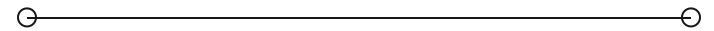


**SALE BROCHURE**

# Central Florida Development Land

**3455 E FAIRWAY VISTA DR**

Avon Park, FL 33825



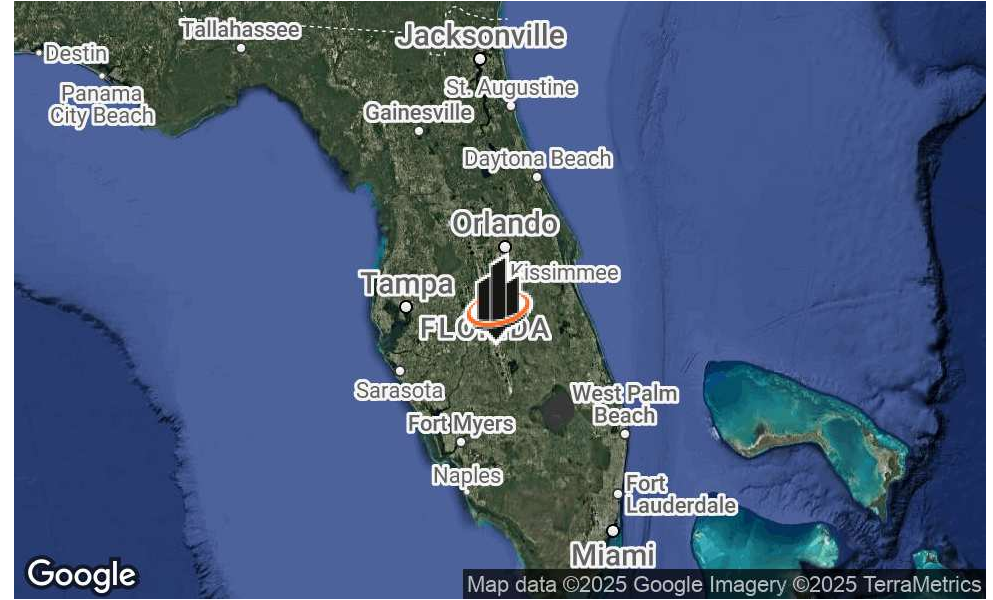
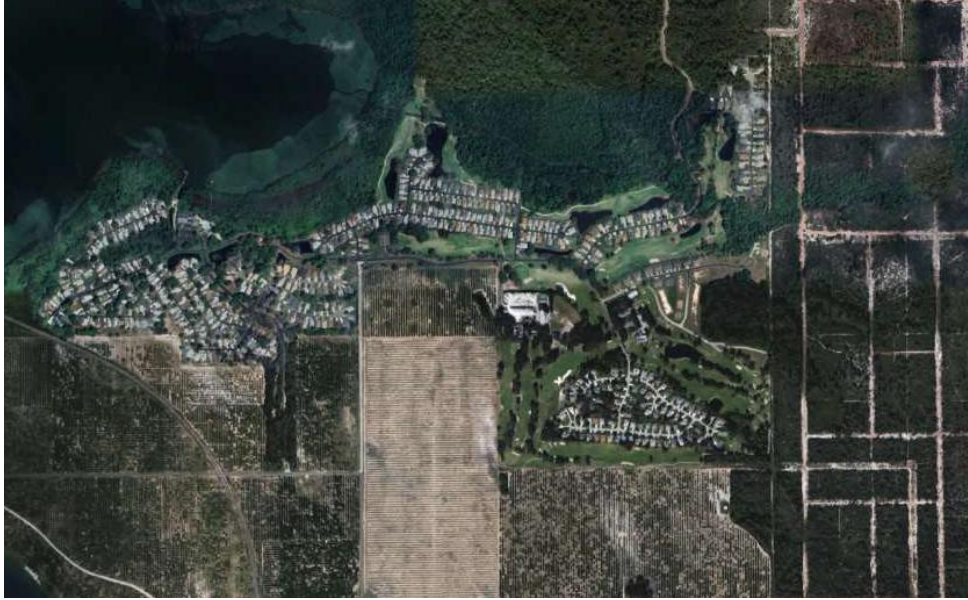
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,795,000
<b>TOTAL ACREAGE:</b>	123 Acres
<b>APN:</b>	C-08-34-29-150-00A0-0000 C-08-34-29-050-00N00000
<b>LISTING WEBSITE:</b>	northco.com
<b>BROKER OF RECORD:</b>	Mark Bodnar at Mark Bodnar Realty

## PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of a Central Florida Development Land Opportunity ("Property"), an exceptional 123 acre parcel of development land located at 3455 Fairway Vista Dr., Avon Park, Florida. Set among a breathtaking landscape with oak trees, streams, and ponds, this property offers a serene, tropical countryside in the heart of Central Florida.

The site includes a ±6,308 SF clubhouse building, a ±7,828 SF maintenance building, and a ±5,280 SF storage barn. Surrounded by an established HOA with numerous amenities, the Property presents a unique opportunity for developers and investors seeking a versatile property with extensive potential for growth.

Currently zoned AU (Agricultural) and M2CU (Mobile Homes Park with Conditional Use), this land is primed for redevelopment and rezoning possibilities. Whether envisioned as a residential expansion, citrus groves or another venture, the Property's stunning landscape and tranquil environment make it an ideal choice for future development.

Additionally available at a separate sale price is Highlands Ridge Golf Course, the adjacent north course, which is a profitable 18-hole golf course and restaurant. More information can be found at: [www.northco.com/properties/highlandsridgesc](http://www.northco.com/properties/highlandsridgesc)

## SITE DESCRIPTION



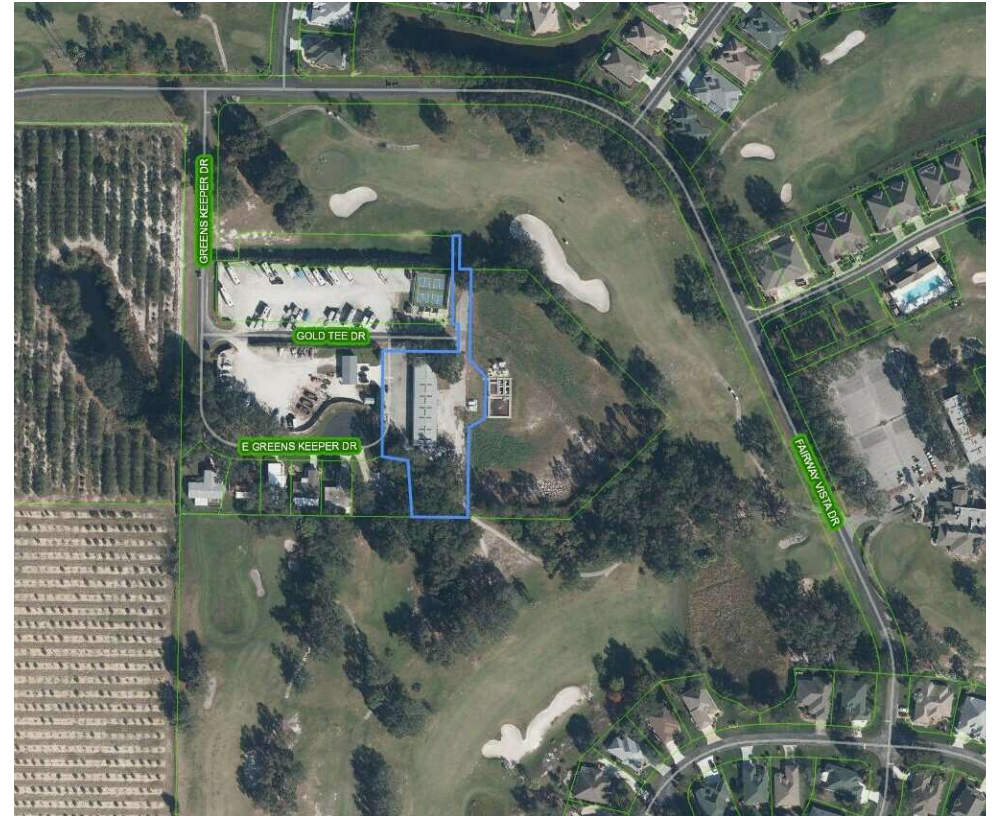
## SITE DESCRIPTION

- The site consists of approximately 123 acres of land
- The site includes a  $\pm 6,308$  SF clubhouse building, a  $\pm 7,828$  maintenance building, a  $\pm 5,280$  storage barn and two on property restroom buildings of  $\pm 151$  SF each.
- Current zoning is AU (Agricultural) for parcel 00A0-0000 and M2CU (Mobile Homes Park with Conditional Use) for 00N0-0000
- The appeal is its lush tropical setting, with oak trees casting shade over winding streams and ponds. Nestled in the heart of Central Florida, The Florida Heartland is known for its citrus groves, ranch lands, and unique ecosystems. The picturesque landscape that is also perfect for outdoor enthusiasts.
- Great potential for future growth and development.
- Additionally available at a separate sale price is Highlands Ridge Golf Course, the adjacent north course, which is a profitable 18-hole golf course and restaurant. More information can be found at: [www.northco.com/properties/highlandsridgegc](http://www.northco.com/properties/highlandsridgegc)
- Broker of Record: Mark Bodnar at Mark Bodnar Realty

# PARCEL MAPS - 2 PARCELS



C-08-34-29-150-00A0-0000



C-08-34-29-050-00N0-0000

## LOCATION OVERVIEW



### THE FLORIDA HEARTLAND - AVON PARK, FL

Florida Heartland is a serene and picturesque region located in the central part of the state. Encompassing areas like Highlands, Polk, Hardee, DeSoto, Glades, Okeechobee, and Hendry counties, this region is celebrated for its rolling hills, sparkling lakes, and rich agricultural heritage. Known for its citrus groves, ranch lands, and unique ecosystems, such as the Lake Wales Ridge, Florida Heartland offers a glimpse into the state's natural beauty and rural charm. Outdoor enthusiasts can explore pristine lakes for fishing and boating, hike nature trails, and enjoy birdwatching. With its small-town appeal, friendly communities, and relaxed pace of life, Florida Heartland captures the essence of the Sunshine State's quieter side. The location also offers the convenience and support of many nearby metropolitan cities.

Avon Park, Florida, is a charming city nestled in the heart of the Sunshine State. Located in Highlands County, Avon Park offers a unique blend of natural beauty, small-town charm, and rich history. Situated amidst the rolling hills and pristine lakes of Central Florida, Avon Park boasts a picturesque landscape that is perfect for outdoor enthusiasts. The city is surrounded by numerous lakes, including Lake Adelaide, Lake Verona, and Lake Glenada, providing ample opportunities for fishing, boating, and water sports.

The Avon Park-Sebring area is also known for its lush green spaces and parks, such as Donaldson Park and Durrah Martin Complex, which offer recreational amenities like playgrounds, picnic areas, and walking trails. The city's subtropical climate ensures pleasant weather year-round, making it an ideal destination for outdoor activities. In addition to its natural attractions, Avon Park-Sebring has a rich cultural heritage reflected in its historic downtown areas. Visitors can explore charming boutiques, art galleries, and local eateries housed in beautifully preserved historic buildings. Avon Park is also home to the South Florida State College, contributing to its vibrant arts and educational scene.

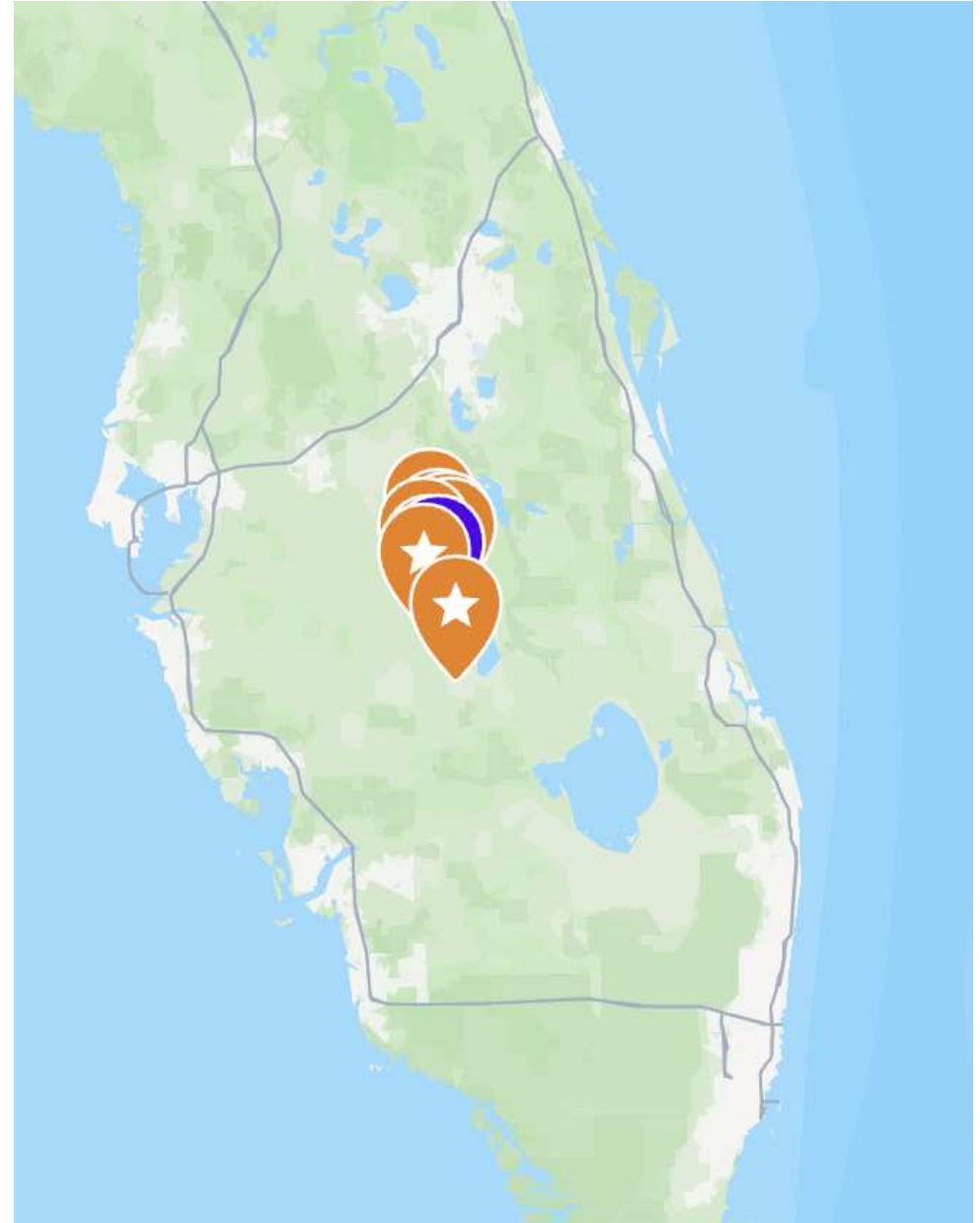
Distances from larger cities include:

Tampa, FL - 80 miles southeast of Tampa  
Orlando, FL - 80 miles south of Orlando  
Fort Myers, FL - 90 miles northeast of Fort Myers  
West Palm Beach, FL - 115 miles northwest of West Palm Beach

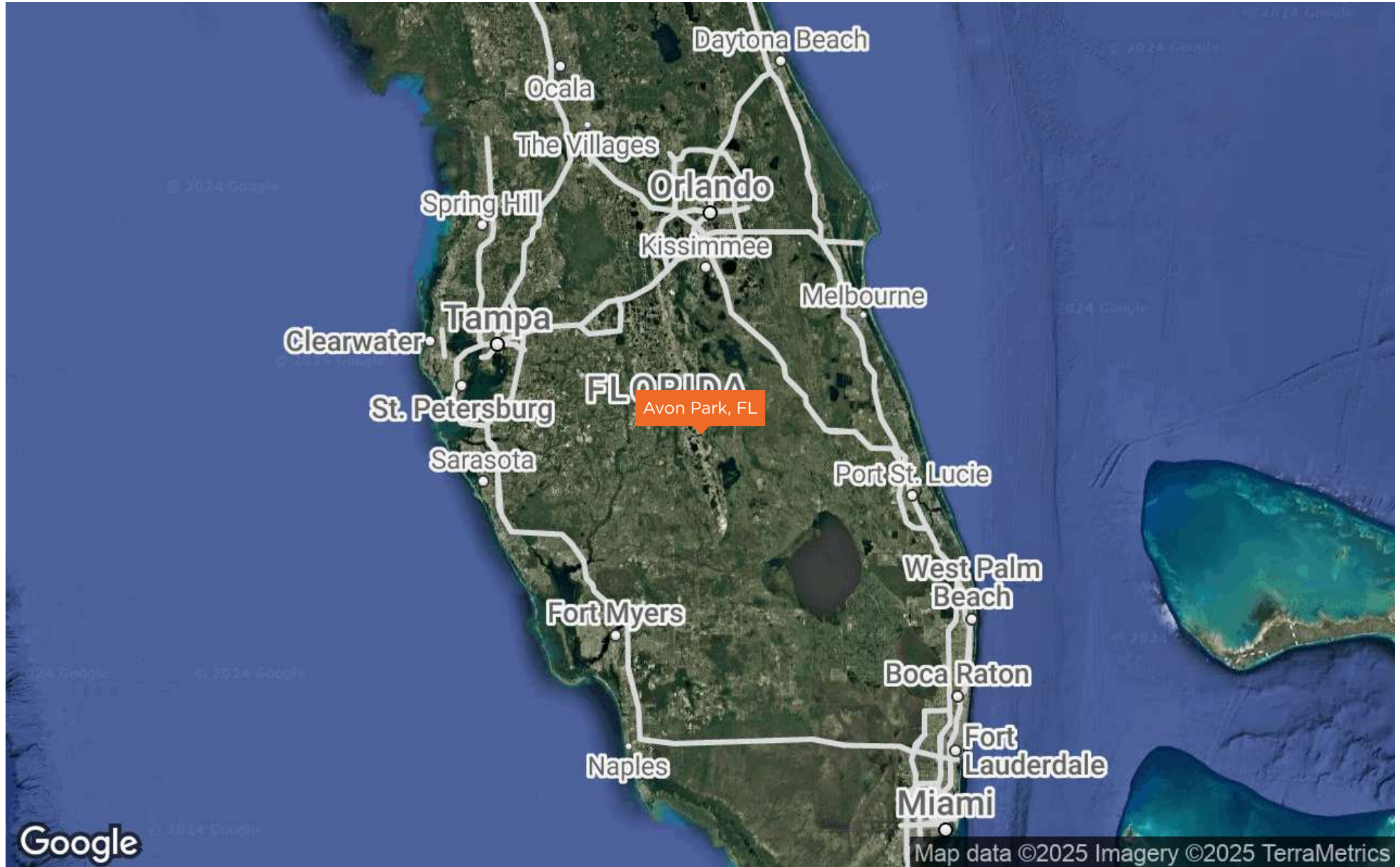
Local airports include Punta Gorda Airport (64 miles). Local International Airport, Sarasota-Bradenton International Airport (74 miles), Orlando International Airport (77 miles), and Tampa International Airport (92 miles).

## SEBRING'S CITRUS GOLF TRAIL

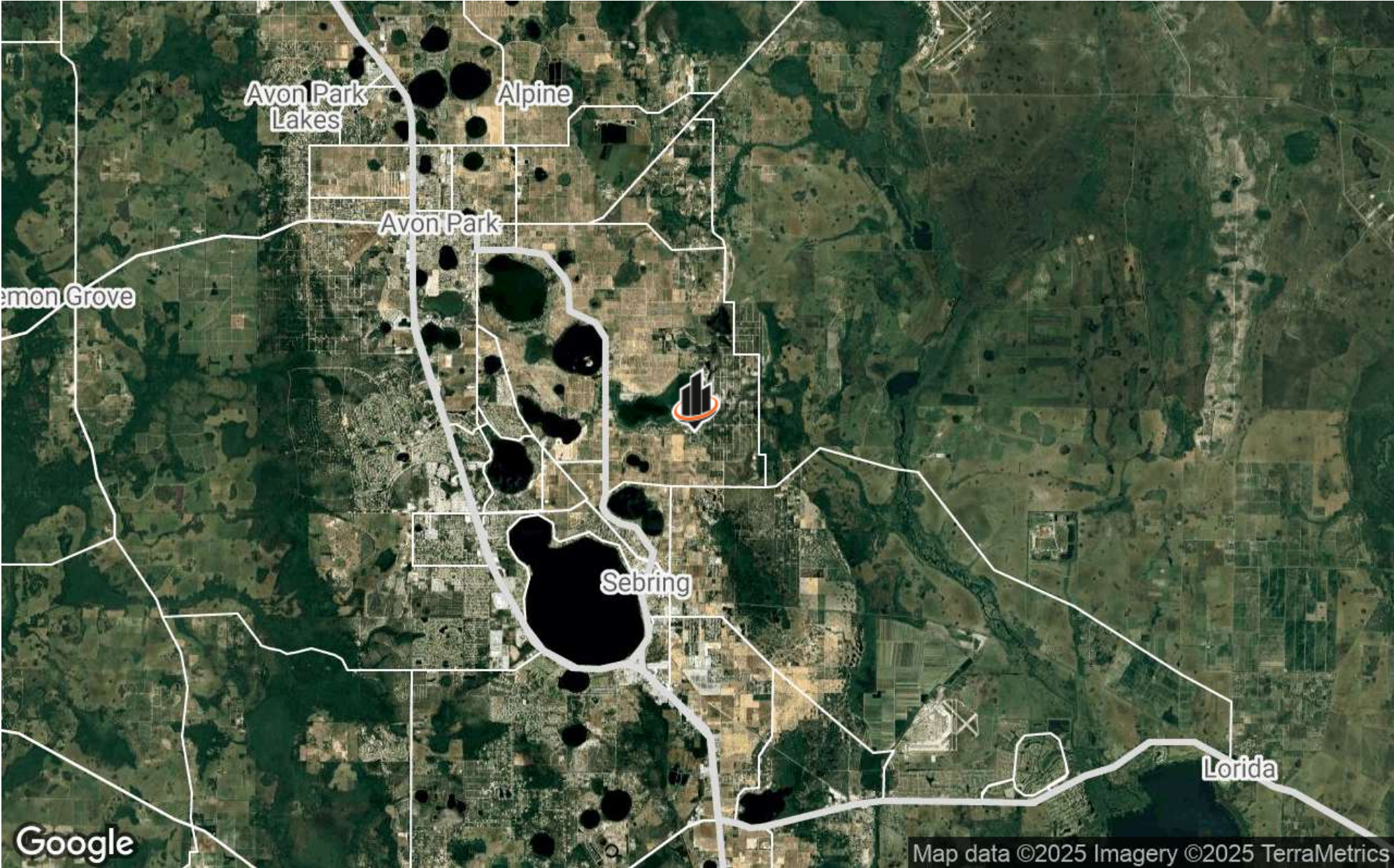
- Sebring, Florida is a city situated near Avon Park, in the heart of Highlands County. Known for its lush landscapes and charming atmosphere, Sebring is often referred to as the "City on the Circle" due to its historic downtown area centered around Circle Park.
- The Sebring Citrus Golf Trail is a renowned collection of golf courses located in and around Sebring, Florida. Known for its scenic beauty and challenging layouts, the trail features a variety of courses that cater to all skill levels, making it a popular destination for golf enthusiasts. With its lush, well-maintained greens and fairways set against the backdrop of Central Florida's picturesque landscapes, the Citrus Golf Trail offers a premier golfing experience in a tranquil setting.
- Sebring's Citrus Golf Trail is the Golf Value Destination of America and Highlands Ridge Golf Course is apart of this renowned collection
- Courses feature the natural beauty of authentic Florida, including moss-covered oaks and preserves
- The scenic backdrop may make it difficult to keep your eye on the ball
- The courses offer a mix of wet and dry, sandy and woody conditions, creating challenges for all skill levels
- Home to one of the world's largest greens
- Courses designed by international names in course architecture
- Guaranteed challenging games for even the most practiced golf enthusiasts
- Sebring offers a variety of activities and attractions that cater to different interests. Some of the top things to do in Sebring besides golfing on the Citrus Golf Trail, include visiting Sebring International Raceway, Highlands Hammock State Park, Lake Jackson, Historic Downtown Sebring, Military Sea Services Museum, Children's Museum of the Highlands, and much more.
- For more information: <https://visitsebring.com/activities/golf/>



# REGIONAL MAP

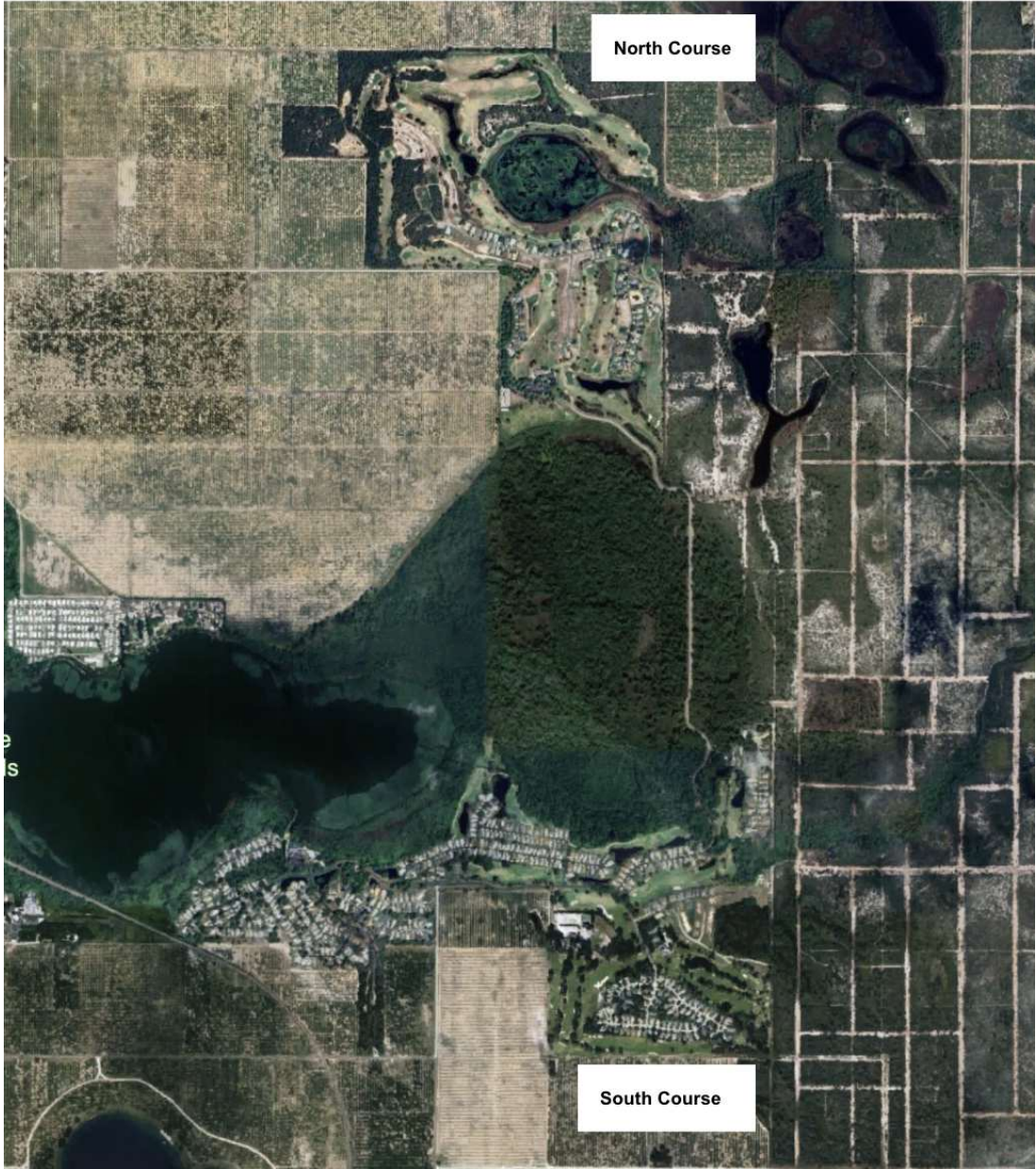


LOCATION MAP





# GOLF COURSE AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

10 MILES 30 MILES 60 MILES

	10 MILES	30 MILES	60 MILES
<b>TOTAL POPULATION</b>	79,788	187,336	2,848,597
<b>AVERAGE AGE</b>	50	47	43
<b>AVERAGE AGE (MALE)</b>	50	46	42
<b>AVERAGE AGE (FEMALE)</b>	51	48	44

## HOUSEHOLDS & INCOME

10 MILES 30 MILES 60 MILES

	10 MILES	30 MILES	60 MILES
<b>TOTAL HOUSEHOLDS</b>	34,594	76,419	1,086,924
<b># OF PERSONS PER HH</b>	2.3	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$66,884	\$68,316	\$89,743
<b>AVERAGE HOUSE VALUE</b>	\$217,244	\$223,188	\$323,543

Demographics data derived from AlphaMap

