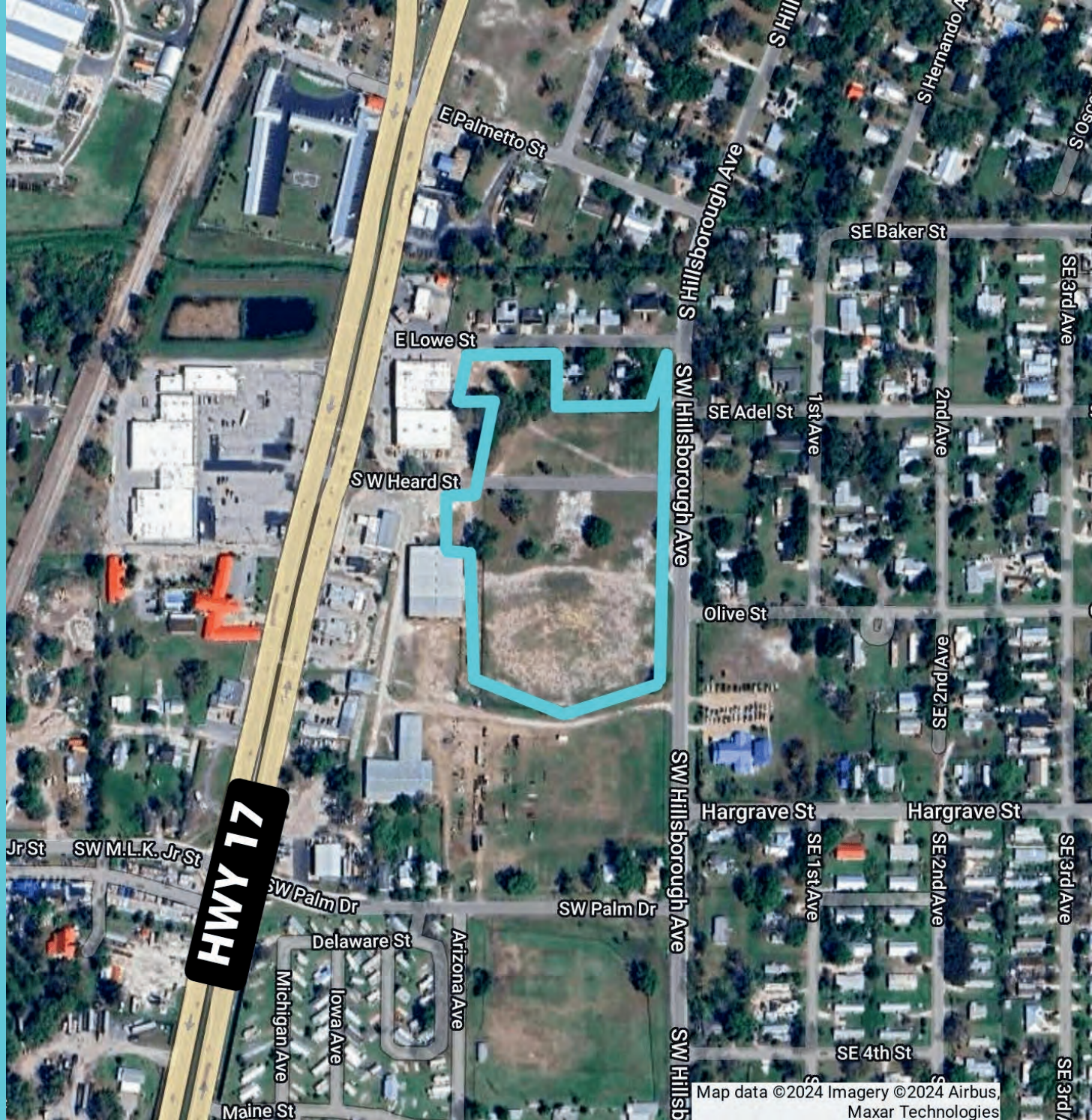
OFFERED AT
\$2,400,000

Zoning:

The FLU is High Density Residential which allows a maximum density of 30 DU/ac. The zoning is R-4, Single-Family, Two-Family, Multiple-Family Residential. The R-4 zoning is consistent with the assigned FLU density of 30 DU/ac.

Permitted Use:

In addition to multi family, assisted living and related care facilities are permitted through special exception.

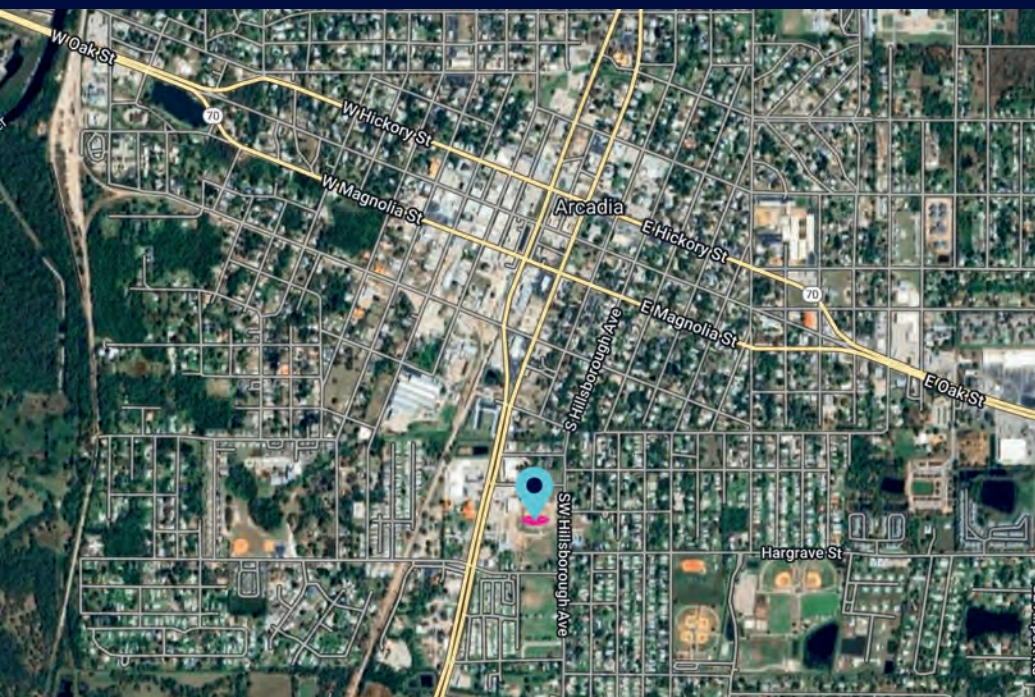
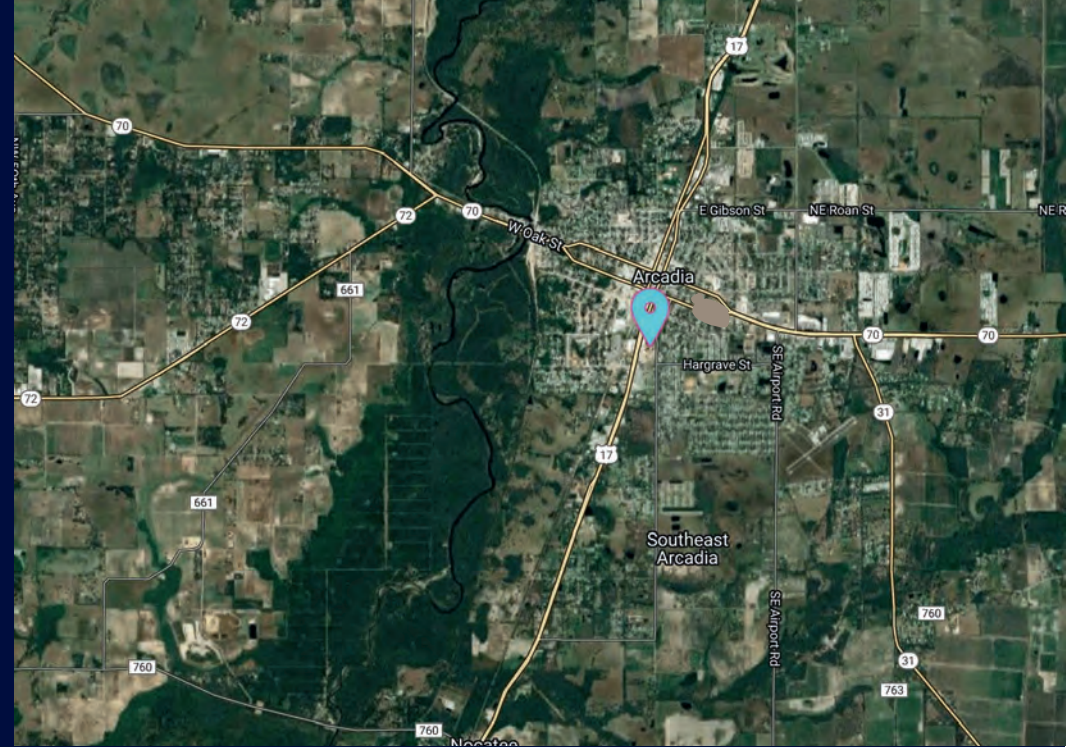
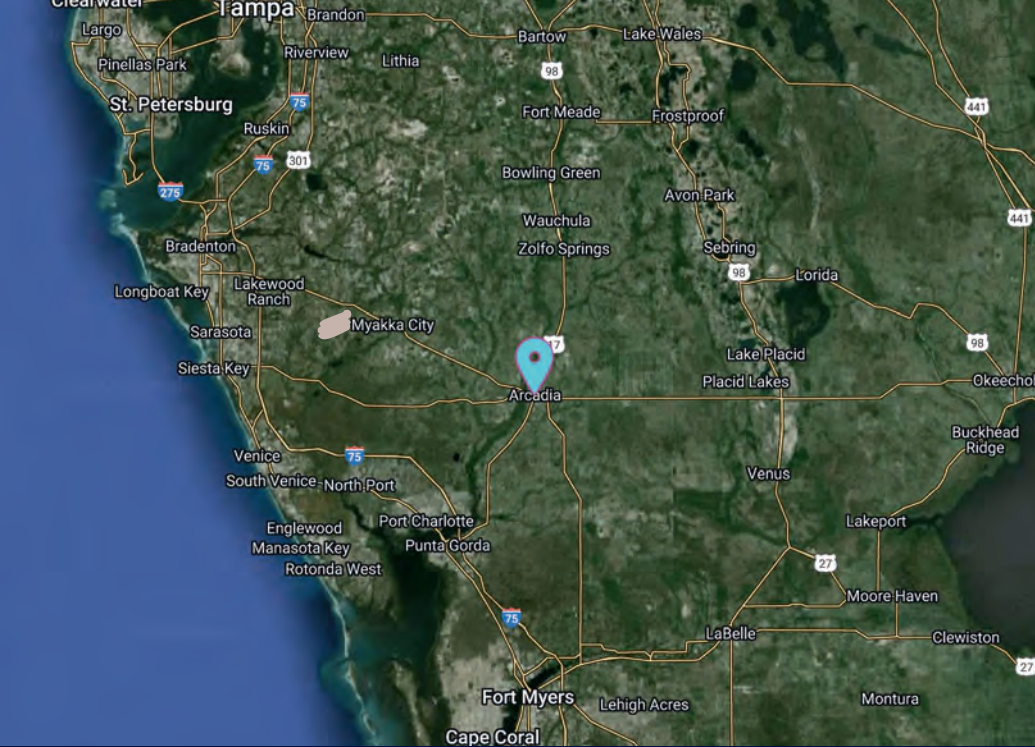


Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

PARCELS



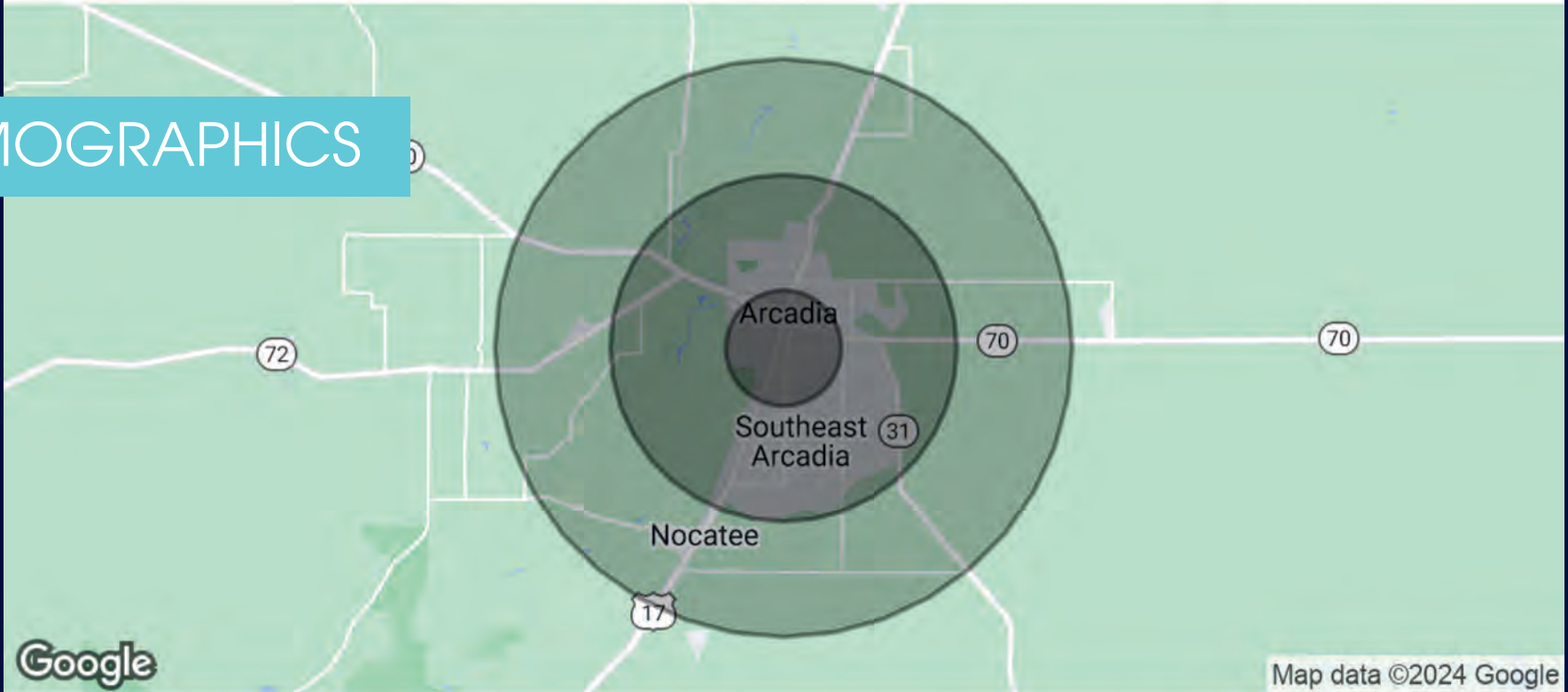
STRAP	ADDRESS	SHORT LEGAL DESCRIPTION	SIZE
36-37-24-0014-00B0-0080	118 LOWE ST	A S WATSONS ADD TO ARCADIA LOTS 8 9 10 & 11 BLK BOR 505/594 INST:202214003985	0.688
36-37-24-0014-00B0-0200	HEARD ST	A S WATSONS ADD TO ARCADIA LOT 20 BLK B OR206/189 INST:202214003985	0.172
36-37-24-0014-00B0-0210	HEARD ST	A S WATSONS ADD TO ARCADIA LOTS 21 & 22 BLK BOR 256/590 INST:202214003985	0.344
36-37-24-0014-00B0-0230	123 HEARD ST	A S WATSONS ADD TO ARCADIA LOT 23 BLK B OR436/1049 OR 553/1975 INST:202214003985	0.172
36-37-24-0014-00B0-0240	HEARD ST	A S WATSONS ADD TO ARCADIA LOTS 24 25 & 26 BLK BOR 171/129 INST:202214003985	0.517
36-37-24-0014-00C0-0190	124 HEARD ST	A S WATSONS ADD TO ARCADIA LOT 19 TO 26 INC BLKC SUBJ ESMT FPL ON LOTS 23 & 24 OR 70/713 OR155/1139 INST:202214003985	1.469
36-37-24-0A00-0910-0000	SE HILLSBOROUGH AVE	LANDS NOT DIVIDED BEG SE COR TH N ALG SEC LI390.34 FT TO POB TH CONT SAME LI 273.83 FT TH S89D55M20S W 499.22 FT TH S 0D47M05S	4.1
		TOTAL ACRES	7.462



RETAIL MAP



DEMOGRAPHICS



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

ARCADIA, FL

Arcadia is a city and county seat of DeSoto County, Florida. Arcadia's Historic District is listed on the National Register of Historic Places. Arcadia is located slightly northwest of the center of DeSoto county on the Peace River, the major tributary of the Charlotte Harbor estuary. The river offers fine canoeing, shark-tooth hunting, and natural habitats. Tours, recreational accessories, and accommodations are readily available.

Arcadia hosts DeSoto County's annual fair usually in the month of January. While traditional aspects of a fair or carnival are provided, the event also presents livestock shows consisting of swine and cattle, which are presented by the local FFA and 4-H.

Arcadia is also the home of three rodeos. These events, which are managed by the local rodeo association, occur during the month of March, the Fourth of July holiday, and in the fall. From the profits of these events many local charities, college scholarships and causes receive funding.

Arcadia is one of the largest groupings of antique dealers in the state, all located conveniently in the downtown area. The local dealers' association sponsors a "4th Saturday Antique Fair" each month from 8 am to 3 pm, bringing an additional 60 to 120 independent dealers in for the event.



ECONOMY

Arcadia, FL, is a small city known for its historic charm and agricultural economy. The local economy is primarily driven by citrus farming, cattle ranching, and tourism, with attractions such as the annual Arcadia All-Florida Championship Rodeo and numerous antique shops.



WEATHER

Arcadia, FL, experiences a subtropical climate characterized by hot, humid summers and mild, dry winters. During the summer months, temperatures often reach the high 80s to low 90s Fahrenheit, accompanied by frequent afternoon thunderstorms. The winter season brings cooler temperatures, typically ranging from the mid-50s to mid-70s Fahrenheit, with occasional cold fronts. Arcadia also has a distinct wet season from June to September, contributing to the lush greenery and vibrant agricultural output in the region.

ARCADIA MULTI-FAMILY DEVELOPMENT OPPORTUNITY

HEARD ST & SW HILLSBOROUGH AVE, ARCADIA, FL 34266



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Information deemed reliable but not guaranteed. Prices subject to change without notice.