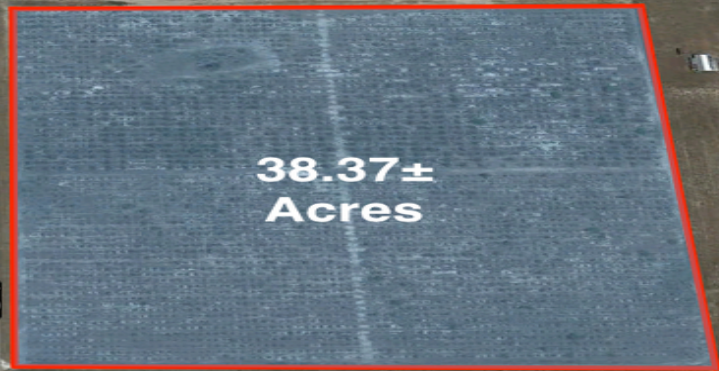


54.48±
Acres



38.37±
Acres



OFFERING MEMORANDUM

LAKE PLACID 93

2680 US 27 S, LAKE PLACID, FL 33852

J. MICHAEL STRAHAN, MAB
Broker Associate
D. 813.287.8787 x5
M. 850.585.8280
michael@thedirt dog.com

Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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 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 opportunity is to purchase a 93± acre former citrus grove located on both sides Hwy. 27 in Lake Placid. 54.48± acres are on the west side and 38.73 acres are on the east side. A median cut allows direct access to the property. It has over 3,200 feet of frontage on Hwy. 27.

The property also features 1-12" well that is permitted for 122,900 Avg. GPD, 569,900 Peak GPD, and 1,897,900 Max GPD. Soils consist primarily of Astatula and Paola.

LOCATION DESCRIPTION

The property is located at 2680 US 27 S in Lake Placid in unincorporated Highlands County. It's just 0.3+ miles north of SR 70 and 6 miles south of downtown Lake Placid.

PROPERTY SIZE

93.0 Acres

ZONING

AU - Agricultural District

FUTURE LAND USE

AG - Agriculture

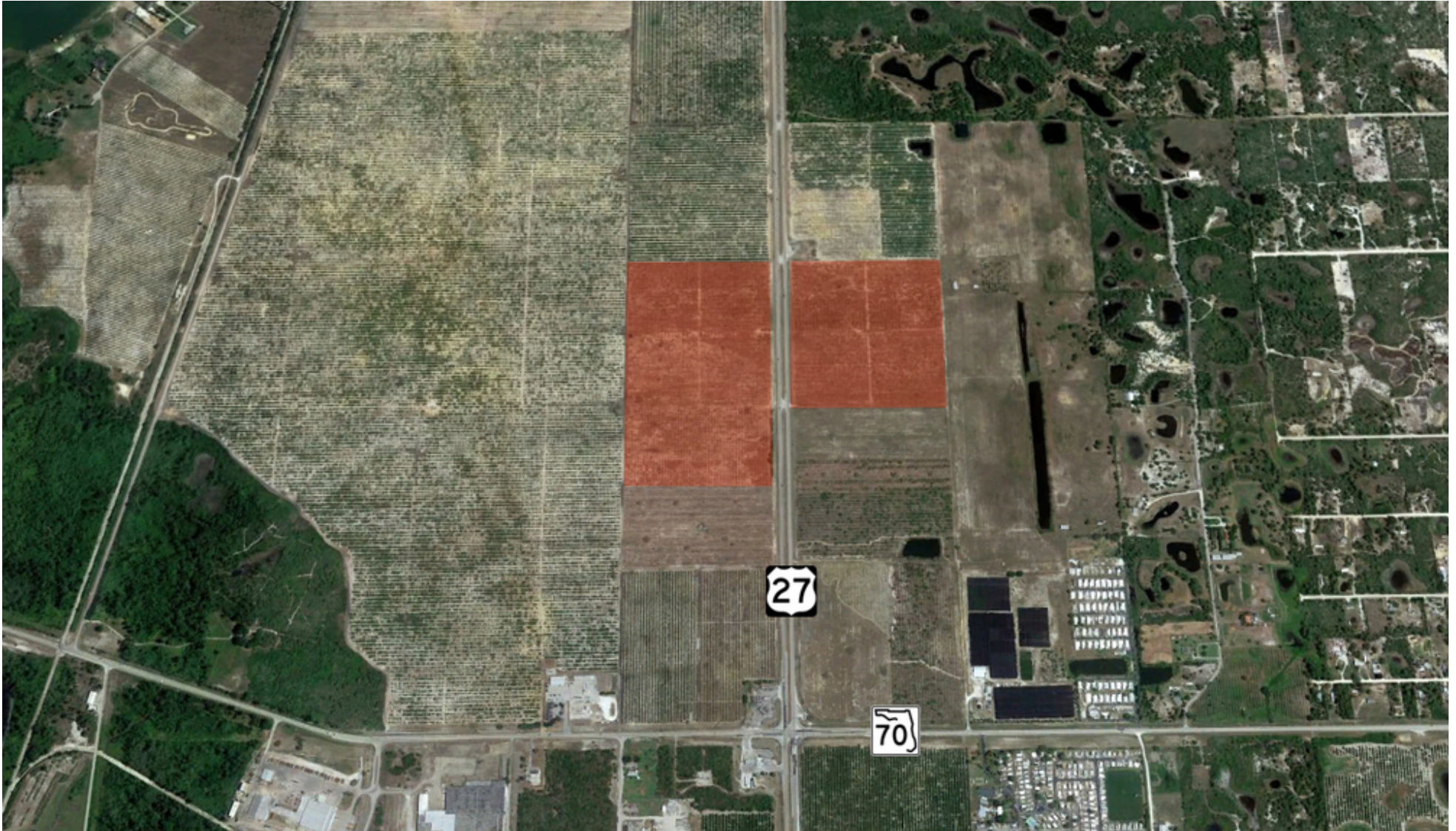
PRICE

\$930,000

BROKER CONTACT INFO

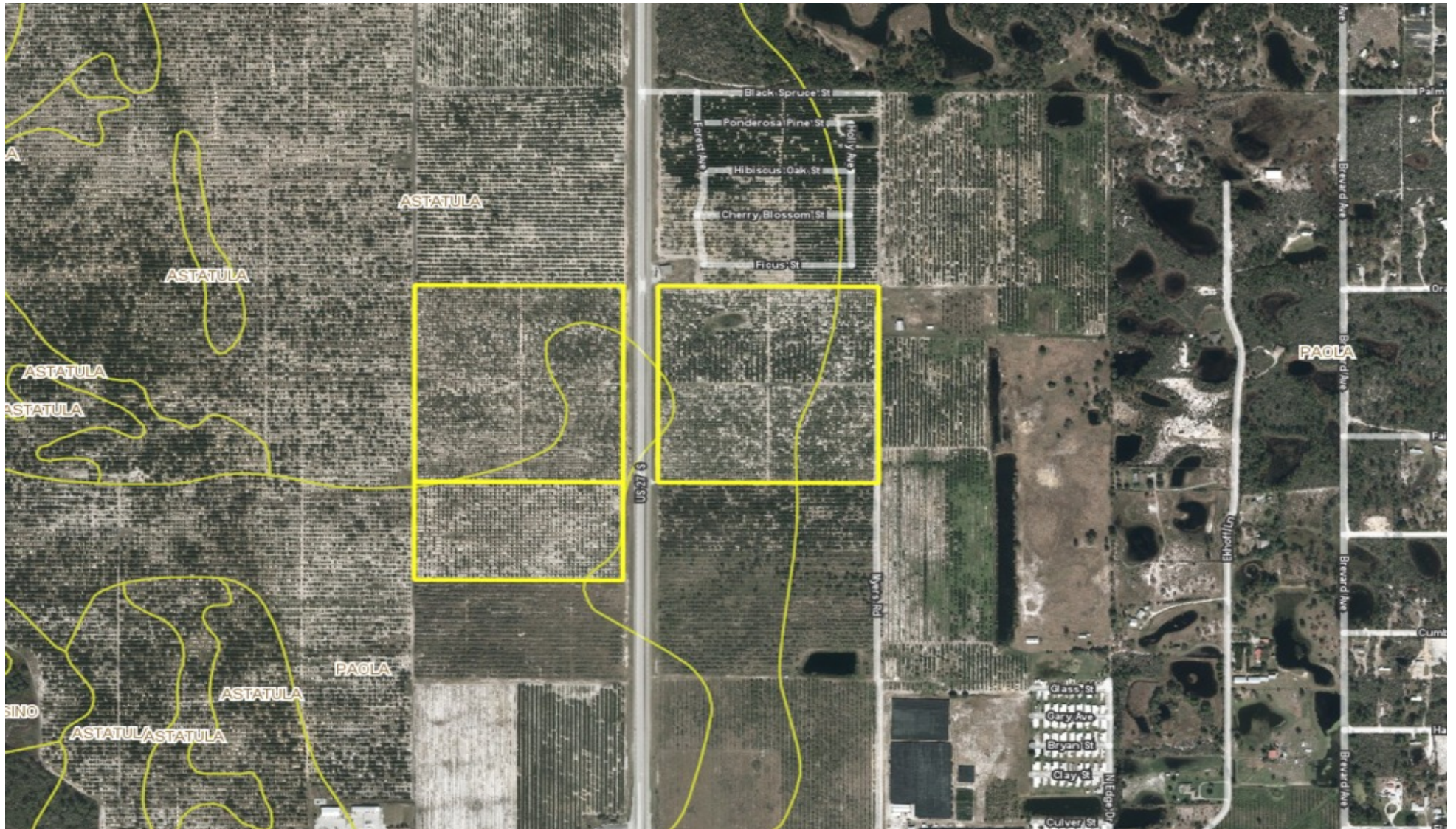
J. Michael Strahan, MAB
Broker Associate
813.287.8787 x5
michael@thedirt dog.com



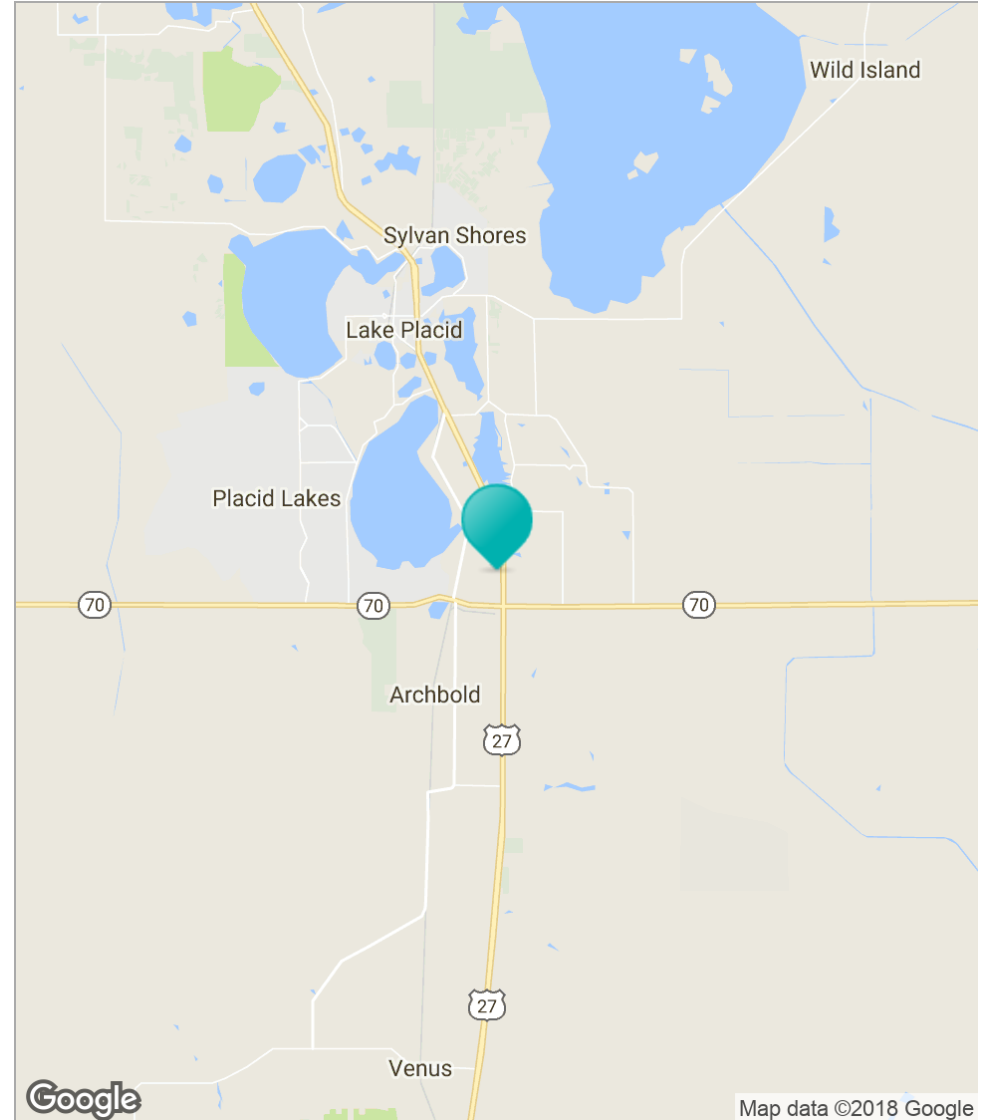
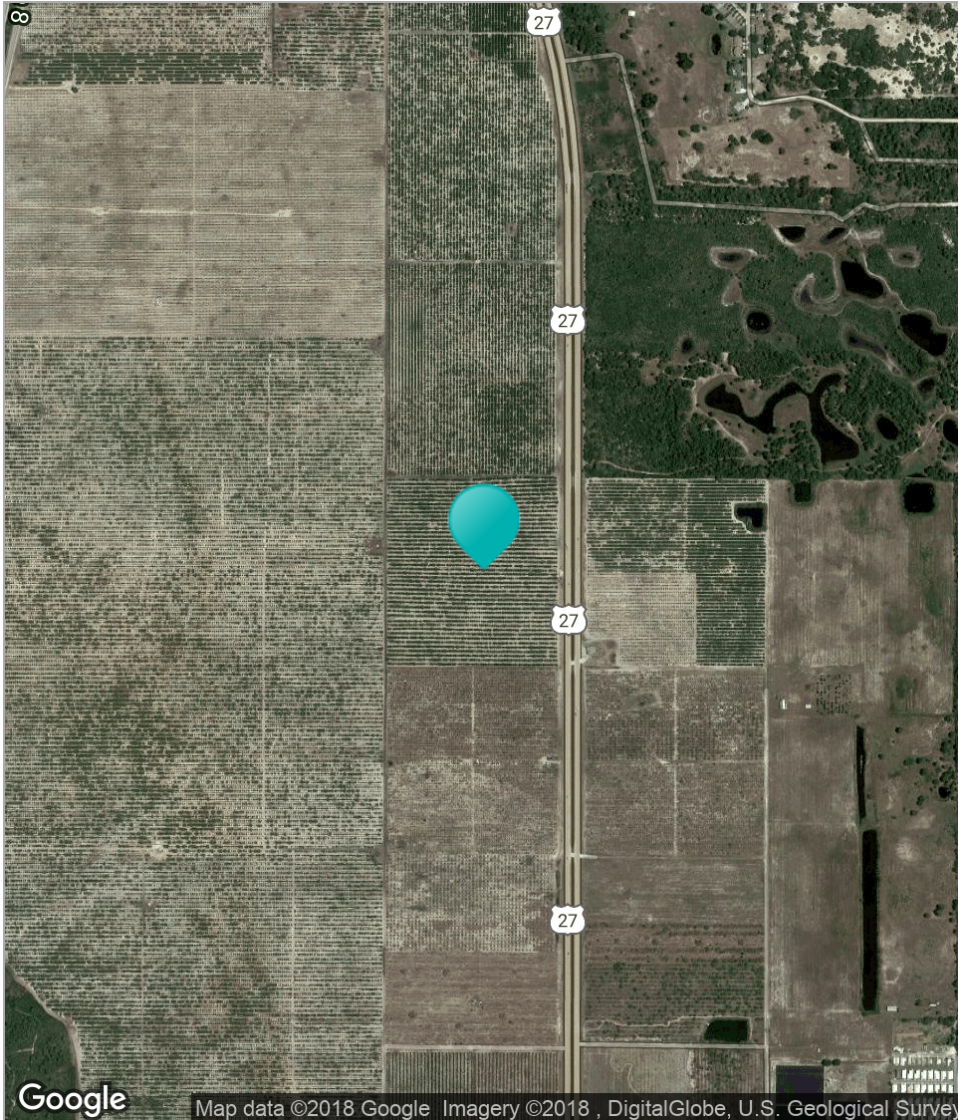


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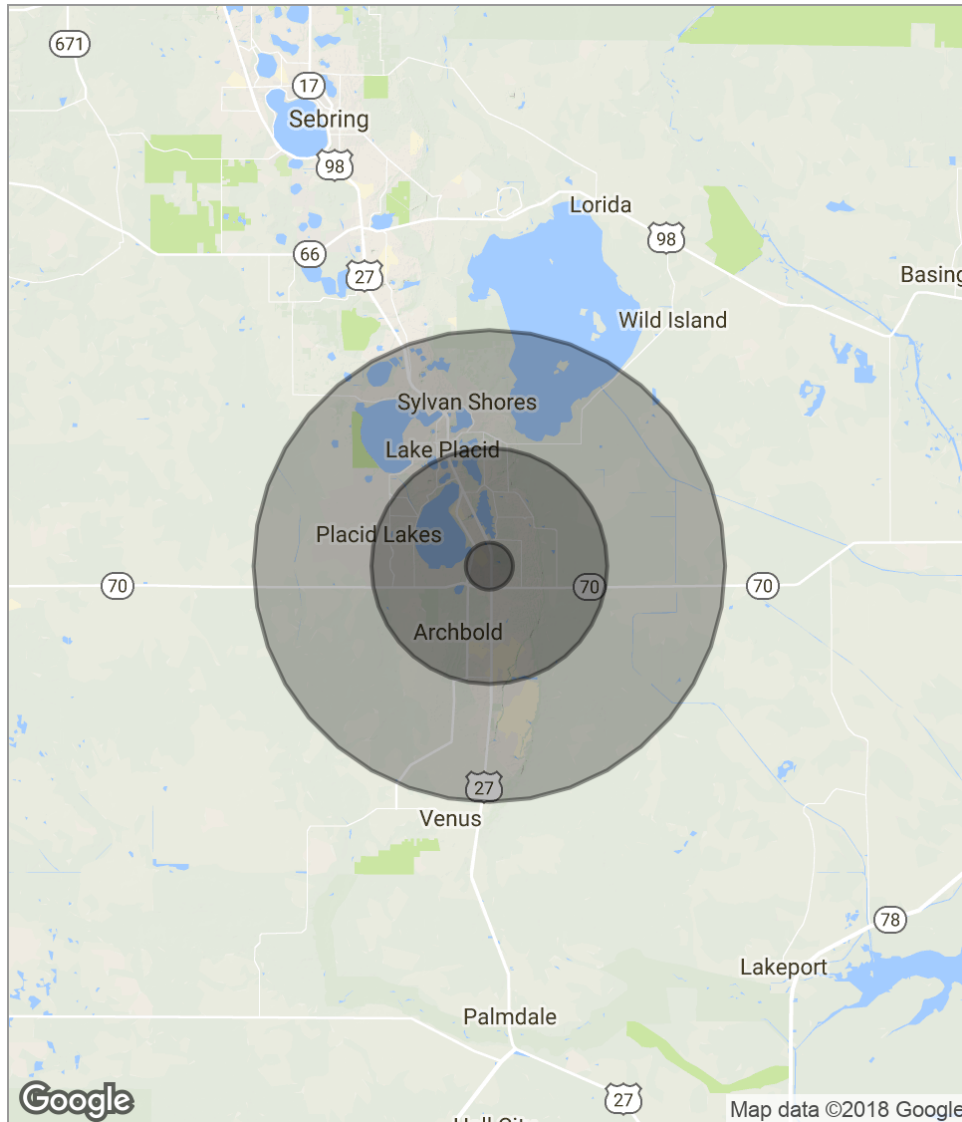


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	232	4,650	15,156
Median age	48.3	47.9	49.0
Median age (male)	48.5	45.0	46.0
Median age (Female)	48.2	50.0	51.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	86	1,783	5,880
# of persons per HH	2.7	2.6	2.6
Average HH income	\$47,497	\$47,352	\$47,161
Average house value	\$202,236	\$208,138	\$202,977

* Demographic data derived from 2010 US Census