



OFFERING MEMORANDUM

LAKE PYTHIAS GROVE

3073 COUNTY ROAD 627, AVON PARK, FL 33825

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Eshenbaugh
LAND COMPANY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The property is 390± acres of citrus groves and pasture land located on Lake Pythias in Avon Park. It features 8,000 feet of frontage on Lake Pythias - which is 75% of the entire private lake. It also has over 1 mile of frontage on Old Avon Park Road (CR 627). There are 3 wells: 1-8", 1-12" and 1-14". SWFWMD permit allows for 233,600 Avg. GPD, 1,084,100 Peak GPD, and 4,406,400 Max GPD.

The site is currently approved for up to 1,100 units and central water is available. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 3073 Old Avon Park Road (CR 627) in Avon Park in Highlands County. It's just north of the City of Avon Park and is situated on Lake Pythias. River Greens Golf Course is located adjacent to the property.

The property is centrally located as it's less than 10 minutes to local shopping and schools. Also, it's only 1 hour to Disney and 1.5 hours to Tampa, Orlando, and Vero Beach.

PROPERTY SIZE

390.0 Acres

ZONING

R-1 & AG

FUTURE LAND USE

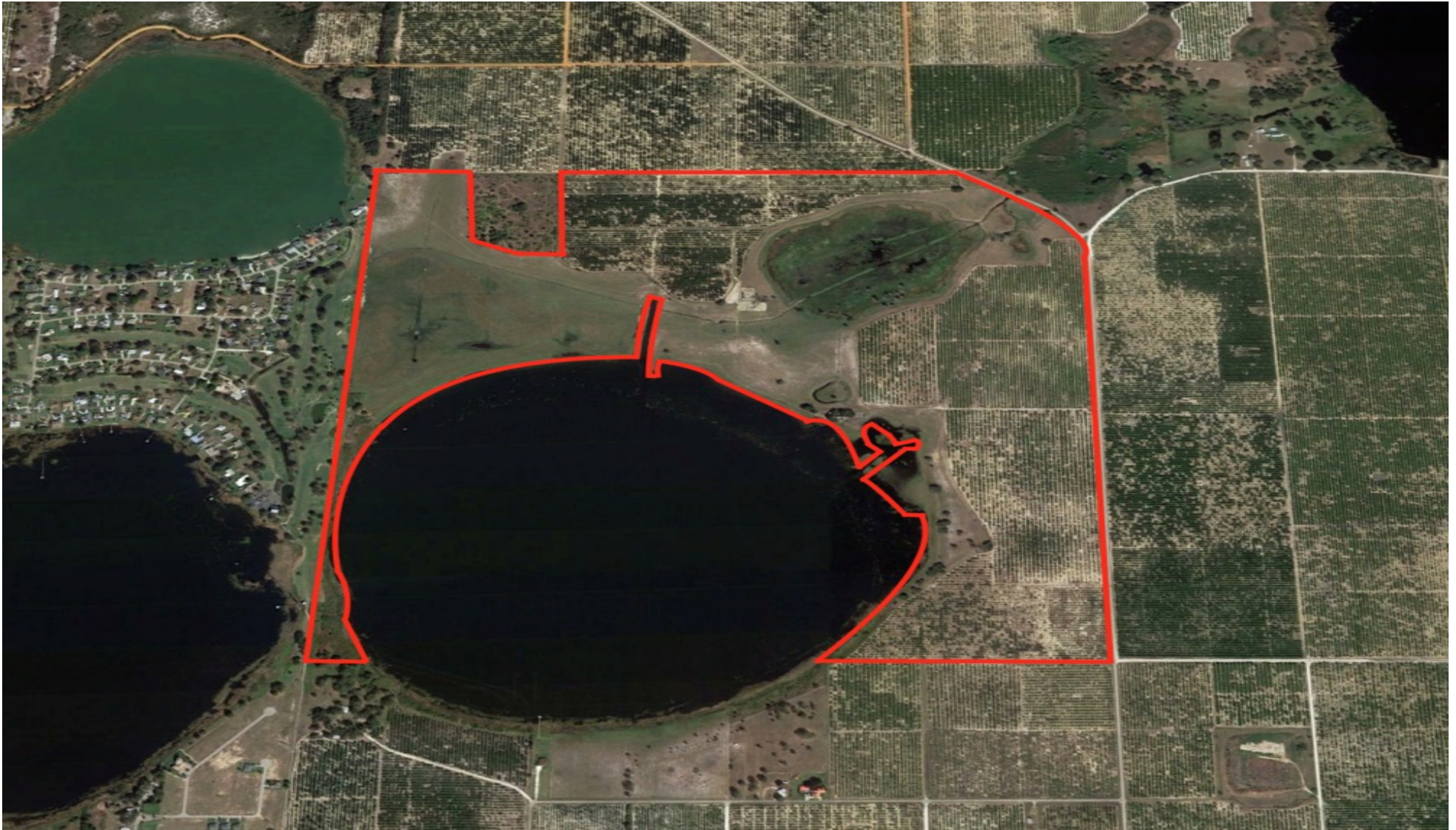
RM (Medium Density Residential)

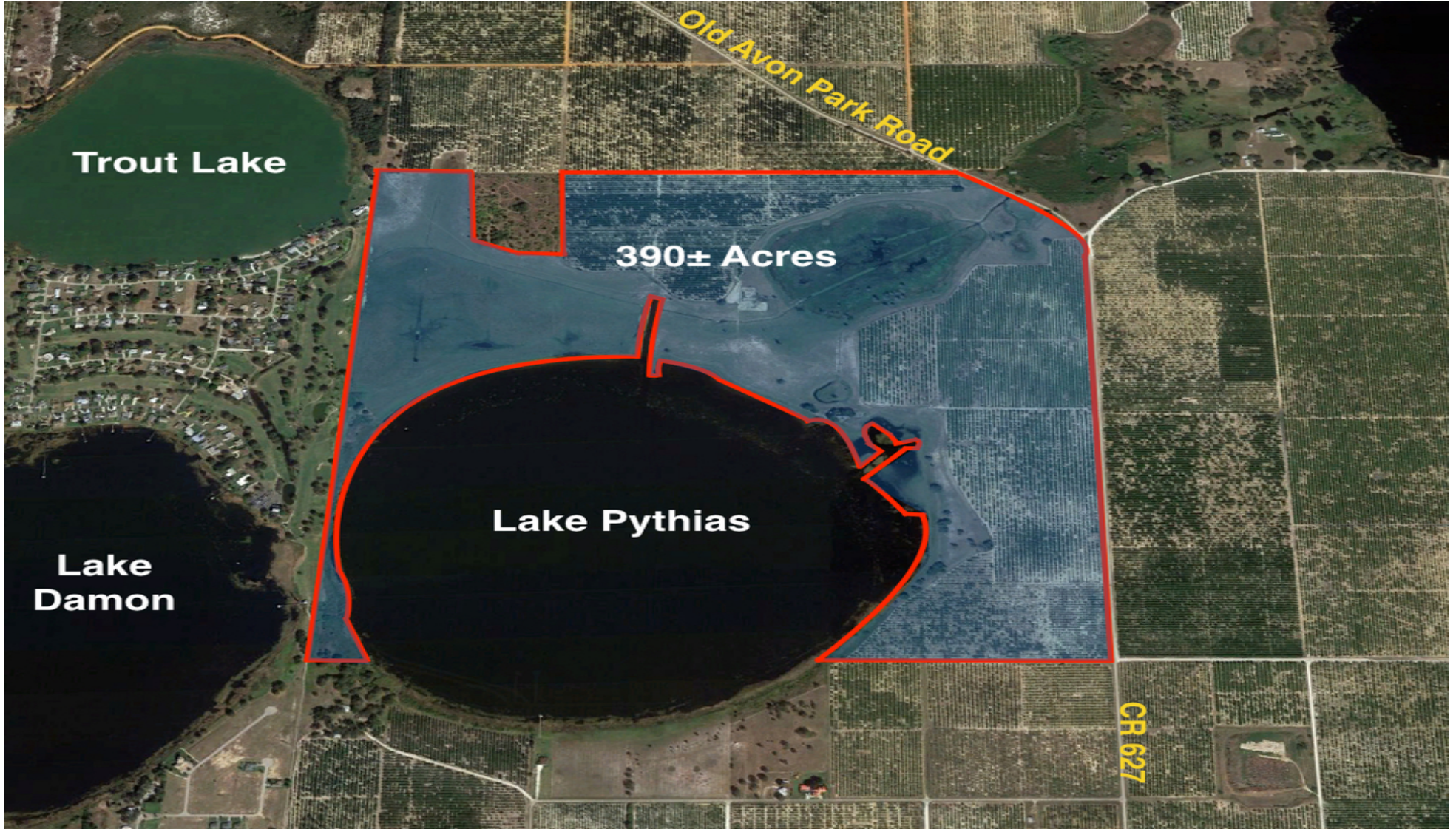
PRICE

\$6,750,000

BROKER CONTACT INFO

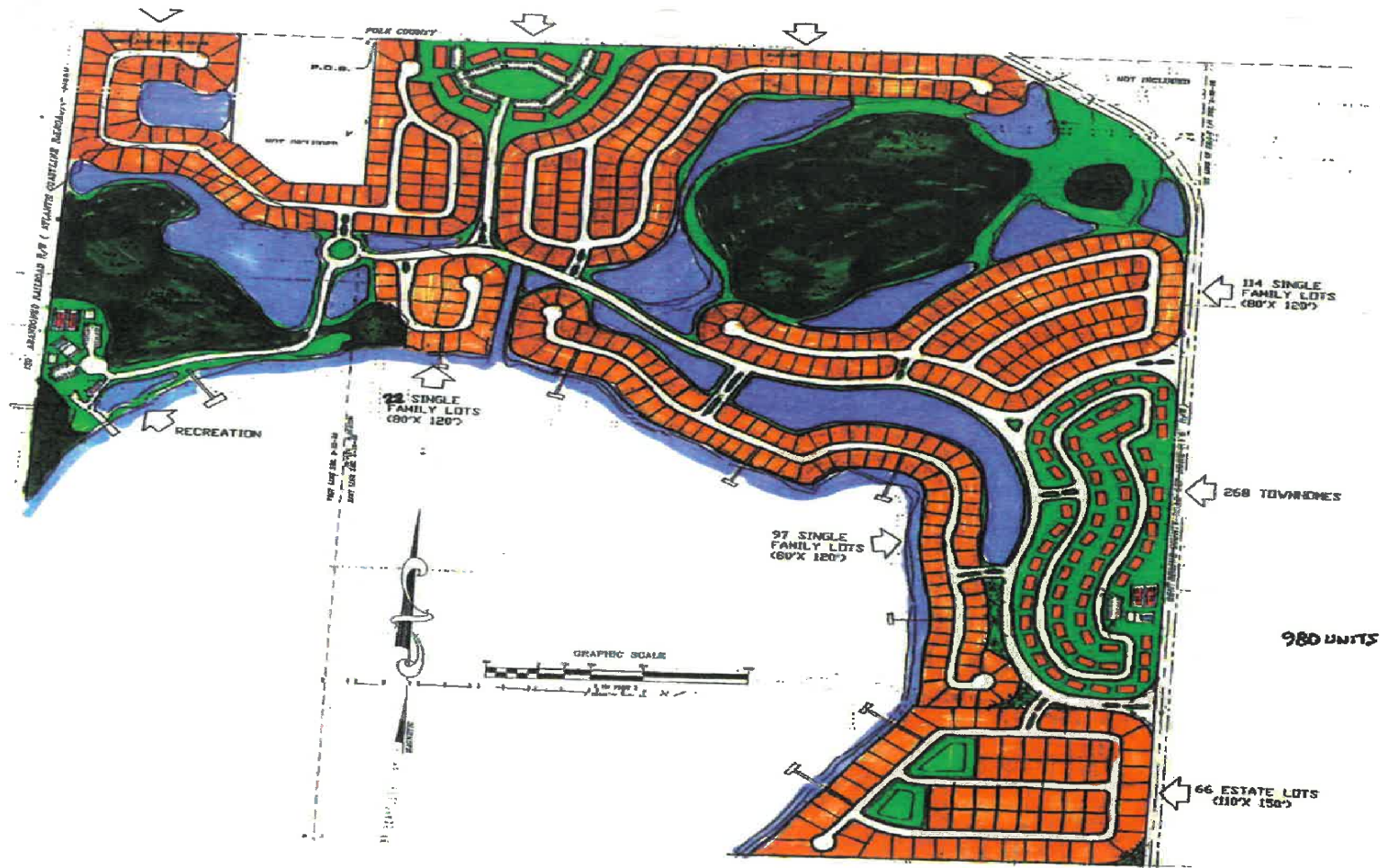
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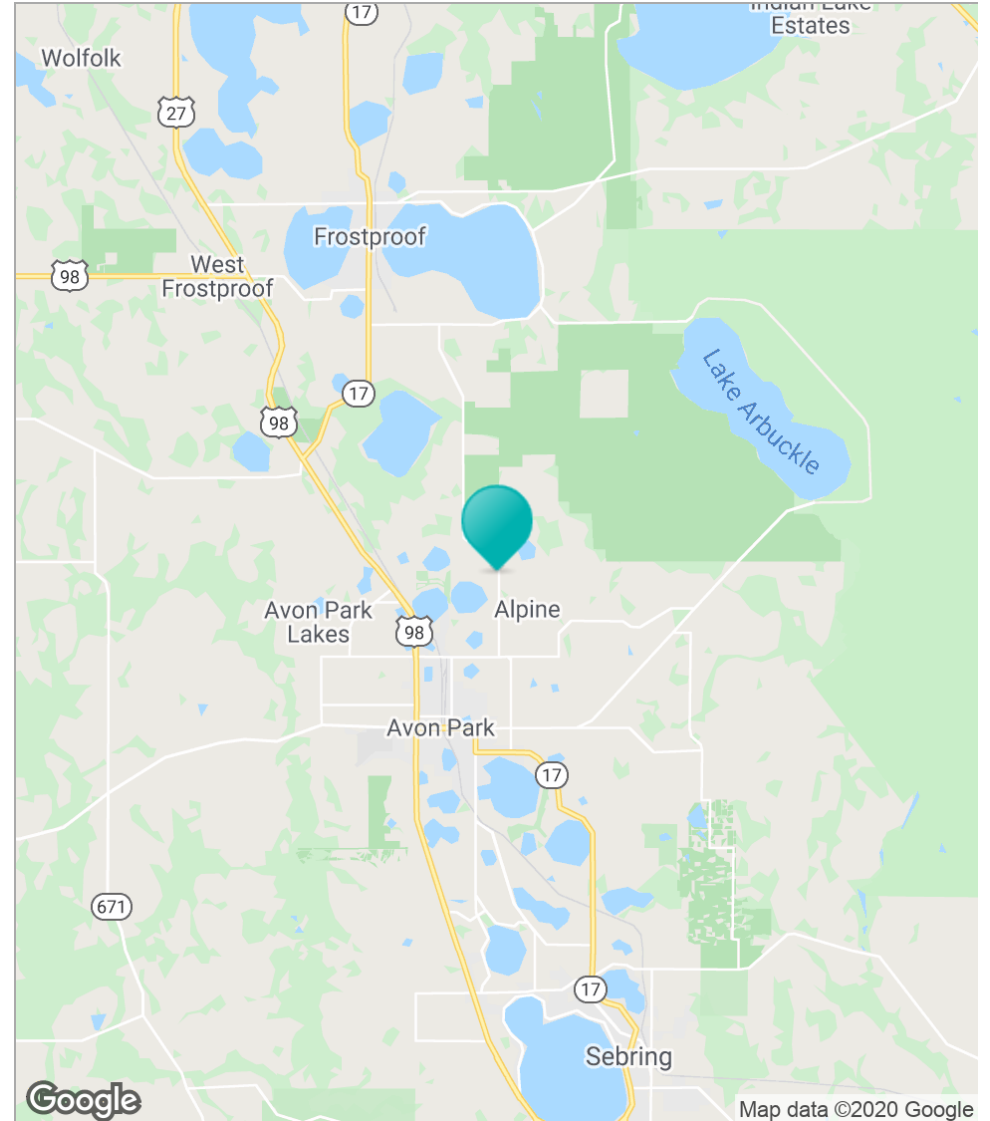
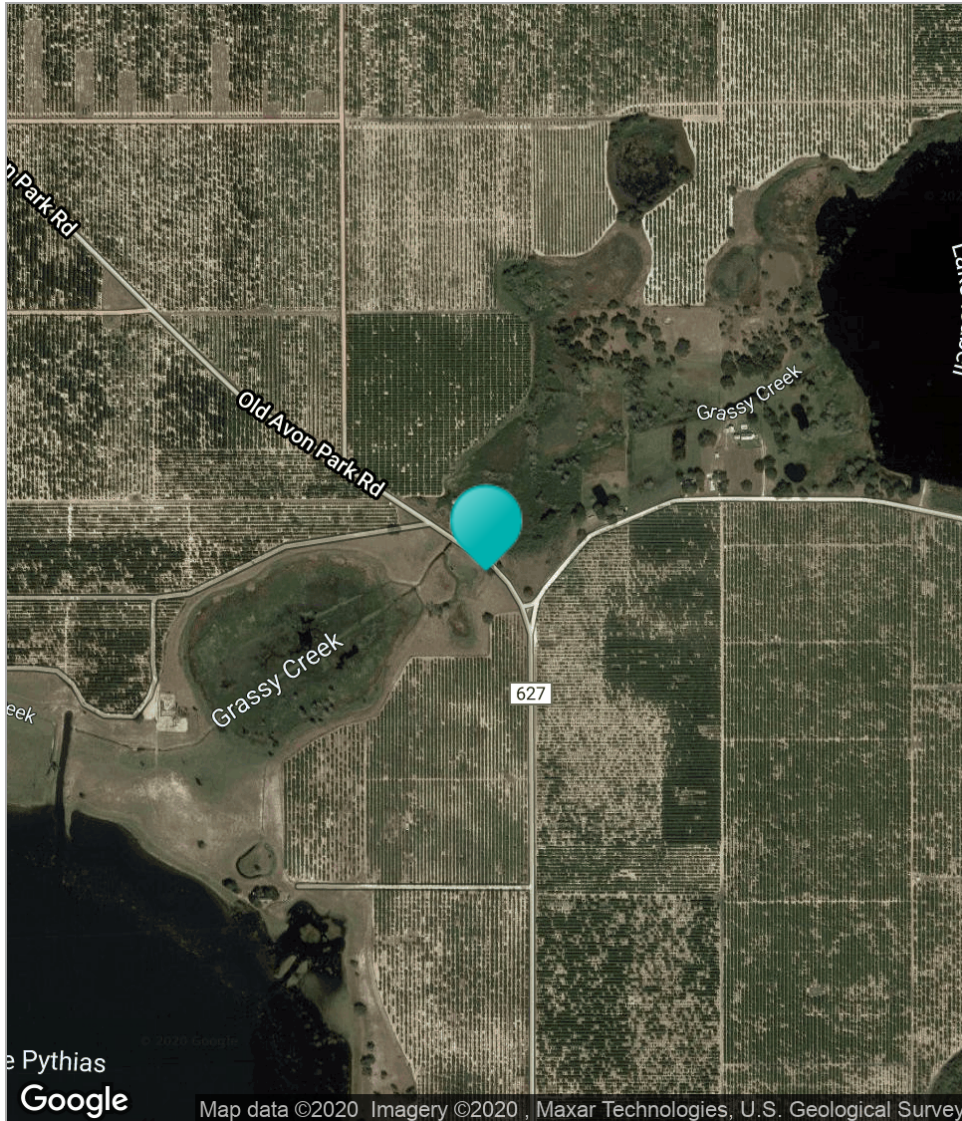




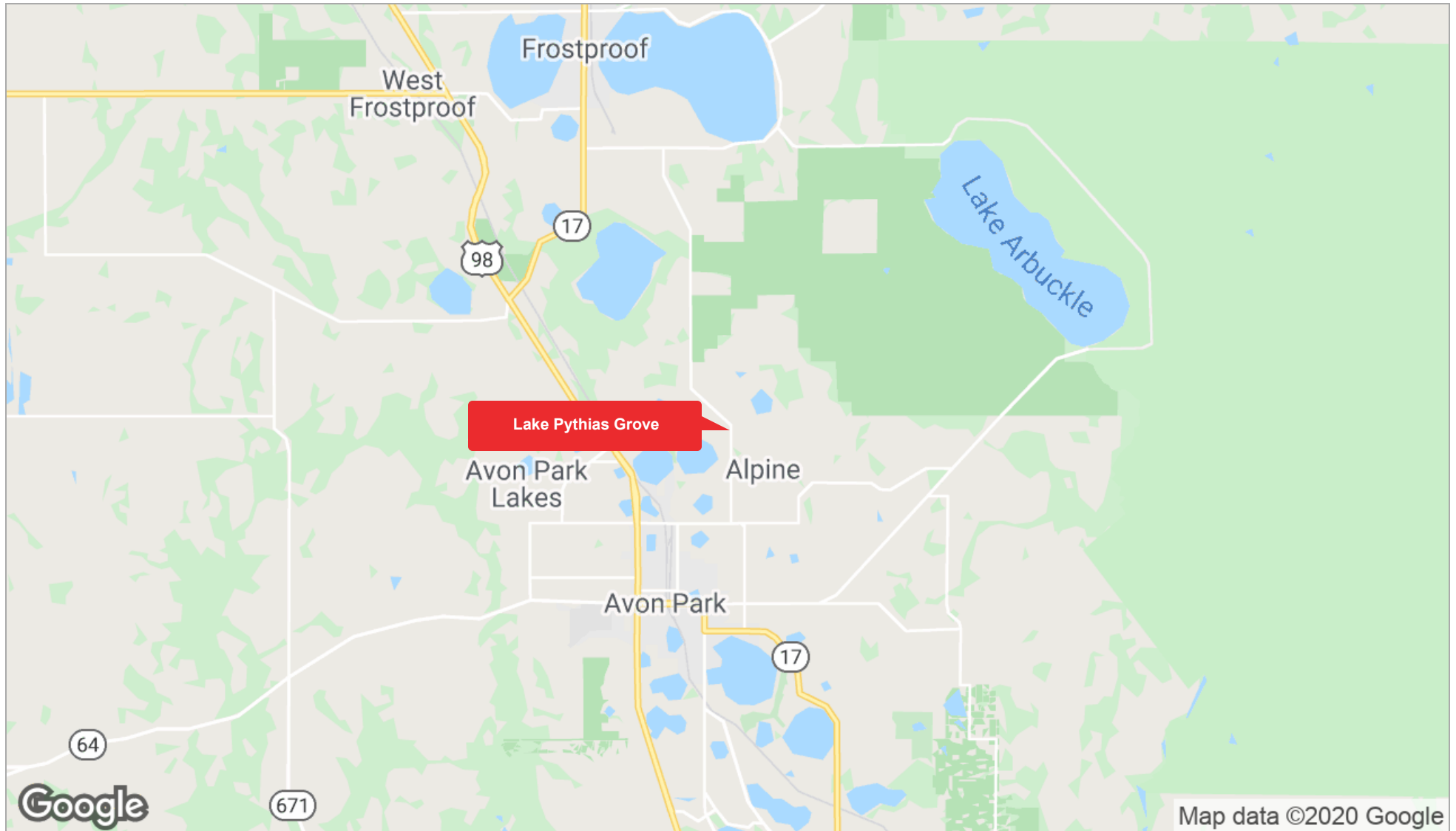


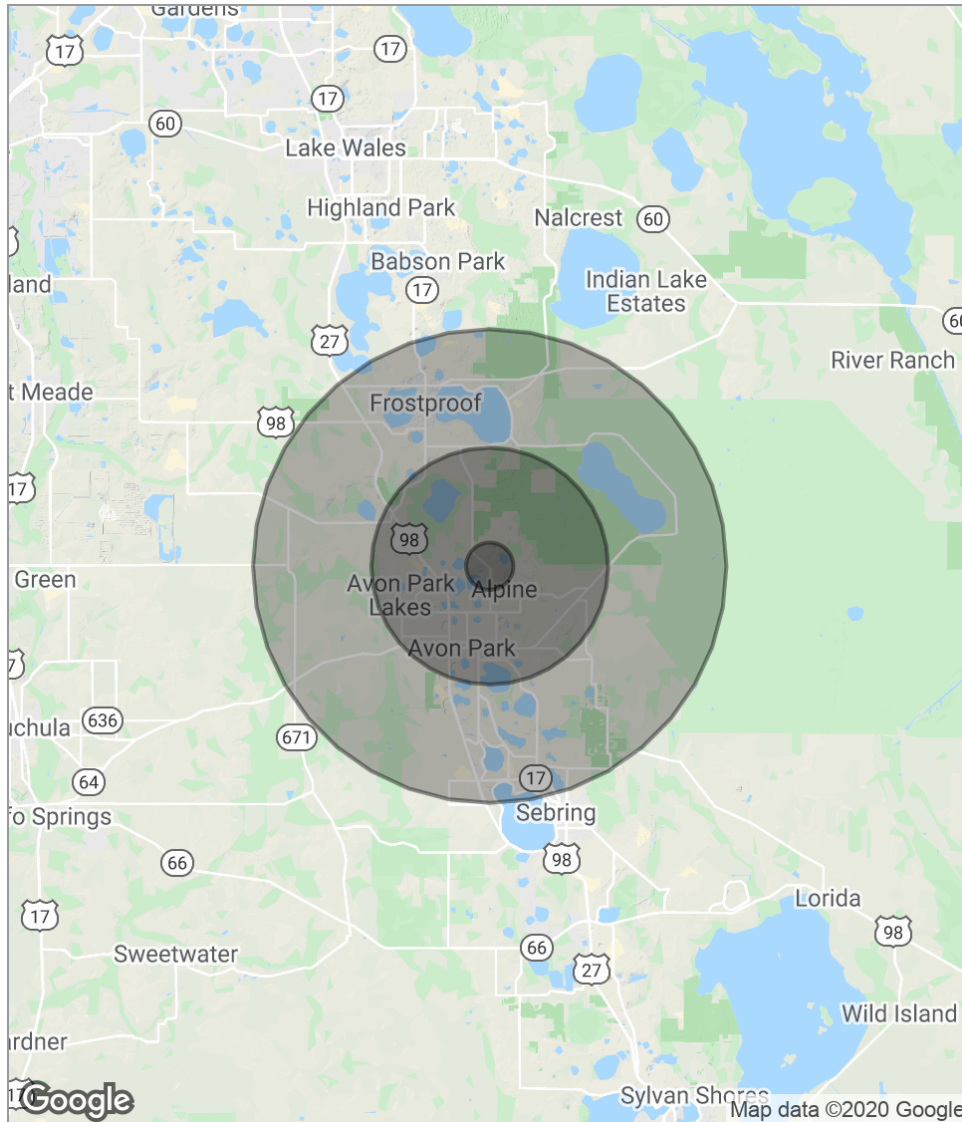






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POPULATION	1 MILE	5 MILES	10 MILES
Total population	401	17,824	54,986
Median age	44.9	42.9	48.6
Median age (Male)	44.2	39.9	47.5
Median age (Female)	46.7	46.0	49.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	148	6,400	20,875
# of persons per HH	2.7	2.8	2.6
Average HH income	\$45,486	\$42,387	\$46,177
Average house value	\$175,389	\$150,078	\$143,112

** Demographic data derived from 2010 US Census*