



2.5 AC Industrial Site with Buildings - Avon Park FL

2508 US Highway 27, Avon Park, Florida 33825

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

Eric Ammon, CCIM
Senior Advisor
863-602-1001
eric@saundersrealestate.com

PROPERTY SUMMARY



Property Description

Superb IOS / Industrial property on busy US 27 in Avon Park FL. Currently used as a truck sales facility, there are 2.56 acres on 4 property address and tax parcels, with a tastefully appointed office building. The building is 1,128 SF and consists of a large main office, an additional office, 2 bathrooms and approx. 500 SF of warehouse space.

The property has excellent exposure with almost 700 feet of frontage along US 27, which sees 35,500 vehicles per day. Zoned I-1, Highlands County, provides an excellent base for a wide range of uses.

The property is located almost next to Sebring to the south, but also with a plethora of amenities to the north in Avon Park, including grocery, retail, restaurants, and banks, only a mile away. The site is approx. 25 miles from the Lake Wales intersection of US 27 and State Road 60. US 27 also provides a straight shot access to Miami.

Offering Summary

Sale Price:	\$795,000
Number of Buildings:	1
Lot Size:	2.56 Acres
Building Size:	1,128 SF
Zoning:	I-1, Highlands County
	2508/2510/2514 & 2516 US 27
Parcel ID's and Addresses	C-34-33-28-A00-0073-0000, 0071-0000, 0072-0000 & 0078-0000

Demographics 3 Miles 5 Miles 10 Miles

Total Households	8,322	18,036	31,501
Total Population	19,303	41,384	72,624
Average HH Income	\$67,618	\$68,978	\$66,044



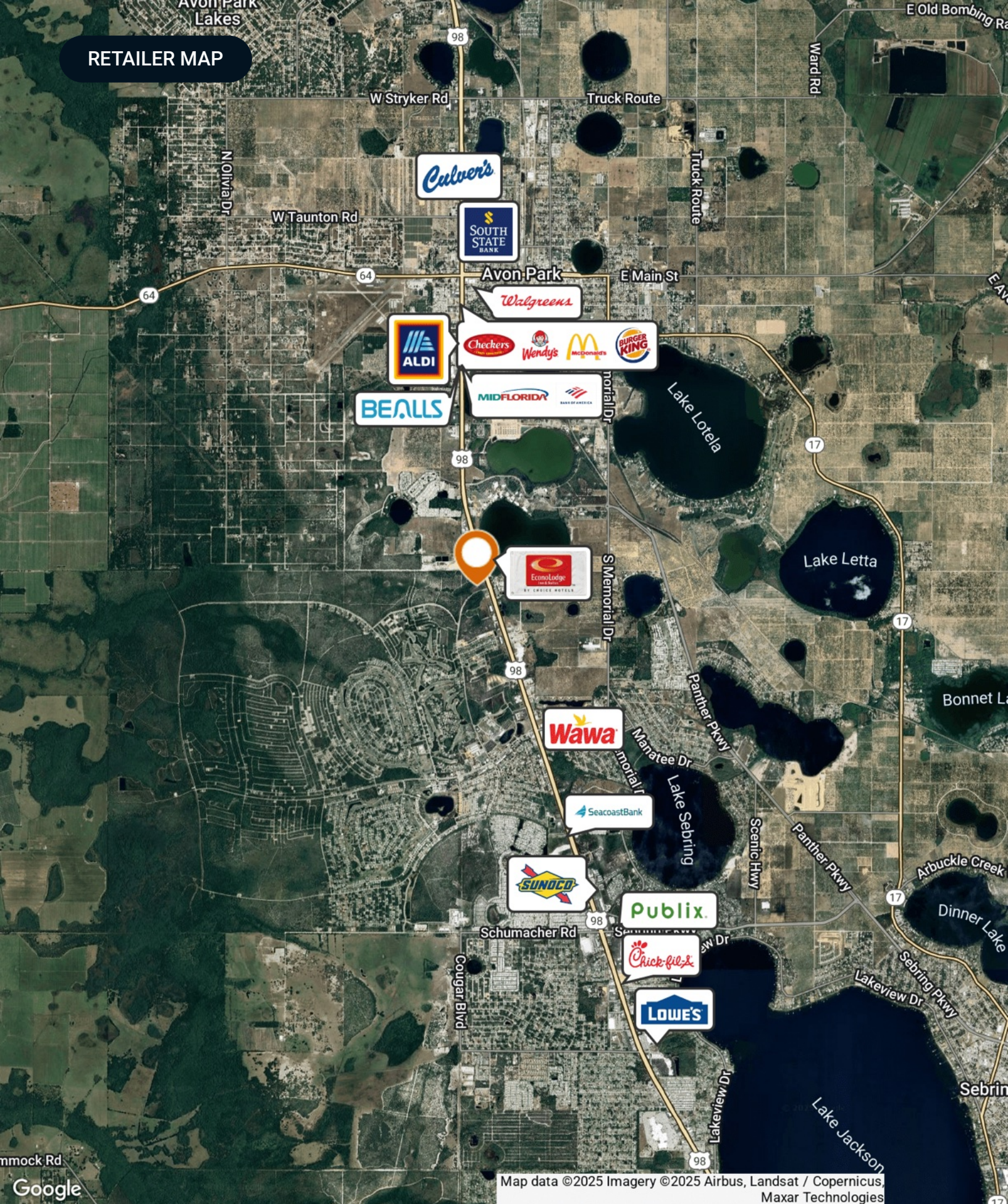
COMPLETE HIGHLIGHTS



Property Highlights

- 2.56 Acres in Avon Park, FL. Excellent position on the front of US 27 with an office building of 1,128 SF.
- Zoning - I-1, Highlands County. Uses include storage, warehousing, distribution, light manufacturing, heavy equipment, automotive.
- Main building consists of 2 office and 2 bathrooms. Approx measurements - main office - 21' x 21". Second office is 9' x 15".
- Attached within the same building is a small warehouse approx. 22' x 22 or 500 SF.
- There is also a metal pole barn structure on site used for service related activity.
- 24 miles from Lake Wales and the US 27 & 60 Intersection, and almost next door to Sebring. US 27 is a main throughfare running north and south through Florida, covering the entire state.
- 33,500 vehicles per day and 700 feet of frontage along US 27.
- Property is on City water, septic tank and Duke Energy for electric. New septic tank and drain field was installed 2 years ago.
- This property is fenced.
- Current use is by the property owner.

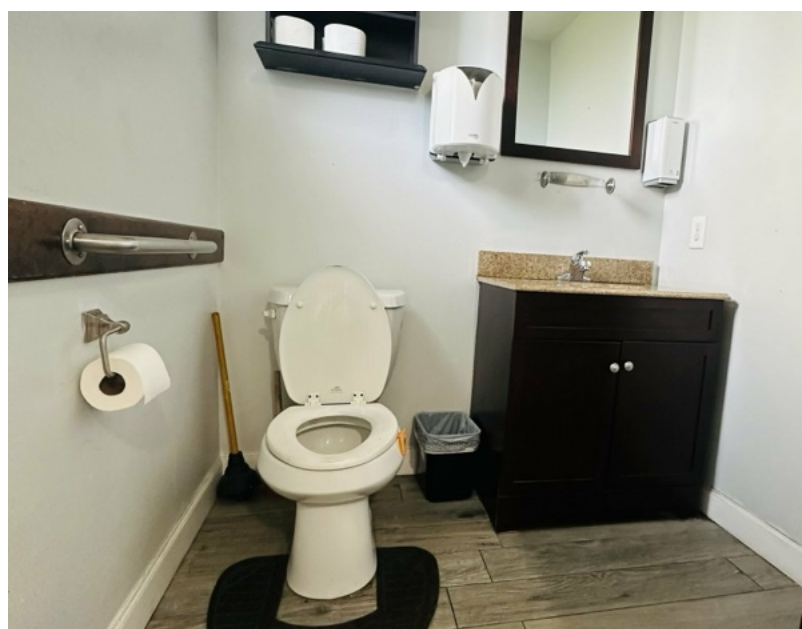
RETAILER MAP



ADDITIONAL PHOTOS

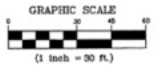


ADDITIONAL PHOTOS



BOUNDARY SURVEY

SURVEY



LEGAL DESCRIPTION: (ORB 1530, PG 1053)

That portion of Lot 4, Block 13, Lying West of U.S. Highway 27 Right-of-Way, described as: Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, run thence South 89°45'00" East along the South line of said Section 34 a distance of 942.44 feet to the Westerly R/W line of U.S. Highway No. 27 (State Road 25), run thence North 18°02'00" West along said R/W line a distance of 363 feet to the Point of Beginning, continue thence North 18°02'00" West along said R/W line a distance of 252.00 feet, run thence South 71°58' West a distance of 99.20 feet, run thence South 0°14'15" West a distance of 307.58 feet run thence North 71°58'00" East a distance of 185.64 feet more or less to the Point or Place of Beginning.

and

A portion of Lot 4, Block 13, Section 34, Township 33 South, Range 28 East, Lying West of US 27 Right of Way, more particularly described as follows: Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, run thence South 89°45'00" East along the South line of said Section 34 a distance of 942.44 feet to the Westerly right of way line of US Highway No. 27 (SR Rd 25), run thence North 18°02'00" West along said right of way line a distance of 692.92 to Point of Beginning; Thence run S18°02'00"E a distance of 92.92 feet; run thence S71°58'00"W a distance of 99.20 feet; run thence N00°14'15"E a distance of 119.26 feet; thence a distance of 64.97 feet to Point of Beginning. Also known as Parcel G.

LEGAL DESCRIPTION: (ORB 2514, PG 1937)

A portion of Lot 4, Block 13, Lying West of the West Right-of-Way of U.S. Highway 27, being more particularly described as follows: Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, thence run S89°45'00"E and along the South line of said Section 34 a distance of 660.10, thence N00°14'15"E, a distance of 231.08 feet, thence N71°58'00"E, a distance of 130.64 feet to the Point of Beginning; thence continue N71°58'00"E a distance of 65.00 feet to the West Right-of-Way of U.S. Highway 27, thence N18°02'00"W and along said Right-of-Way, a distance of 15.00 feet, thence S71°58'00"W, a distance of 65.00 feet, thence S18°02'00"E, a distance of 15.00 feet to the Point of Beginning.

LEGAL DESCRIPTION: (ORB 1755, PG 1162)

A portion of Lot 4, Block 13, Lying West of the U.S. Highway 27 Right-of-Way, described as:
South Parcel

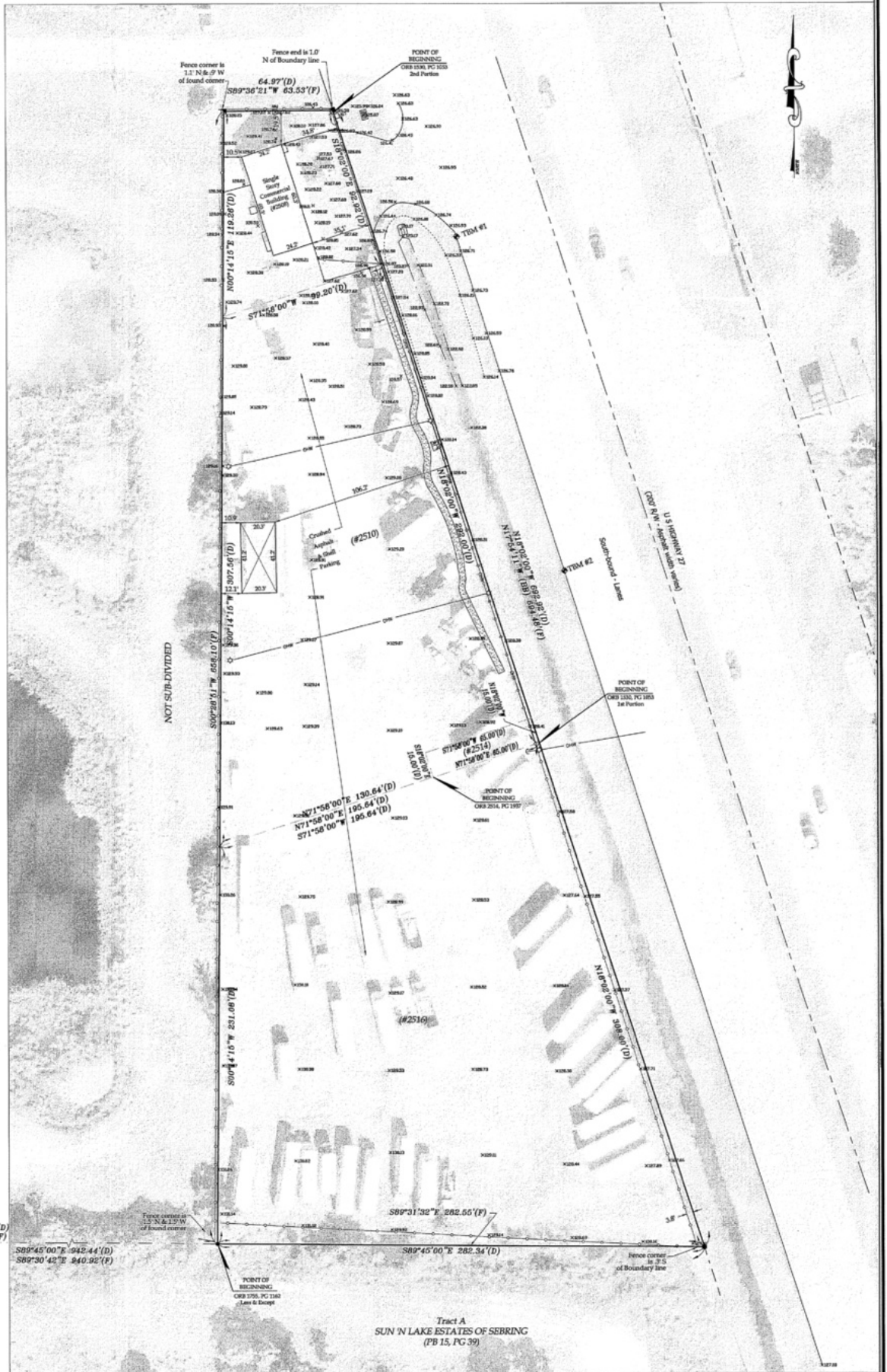
Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, thence run S89°45'00"E along the South line of said Section 34 a distance of 660.10, to the Point of Beginning, continue thence S89°45'00"E, along said South line a distance of 262.34 feet to the Westerly R/W Line of U.S. Highway No. 27 (State Road 25), run thence N18°02'00"W along said R/W line a distance of 306.00 feet, run thence S71°58'00"W a distance of 195.64 feet, run thence S00°14'15"W a distance of 231.08 feet to the Point or Place of Beginning.

LEGEND:

- (F) = Field Data
- (D) = Deed Data
- = 1/2" Iron Rod & Cap Found (PSM 3945)
- = 1/2" Iron Rod & Cap Found (Illegible)
- = 4" x 4" Concrete Monument Found (Peterson)
- = 4" x 4" Concrete Monument Found (No Cap)
- ◆ = Temporary Benchmark (TBM)
- ☐ = Catch Basin/Inlet
- ▭ = Mitered End Pipe & Concrete Collar
- = Wood Light Pole
- ⊙ = Wood Utility Pole
- = Guy Anchor
- = Overhead Wire(s)
- ⊞ = Electric Meter
- ⊞ = Telephone Junction Box
- ⊞ = Water Meter
- = Sign
- ▭ = Asphalt Pavement
- ▭ = Concrete Areas
- ▭ = Covered Areas
- = Chainlink Fence

POINT OF COMMENCEMENT
(At Uncertainty)
SEC 34-35-38

S89°45'00"E 942.44'(D)
S89°30'42"E 658.20'(F)



Tract A
SUN 'N LAKE ESTATES OF SEBRING
(PB 15, PG 39)



Highlands County

FLORIDA

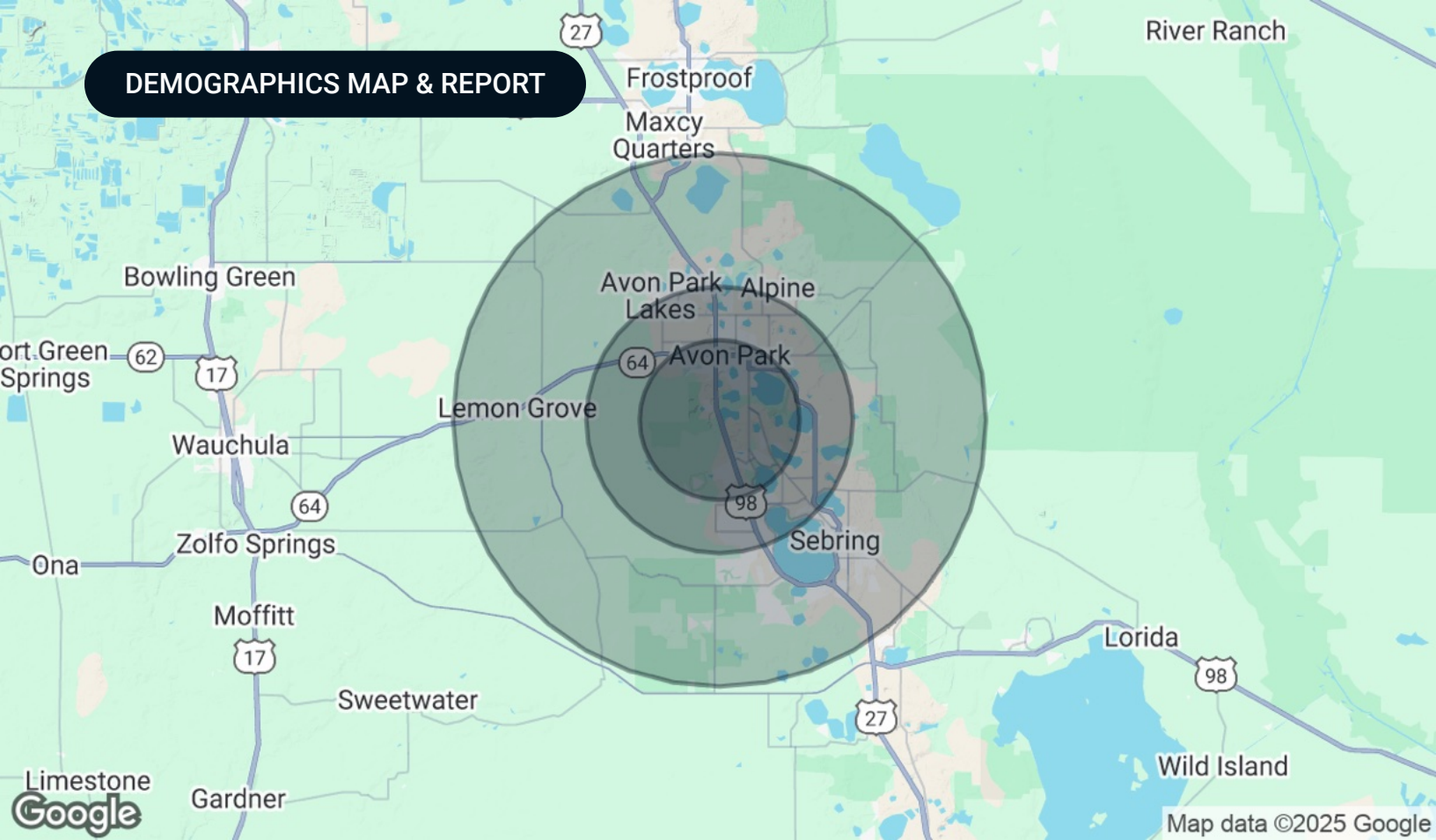


Founded	1921	Density	103.3 (2019)
County Seat	Sebring	Population	103,502 (2023)
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park, FL Metropolitan Statistical Area, and the county seat is Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. The location makes the county a bedroom community for workers who commute. Highlands County is near three interstates, commercial airports, an intermodal logistics center, and deepwater ports and is about 1.5 hours to Orlando, Tampa, Fort Myers, and West Palm Beach.

According to Data USA, the local county economy employs 32,800 people. The largest industries are Health Care & Social Assistance (5,610 people), Retail Trade (5,473 people), and Accommodation & Food Services (3,292 people). The highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$88,194), Finance & Insurance (\$47,625), and Public Administration (\$40,925).

DEMOGRAPHICS MAP & REPORT



Population

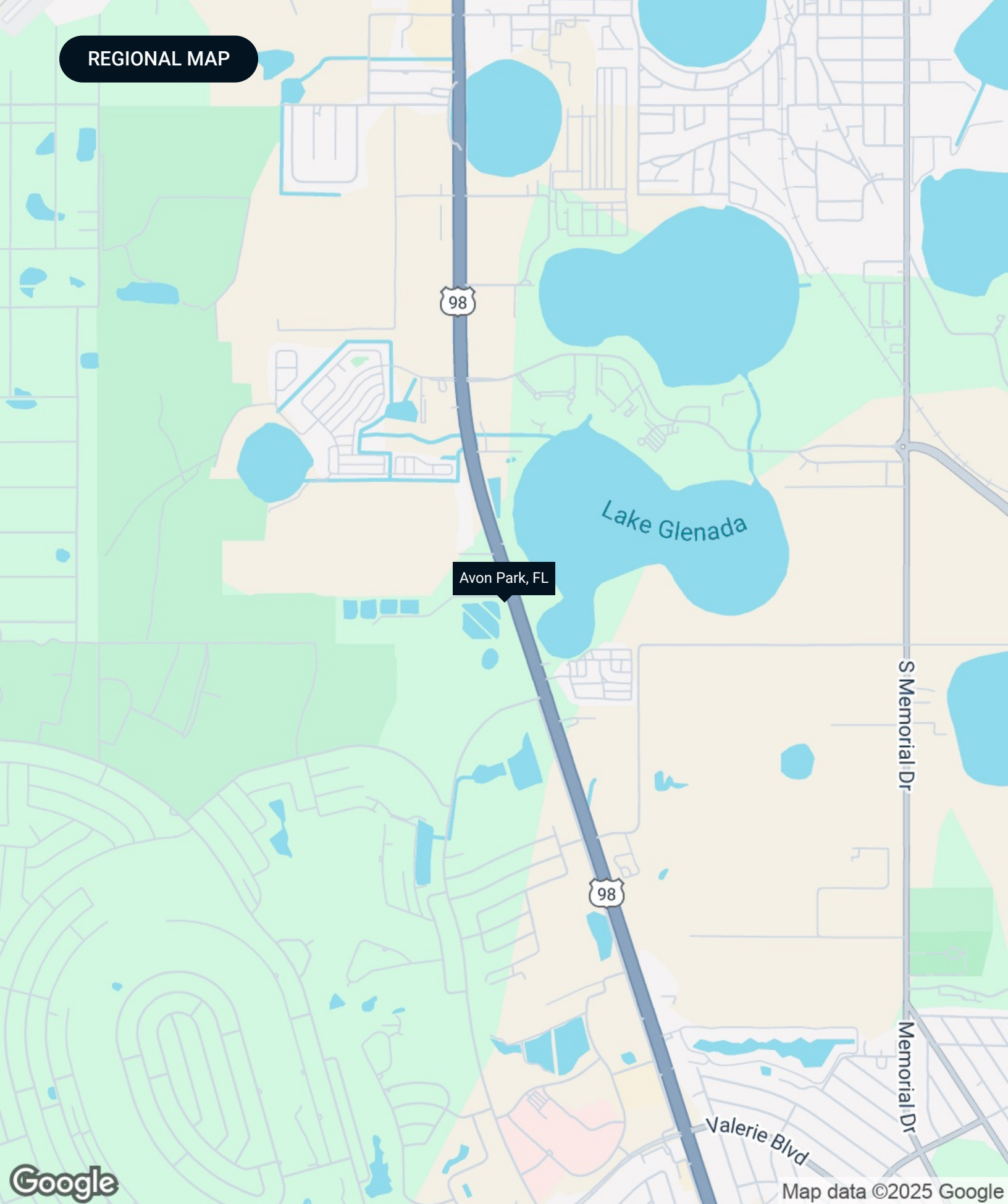
	3 Miles	5 Miles	10 Miles
Total Population	19,303	41,384	72,624
Average Age	49	50	50
Average Age (Male)	48	49	49
Average Age (Female)	49	51	50

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	8,322	18,036	31,501
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$67,618	\$68,978	\$66,044
Average House Value	\$206,302	\$212,219	\$217,376

Demographics data derived from AlphaMap

REGIONAL MAP





Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com