



**140+- Acres  
Zoned PUD, AG**

**\$4,205,734**



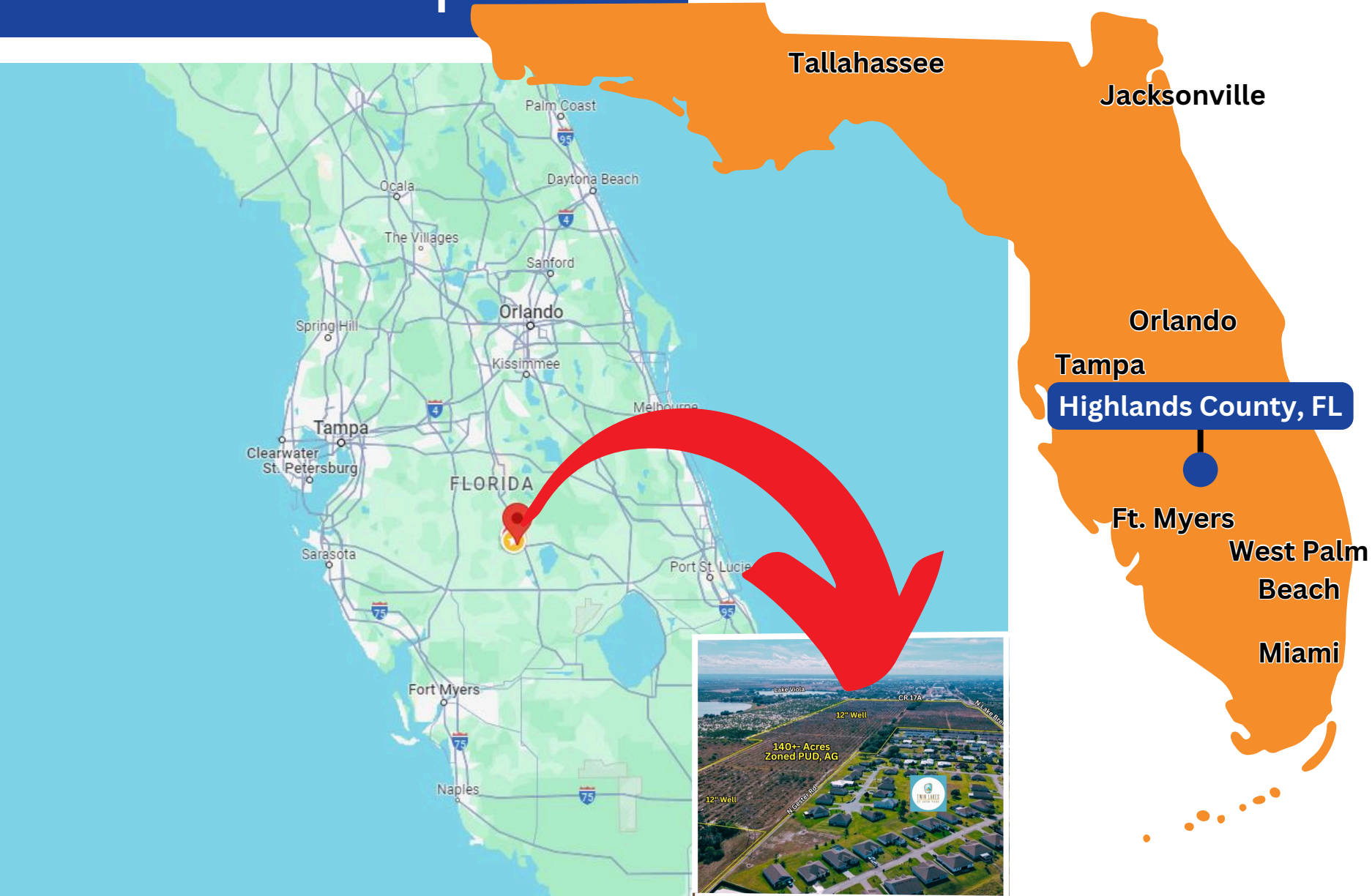
214 E Shockley Road,  
Avon Park, Florida 33825

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

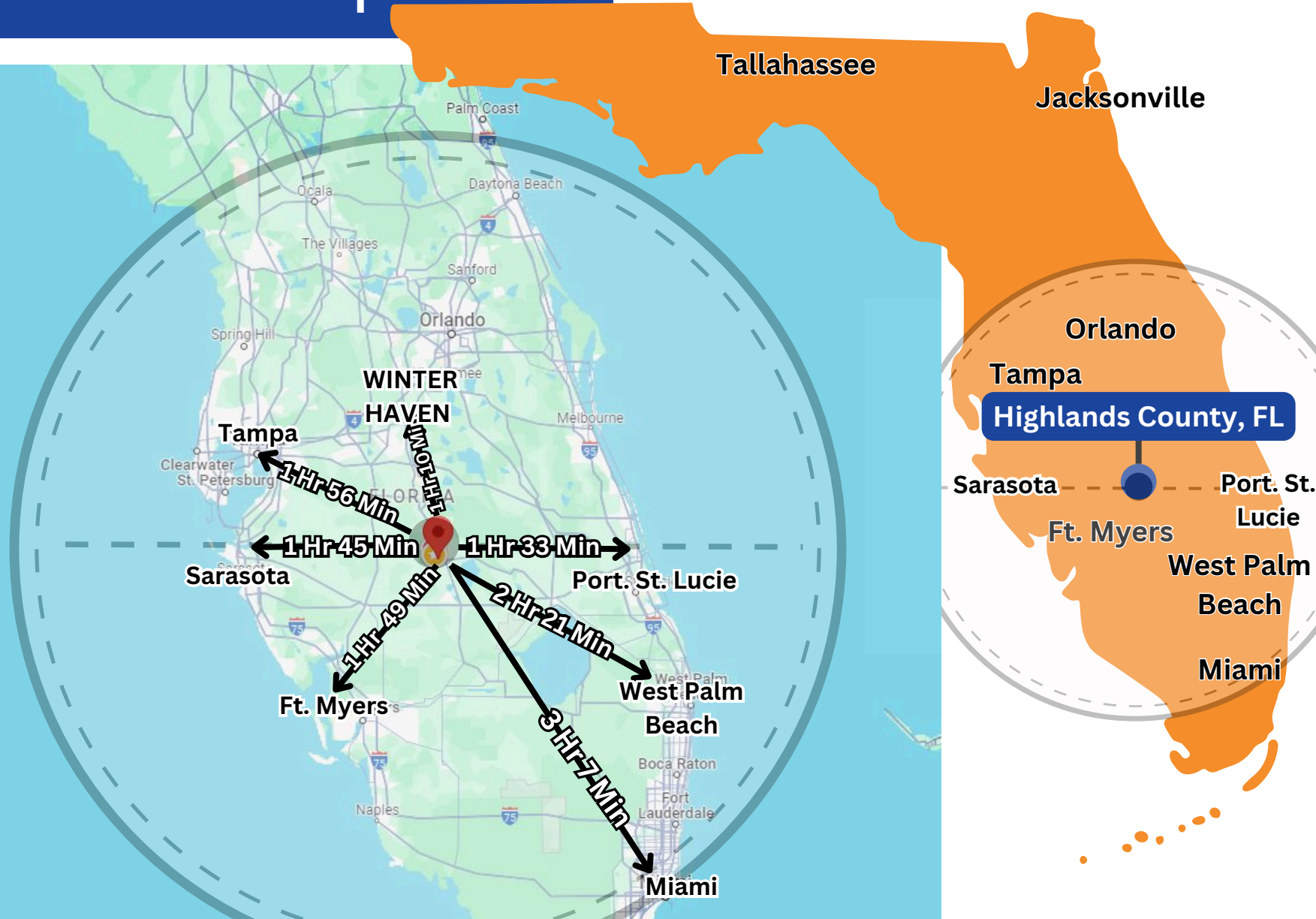
Greg Karlson  
Broker/Owner  
863 - 381 - 4932



# Area Map



# Area Map





# Site Over View

Offering Memorandum

214 E Shockley Road,  
Avon Park, Florida 33825

# Development Highlights

## Total Acreage:

- 140+- Acres

## Utilities::

- Water/Sewer Nearby
- 2 - 12" Wells

## Entitlements/Zoning:

- Zoned PUD/Ag

## Land Features:

- Undeveloped/Vacant



## Development Details:

Prime Commercial/Residential Mixed-Use Development Site encompassing 140.66± acres with adjacent existing high-value industrial and retail along 1,500+ feet of CR 17A W frontage and 2,400 feet of frontage on N Gaster Road, near gated lakefront communities including Grand Oaks and low- and high-density residential communities, just minutes from US 27 high-traffic retail and close to major industrial employers like Nucor (the area's highest-paying employer). Buy this one-of-a-kind site today with upside potential to expand the current industrial zoning and allow the seller to recoup up to all of your initial investment while residential demand increases from the new jobs created by expanding industrial uses—taking your potential profit with extremely low carrying costs. Or simply sell off the road frontage into 5–11 acre tracts while holding the northerly portion for the biggest potential return next to Lake Pythias. All property has water and sewer in place and a tremendous amount of road frontage on two sides, with prime developments at each end, making this a property surrounded by proven markets and successful businesses. Don't miss out on this before it sells. MLS # \_\_\_\_\_ The northeasterly adjacent 31 acres of lakefront can be purchased separately, which could tremendously enhance this investment even more.

# DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<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

<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<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



# Highlands County Overview



*“Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business.”*

- Highlands County Economic Development

## Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

## Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

## Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

## Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



## 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:



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**Offering Memorandum**

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**Disclaimer**

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**743 US Hwy 27 S, Sebring, FL 33870**