



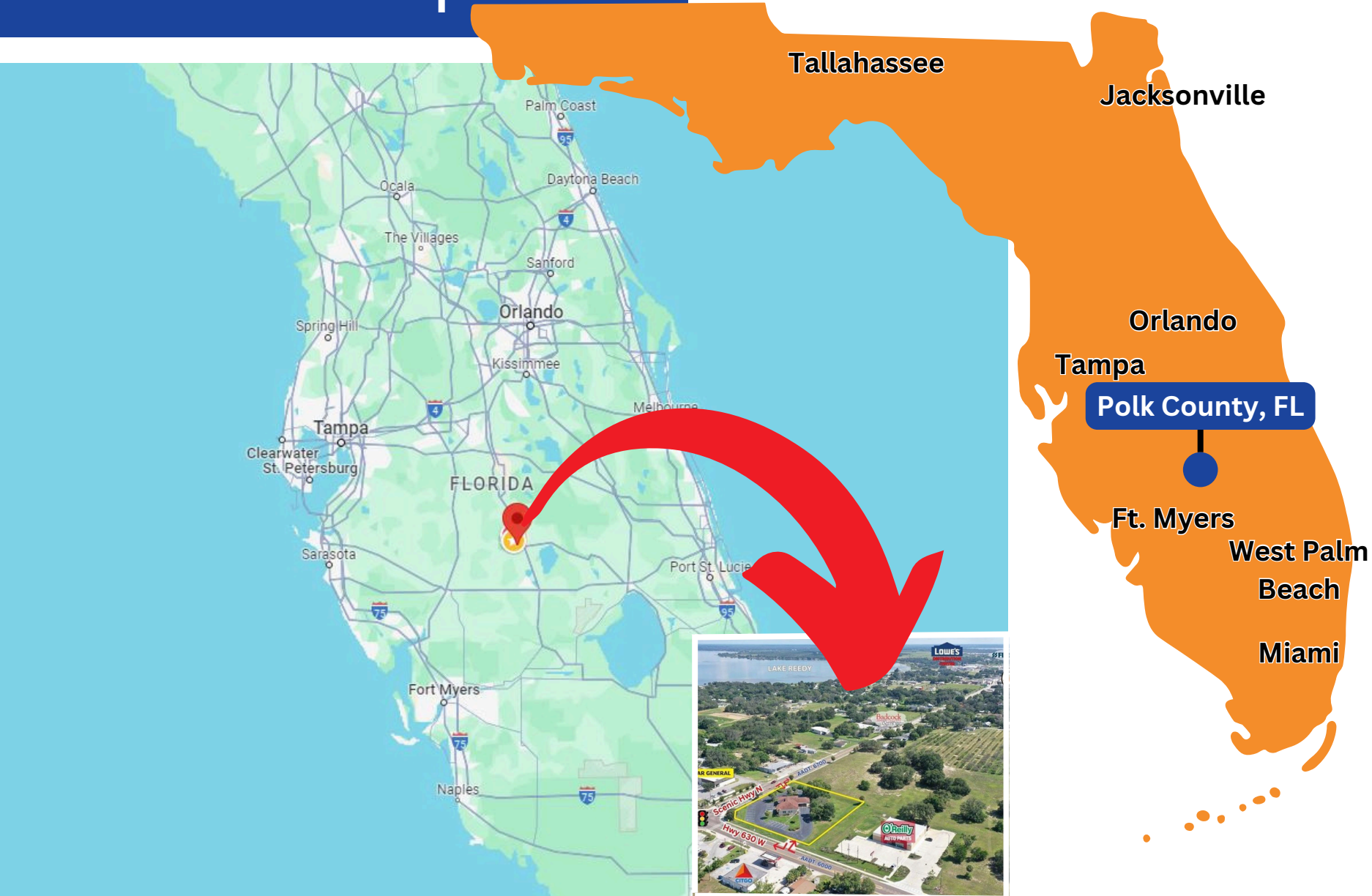
695 N Scenic Highway,
Frostproof, Florida 33843

User | Investment | Development Opportunity w/
Development Potential/ Commercial

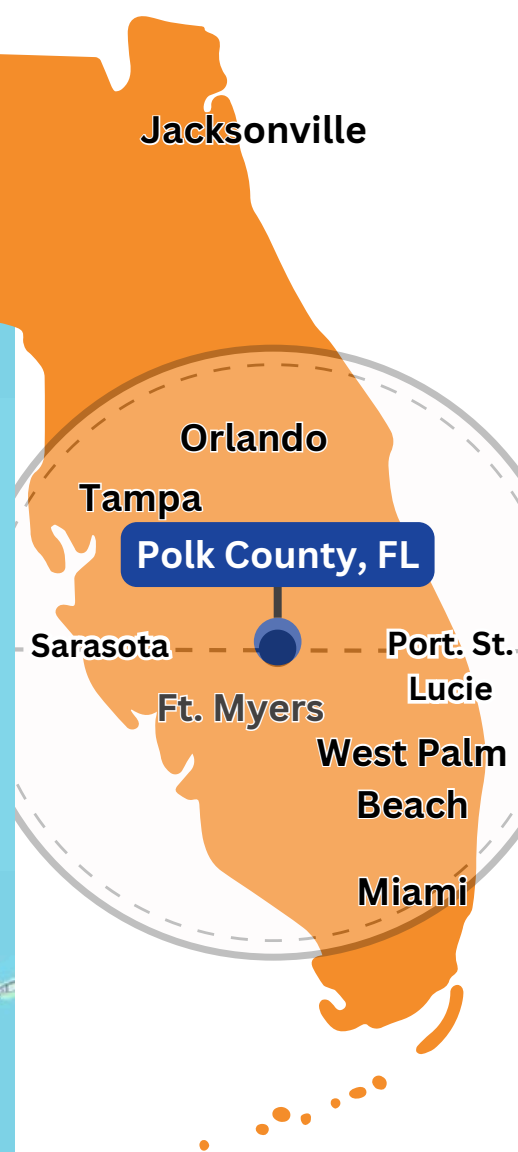
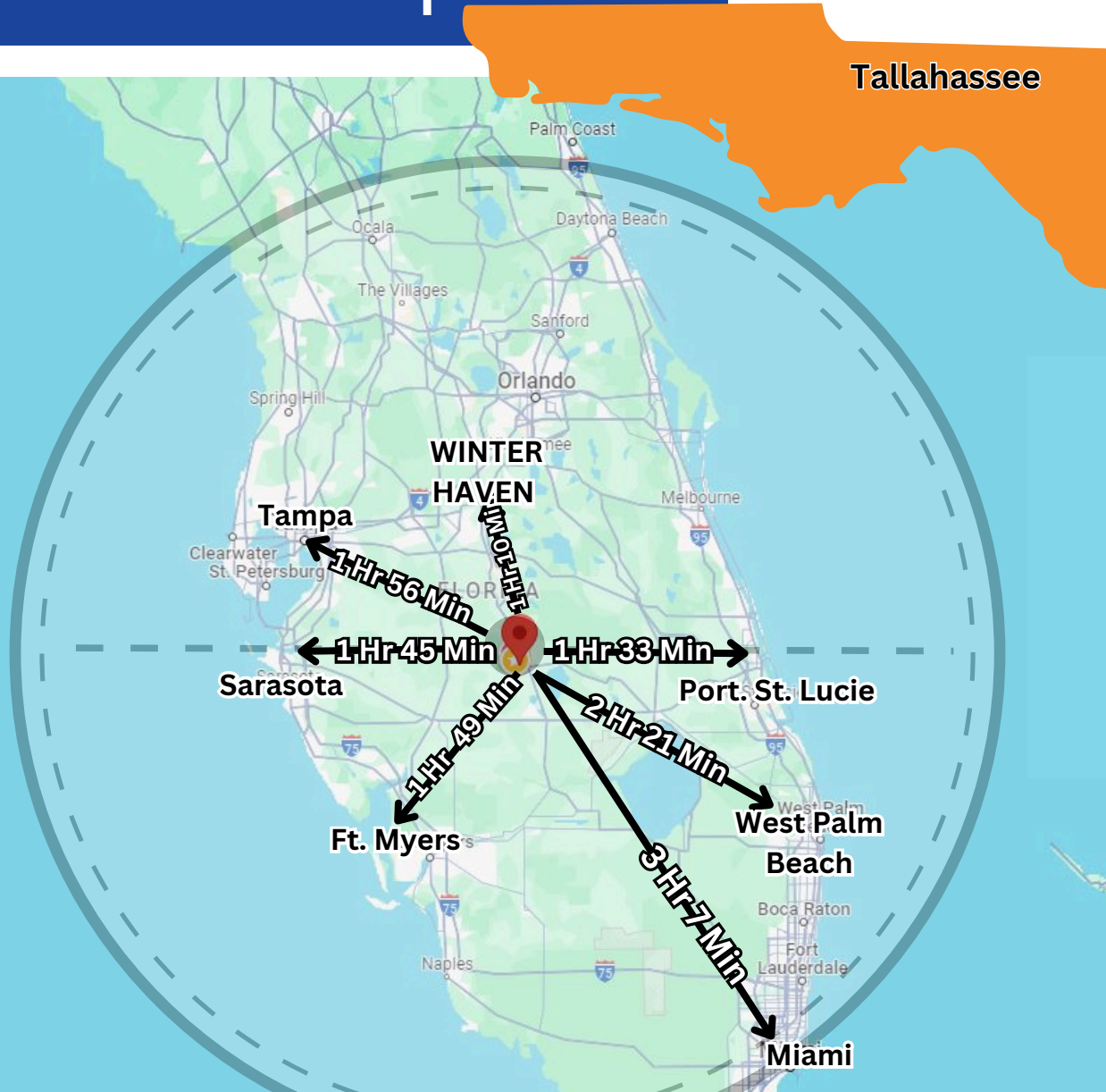
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map





Site Over View

Offering Memorandum

695 N Scenic Highway,
Frostproof, Florida
33843

Development Highlights

Total Acreage:

- 1.40+- Acres

Utilities::

- Water/Electric

Entitlements/Zoning:

- Zoned C1

Land Features:

- Existing/Resale



Development Details:

Hard Corner 1.4+-Acres with 3886+-SF Bank Bld @ N. Scenic Hwy/17 & CR 630 Across from McDonald's! Ideal site for C-Store, another bank, CDB/ Pawn Shop to take advantage of Vault,etc. Don't miss out on this rare opportunity in our growing rural towns on the Lake Wales Ridge of Florida!



Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



Greg Karlson

Broker/Owner

863-381-4932

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Offering Memorandum

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Disclaimer

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

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