



OFFERING MEMORANDUM

# LAKE HENRY 67

117 WATTERS DR., LAKE PLACID, FL 33852

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**Eshenbaugh**  
LAND COMPANY



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## PROPERTY DESCRIPTION

The opportunity is to purchase a 67.31± acre former citrus grove on Lake Henry in Lake Placid. It has 300 feet of frontage on US 27 and 550+ feet of frontage on Lake Henry. Lake Henry has access to Lake June, which is a 3,500 acre lake. Lake June also provides access to another lake and 15+ waterways.

It features a small waterfront cottage and another small house. Also, there's an active SWFWMD WUP in place that allows for 80,100 Avg. GPD, 371,700 Peak GPD, and 1,584,000 Max GPD. This listing has a Dual Variable Commission rate.

## LOCATION DESCRIPTION

The property is located at 117 Watters Drive in Lake Placid in unincorporated Highlands County. Access is provided via US 27 and a private entrance on Watters Drive.

It's ideally located as it's only 3+ miles from downtown Lake Placid.

## PROPERTY SIZE

67.31 Acres

## ZONING

AU - Agricultural District

## PRICE

\$1,500,000

## BROKER CONTACT INFO

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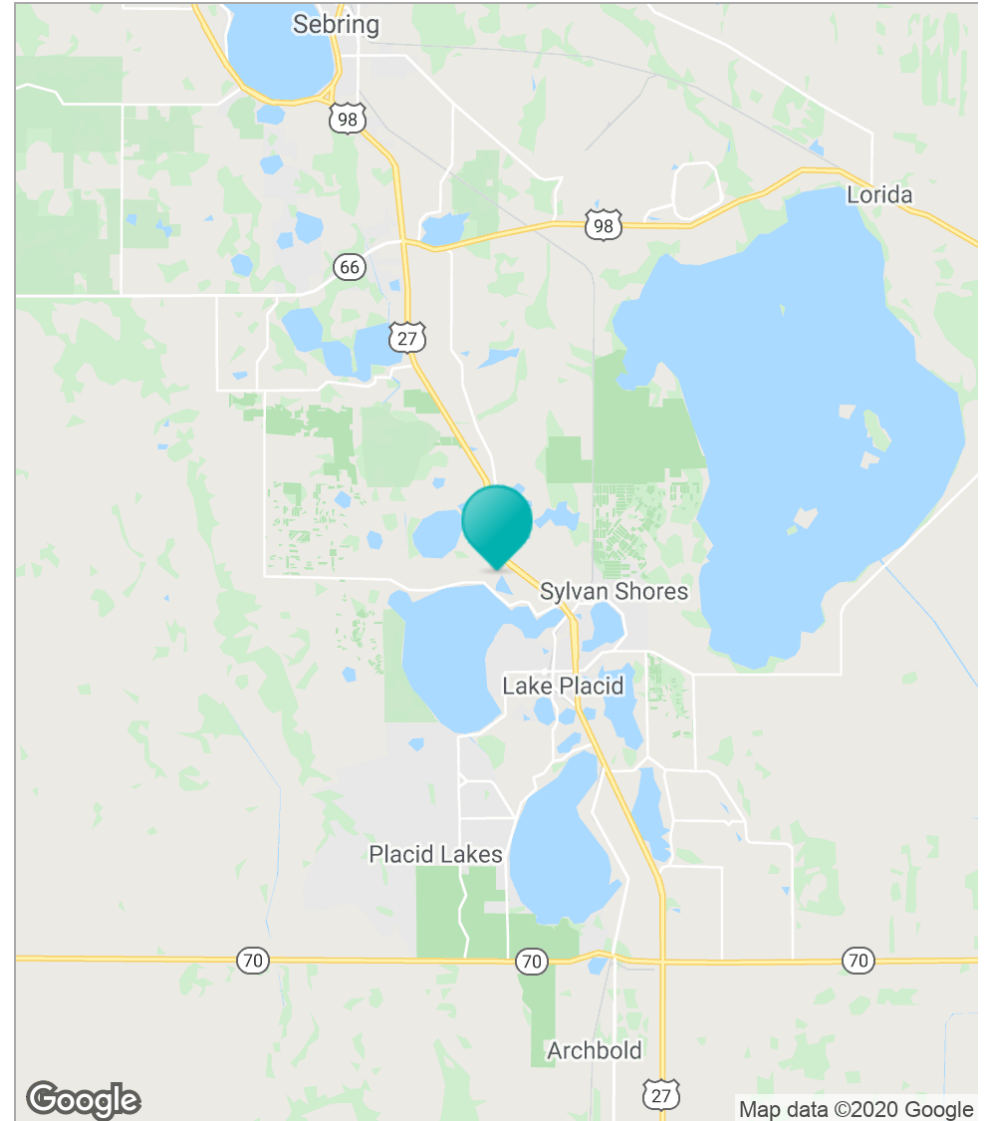
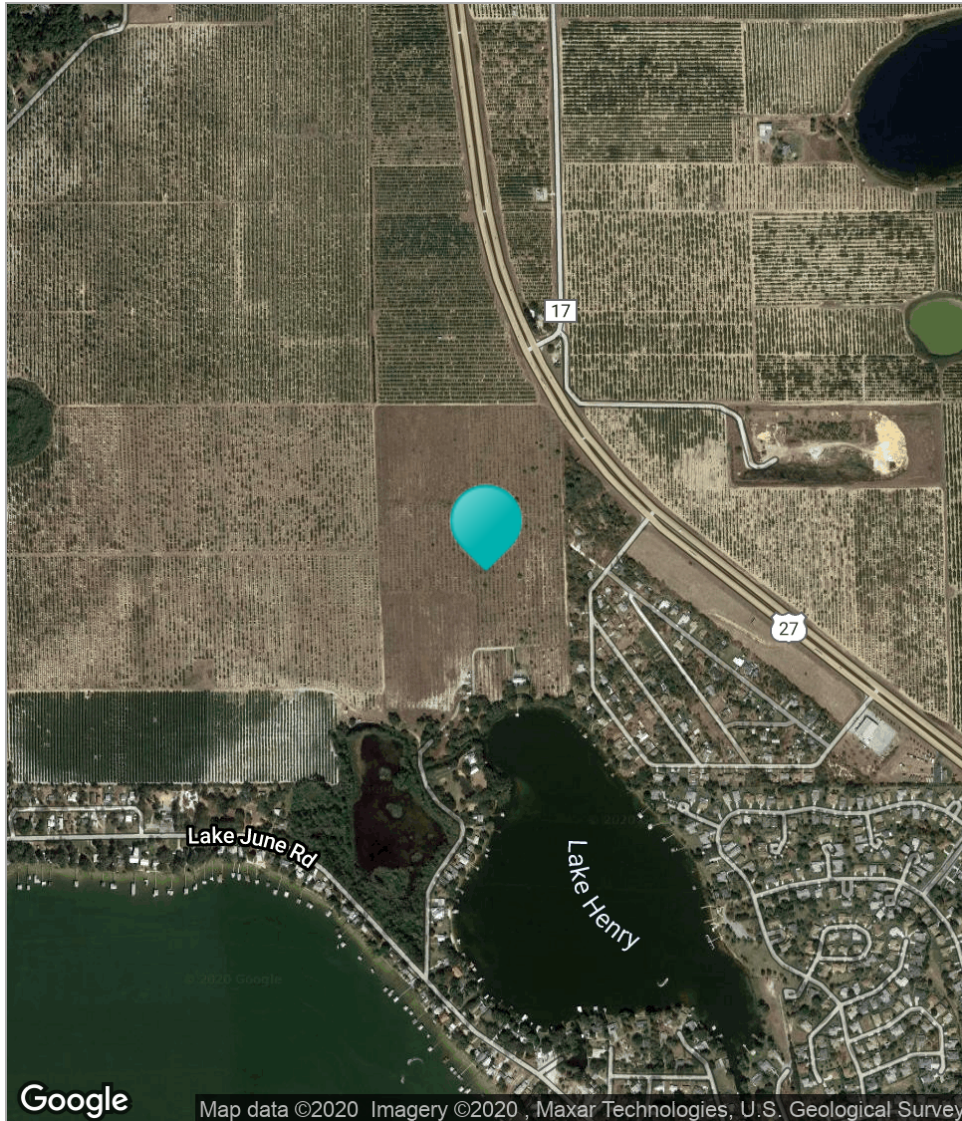


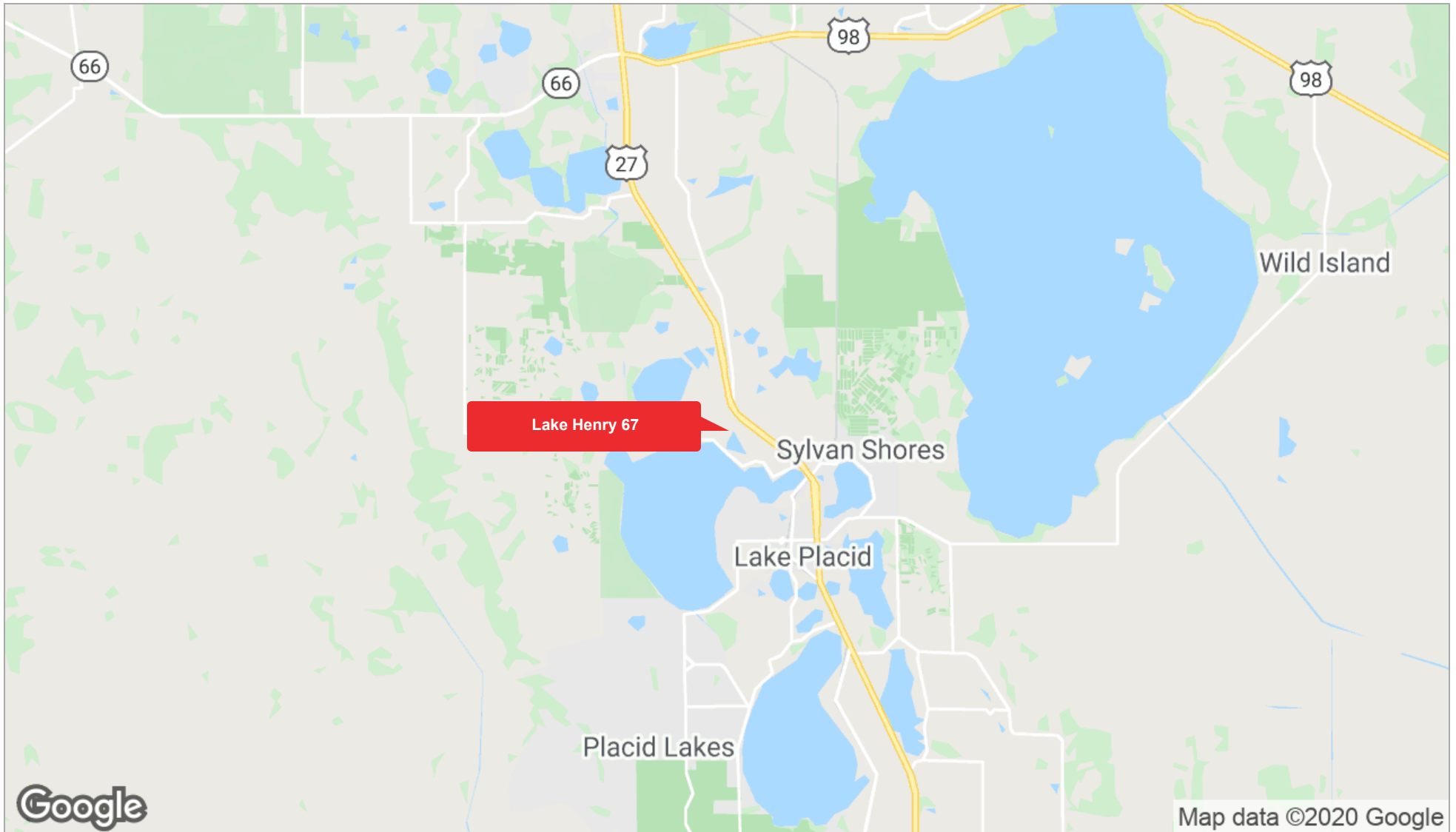




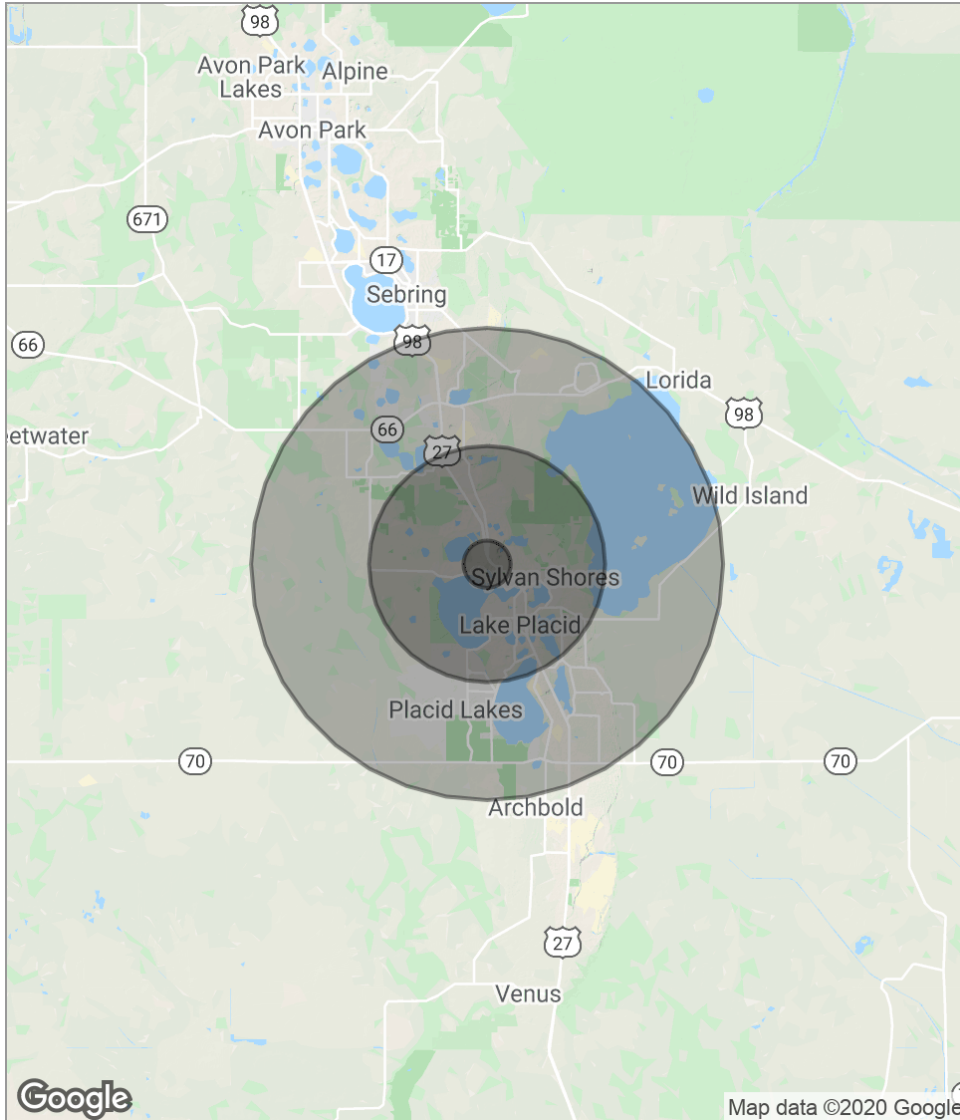












POPULATION	1 MILE	5 MILES	10 MILES
Total population	356	9,821	27,548
Median age	57.5	52.8	53.1
Median age (Male)	54.1	48.2	50.6
Median age (Female)	60.7	56.6	55.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	150	4,095	11,786
# of persons per HH	2.4	2.4	2.3
Average HH income	\$50,844	\$46,687	\$44,089
Average house value	\$207,039	\$195,814	\$185,116

*\* Demographic data derived from 2010 US Census*