

1.9 AC of High Visibility Commercial Property

2810 US Highway 27 North, Avon Park, Florida 33825

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$429,900
Lot Size:	1.9 Acres
Price per Acre:	\$226,263
Traffic:	31,500 ± Vehicles Per Day
Fontage:	475 ± FT
Utilities:	Electric - Duke Energy Water - City of Avon Park
Parcel ID:	C-09-33-28-010-0500-0170
Property Type:	Development Land

Property Overview

This exceptional commercial land parcel on US Highway 27 North in the growing city of Avon Park, Florida, offers an outstanding development opportunity. The property consists of 1.9 acres and features level, 100% upland terrain with approximately 475 feet of direct frontage on US Highway 27, providing excellent visibility and exposure.

Zoned B-3 (Highlands County), the property offers flexibility with a wide range of permitted uses, including retail, office, restaurants, automotive sales and service, heavy equipment sales and service, warehousing, car washes, and numerous other commercial applications.

The site currently benefits from two existing points of ingress and egress, accessible utilities, and ample space for highly visible monument or pylon signage.

Strategically located approximately 25 miles south of the intersection of US Highway 27 and State Road 60 in Lake Wales, the property enjoys excellent regional connectivity. US Highway 27 serves as a major north-south transportation corridor, providing convenient access throughout Central Florida and south to the Miami metropolitan area.

Whether you're planning a retail center, commercial development, owner-user facility, or long-term investment, this highly visible site offers a rare opportunity to bring your vision to life on one of Central Florida's primary commercial corridors.

The property immediately to the north at 2856 US 27 North is also listed by our firm. At 1.54 acres, this parcel could be an ideal addition to the 1.9-acre property, creating a combined opportunity of approximately 3.44 acres.

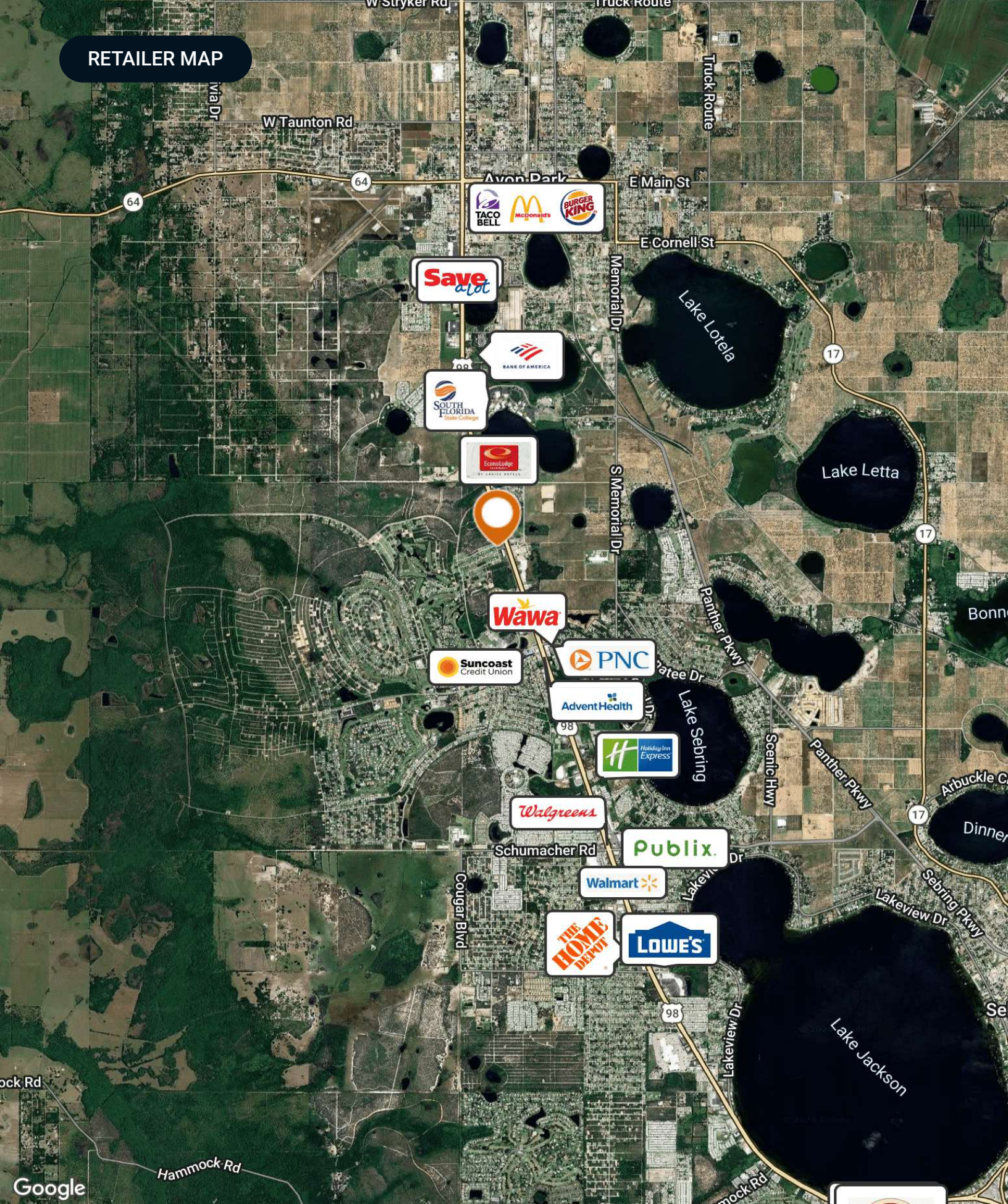
COMPLETE HIGHLIGHTS



Property Highlights

- Excellent development property on US Highway 27 North in Avon Park - 475' of frontage.
- 1.9 acres.
- Zoned B3, Highlands County. A wide array of use opportunities, including retail, office, automotive uses including sales and service, heavy machinery applications including sales, restaurants, car wash, warehousing and more.
- Well-positioned along a major transportation corridor. Within 1 mile of the City of Avon Park retail corridor. Big box retailers, chain restaurants and major grocery chains all nearby.
- Excellent visibility for signage and branding.
- This property is serviced by Duke Energy for electric and the City of Avon Park for water. Sewer is very close by. A lift station may be necessary for connection.
- CSX Rail at the rear of the property.
- The property immediately to the north at 2856 US 27 North is also listed by our firm. At 1.54 acres, this parcel could be an ideal addition to the 1.9-acre property, creating a combined opportunity of approximately 3.44 acres.

RETAILER MAP



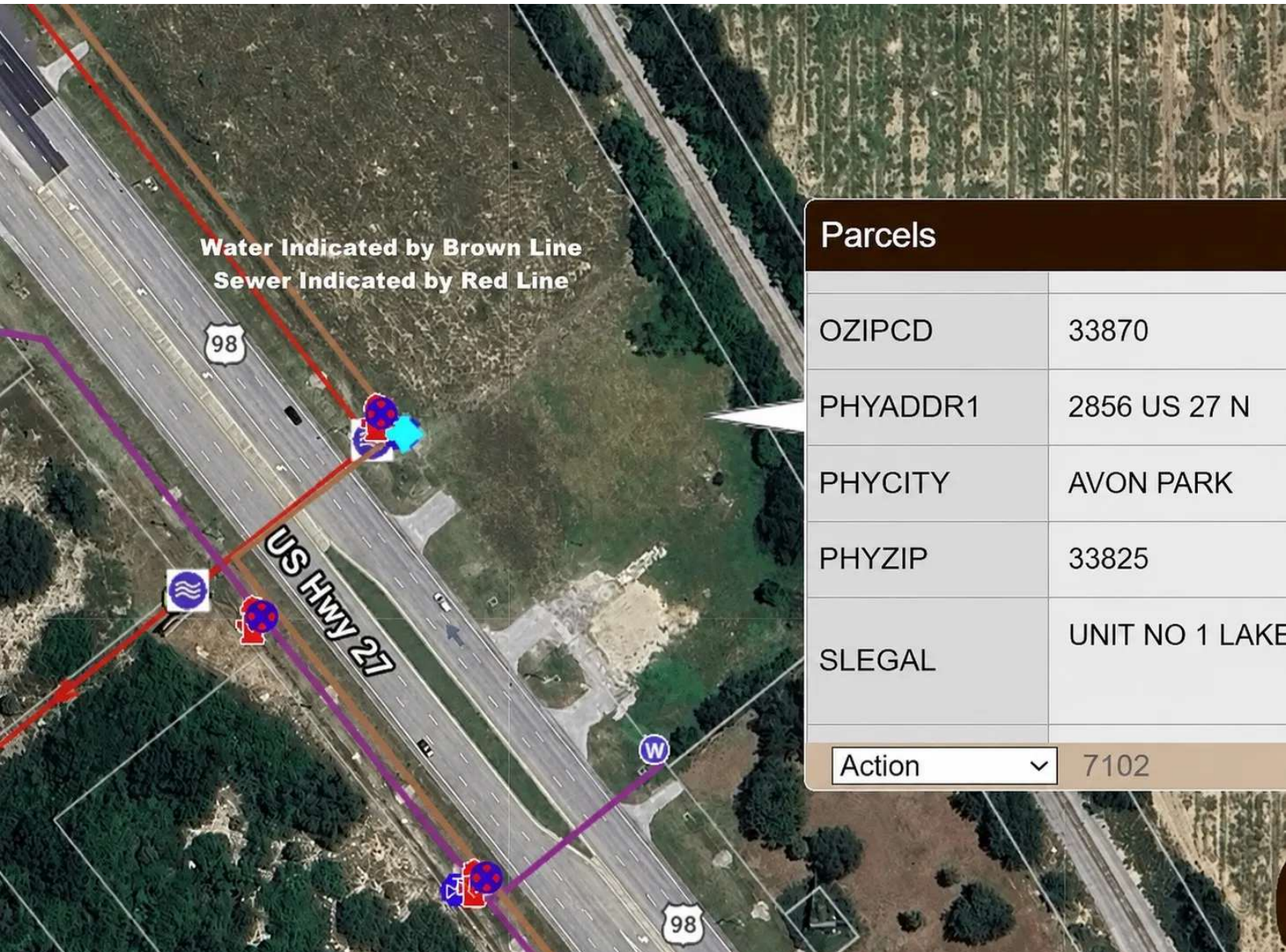
PROPERTY OUTLINE

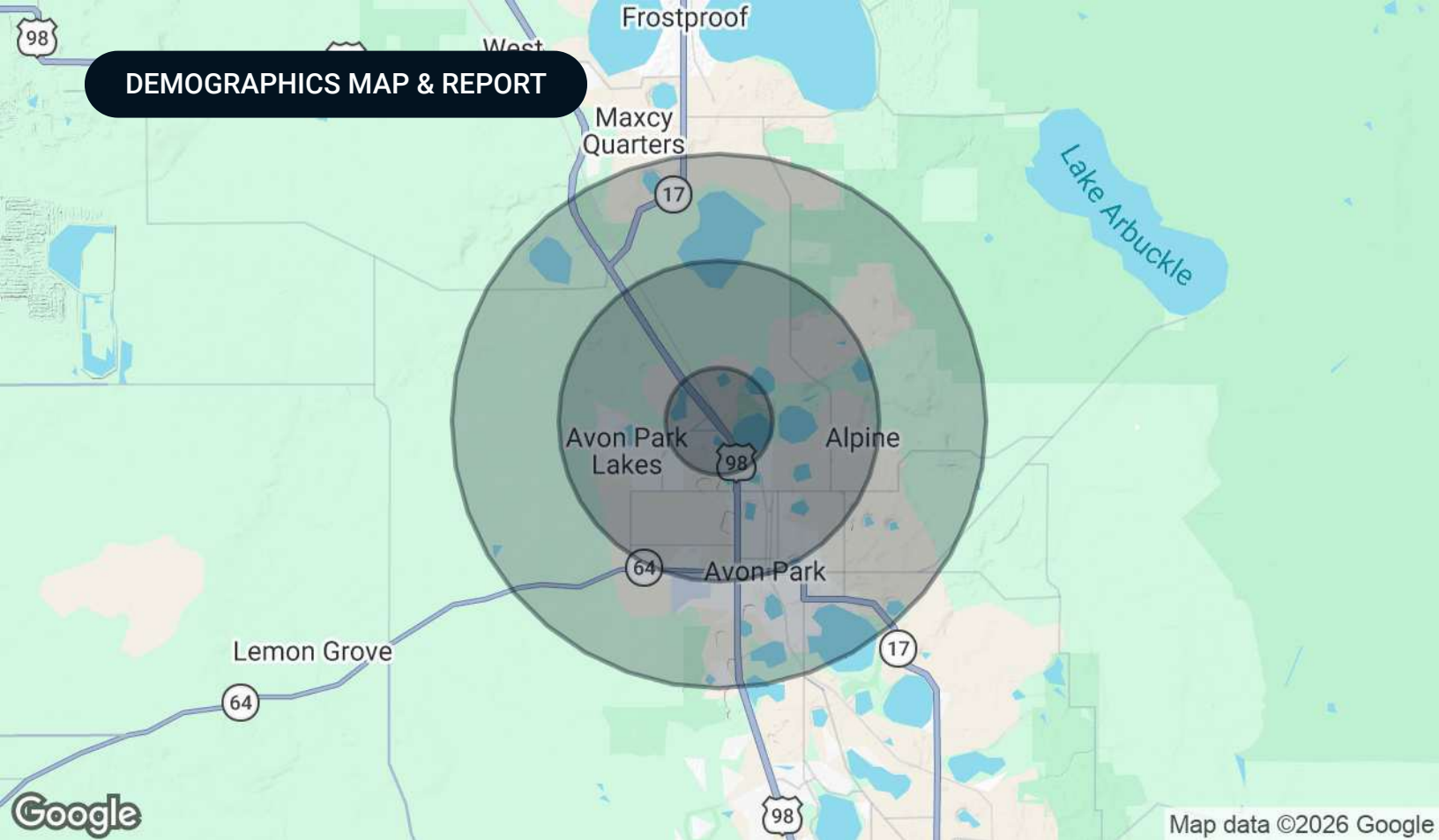


1.9 AC in Avon Park - High Visibility Commercial Property

 Polygon







Population

	1 Mile	3 Miles	5 Miles
Total Population	1,766	11,142	19,199
Average Age	54.6	46.1	46.8
Average Age (Male)	56.1	45.1	45.5
Average Age (Female)	54.9	49.6	50.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	704	4,429	8,192
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$80,694	\$66,107	\$60,431
Average House Value	\$167,500	\$188,457	\$175,052

2023 American Community Survey (ACS)



Highlands County

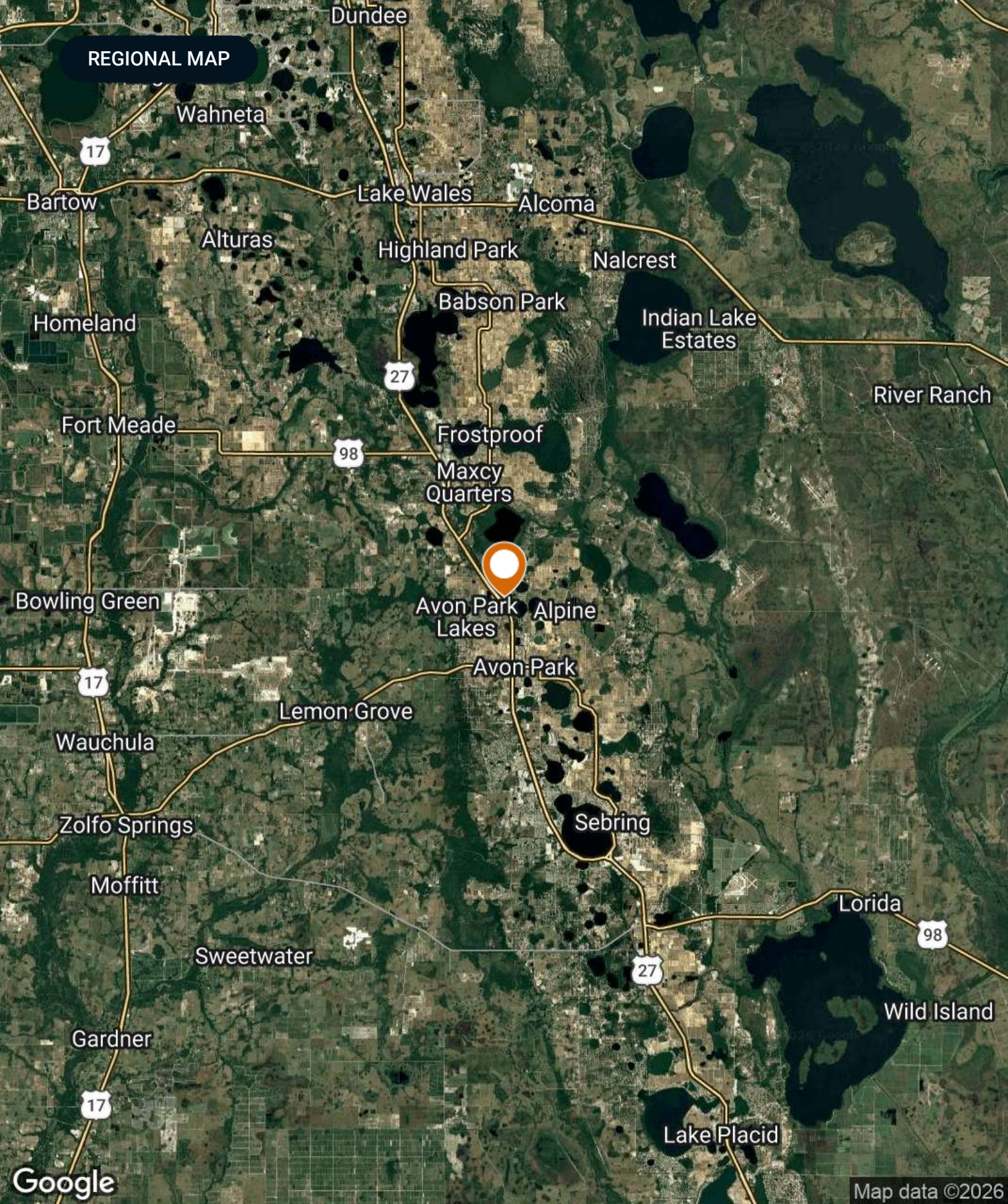
FLORIDA



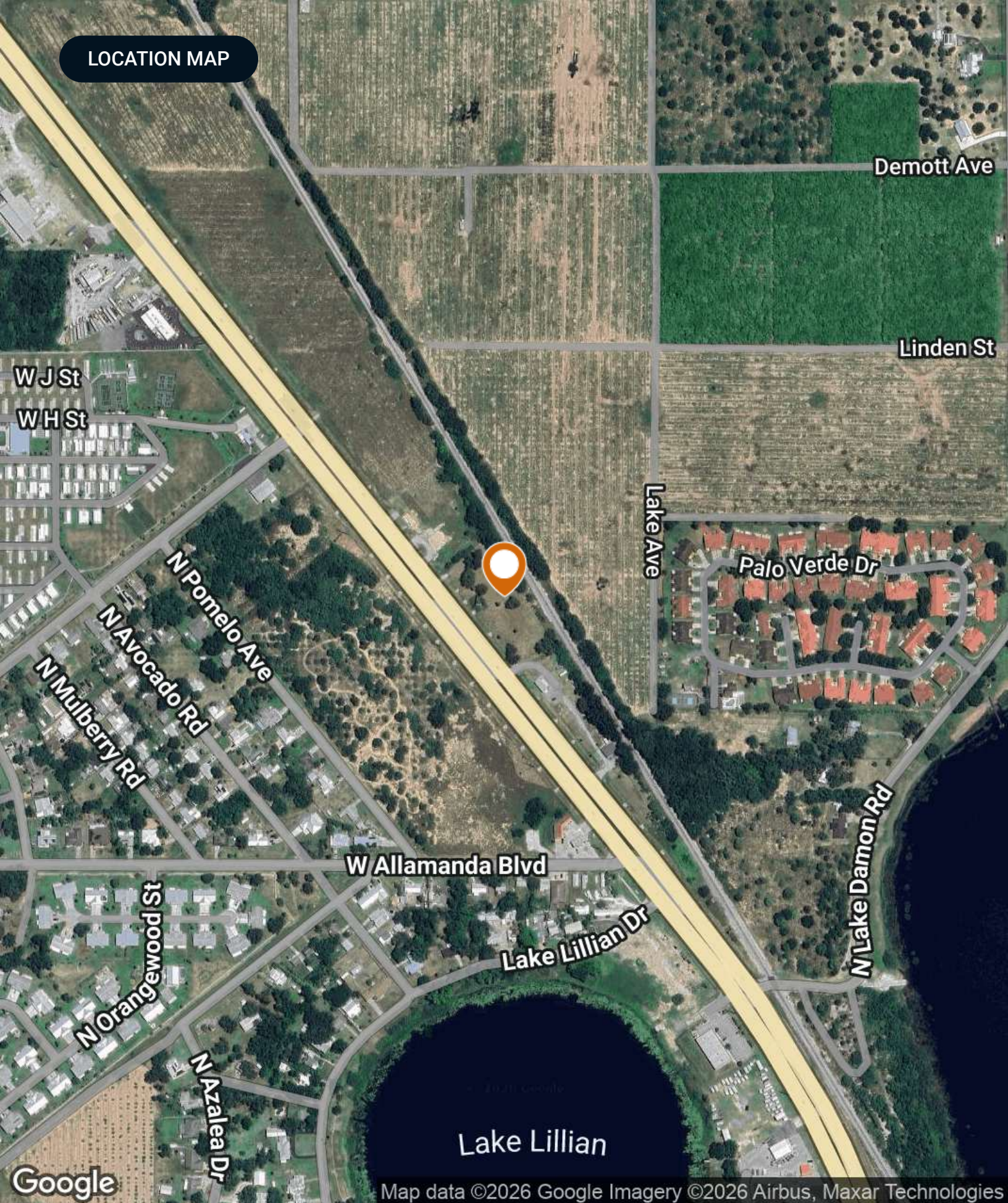
Founded	1921	Density	103.3 (2019)
County Seat	Sebring	Population	103,502 (2023)
Area	1,028 sq mi	Website	highlandsfl.gov

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).



LOCATION MAP





Craig Morby

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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 17 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 has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. 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.

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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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



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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



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