

OFFERING MEMORANDUM

AVON PARK 38

723 CR 17A, 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 opportunity is to purchase a 38± acre citrus grove located on the north side of CR 17A in between Old Avon Park Road (CR 627) and Geneva Avenue. It features two wells: 1-4" and 1-8". SWFWMD permit allows for 35,900 Avg. GPD and 246,900 Peak GPD.

The property is high and dry and soil consists primarily of Astatula. It features 1,200 feet of frontage on CR 17A and 1,300 feet of frontage on both Geneva Avenue and Old Avon Park Road. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 723 CR 17A in Avon Park in unincorporated Highlands County. It's situated just 2.5 northeast of downtown Avon Park.

Also, it's only 1 hour to Disney and 1.5 hours to Tampa, Orlando, and Vero Beach.

PROPERTY SIZE

38.0 Acres

ZONING

AG

FUTURE LAND USE

AG

PARCEL ID

C-11-33-28-A00-0320-0000 & C-11-33-28-A00-0310-0000

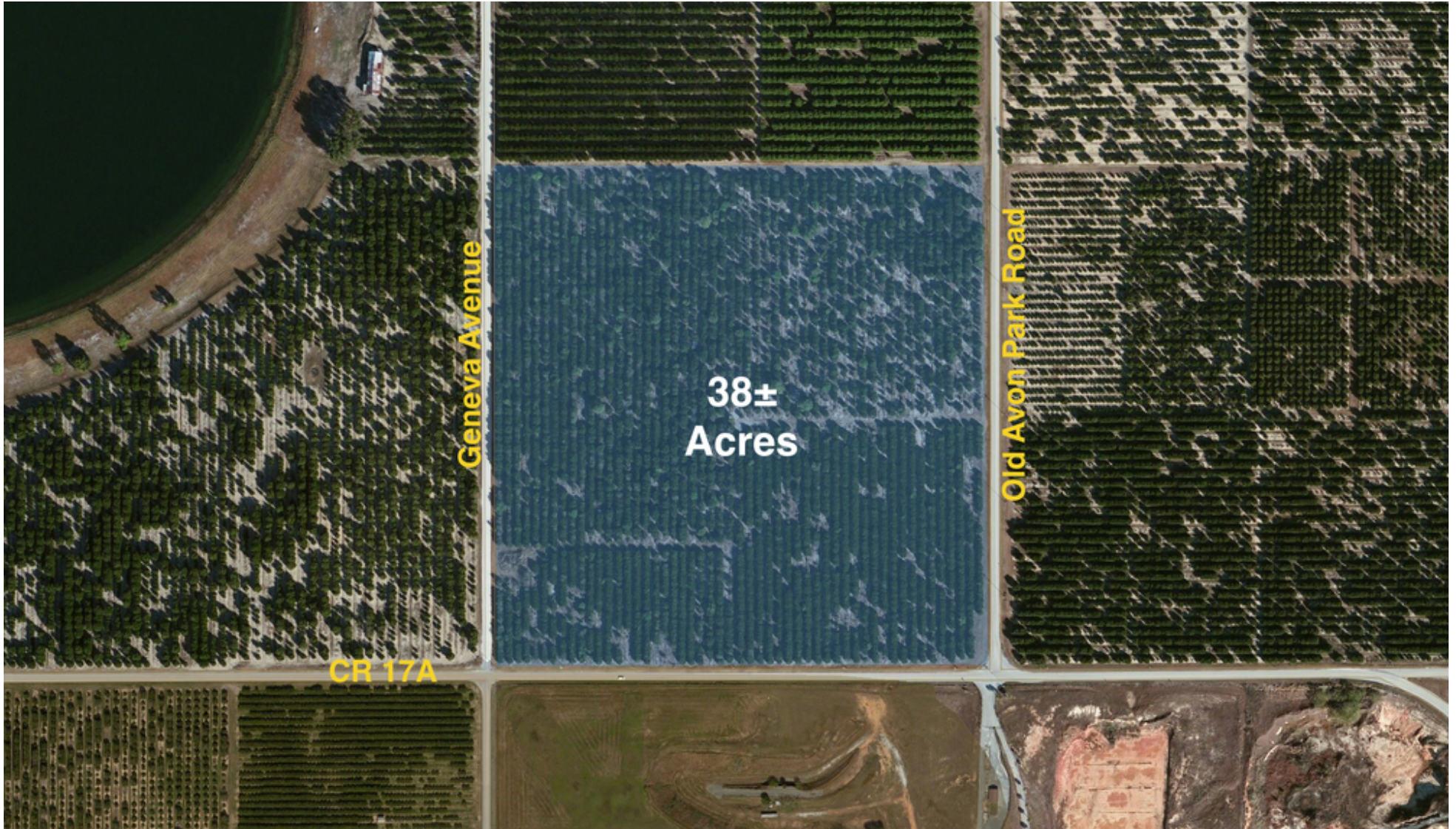
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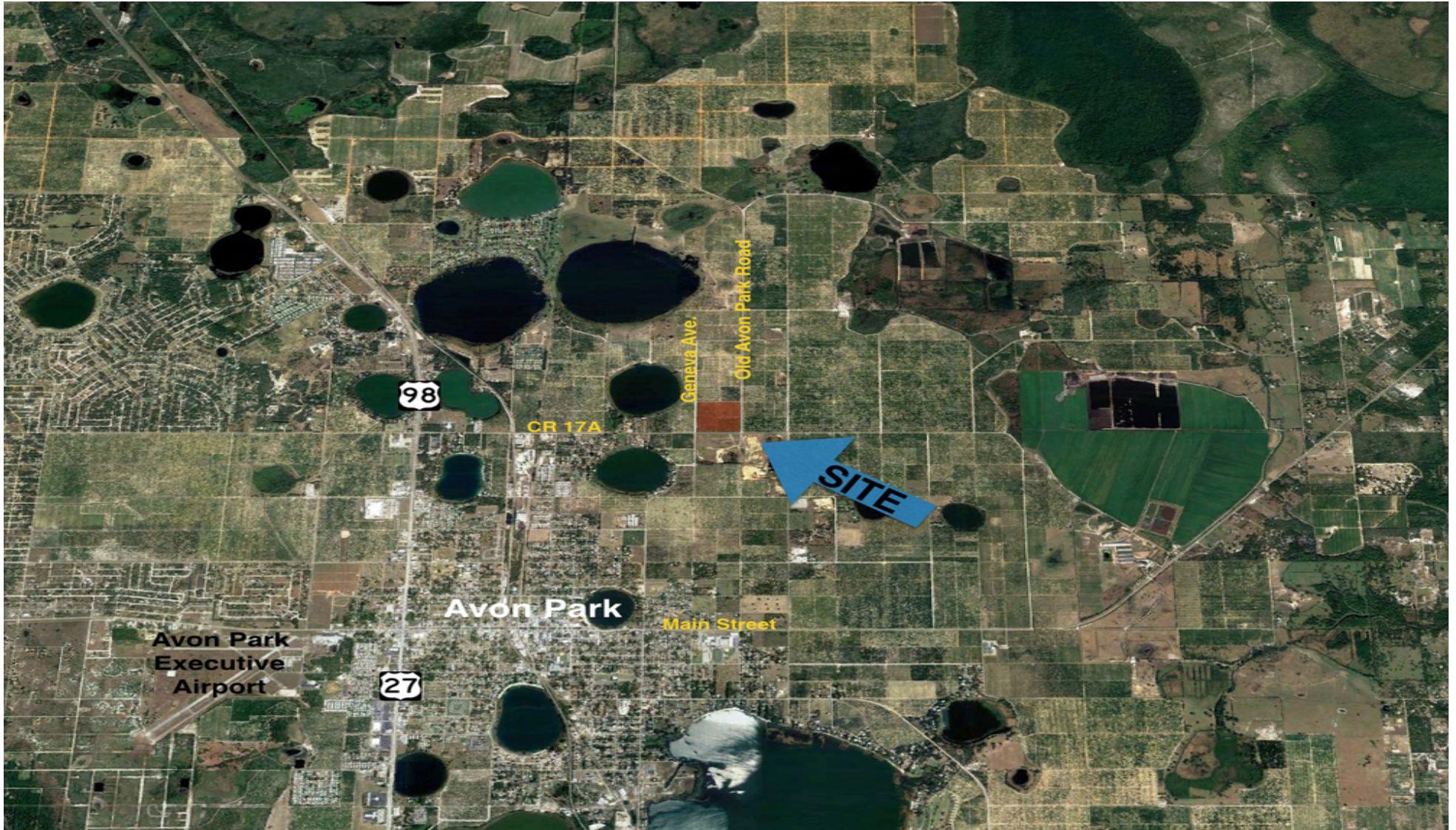
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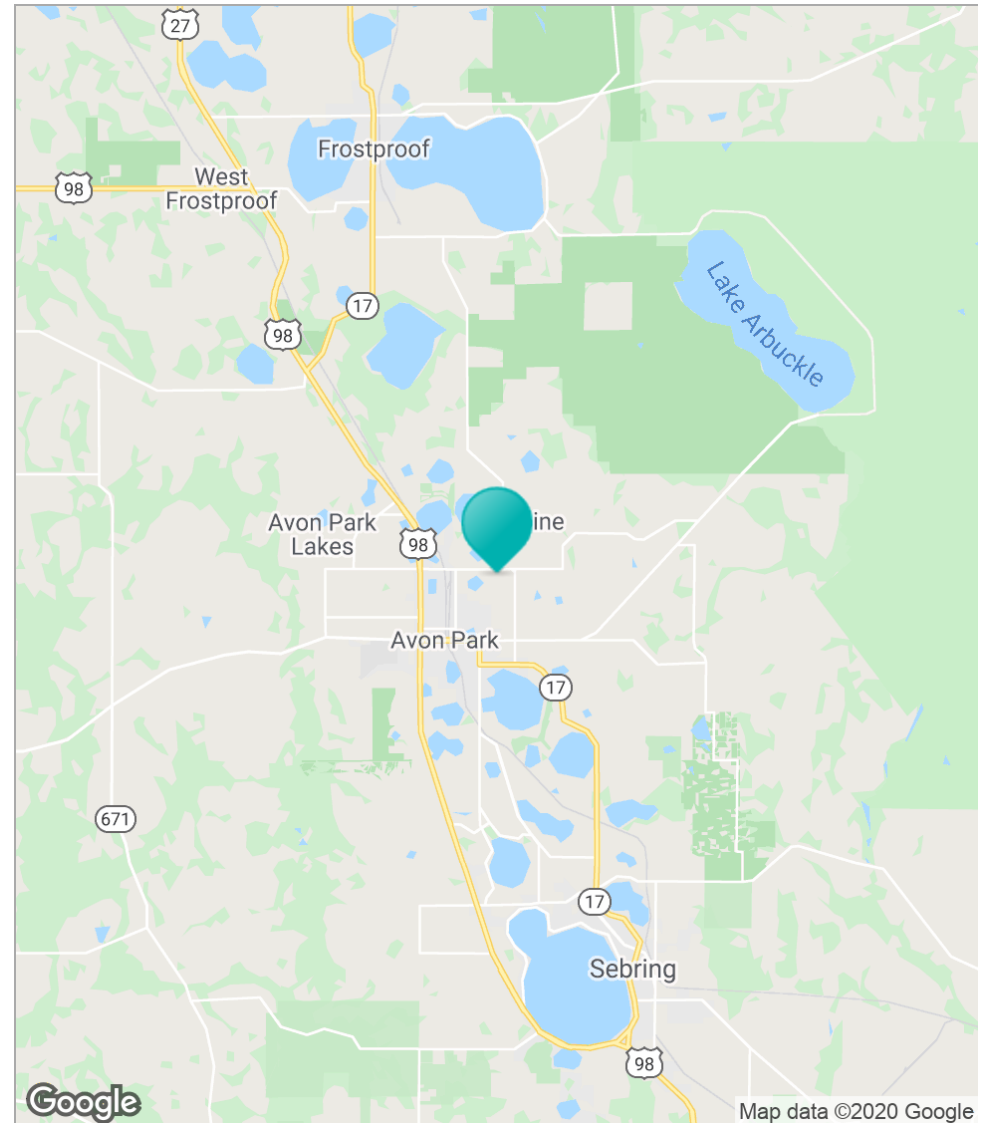
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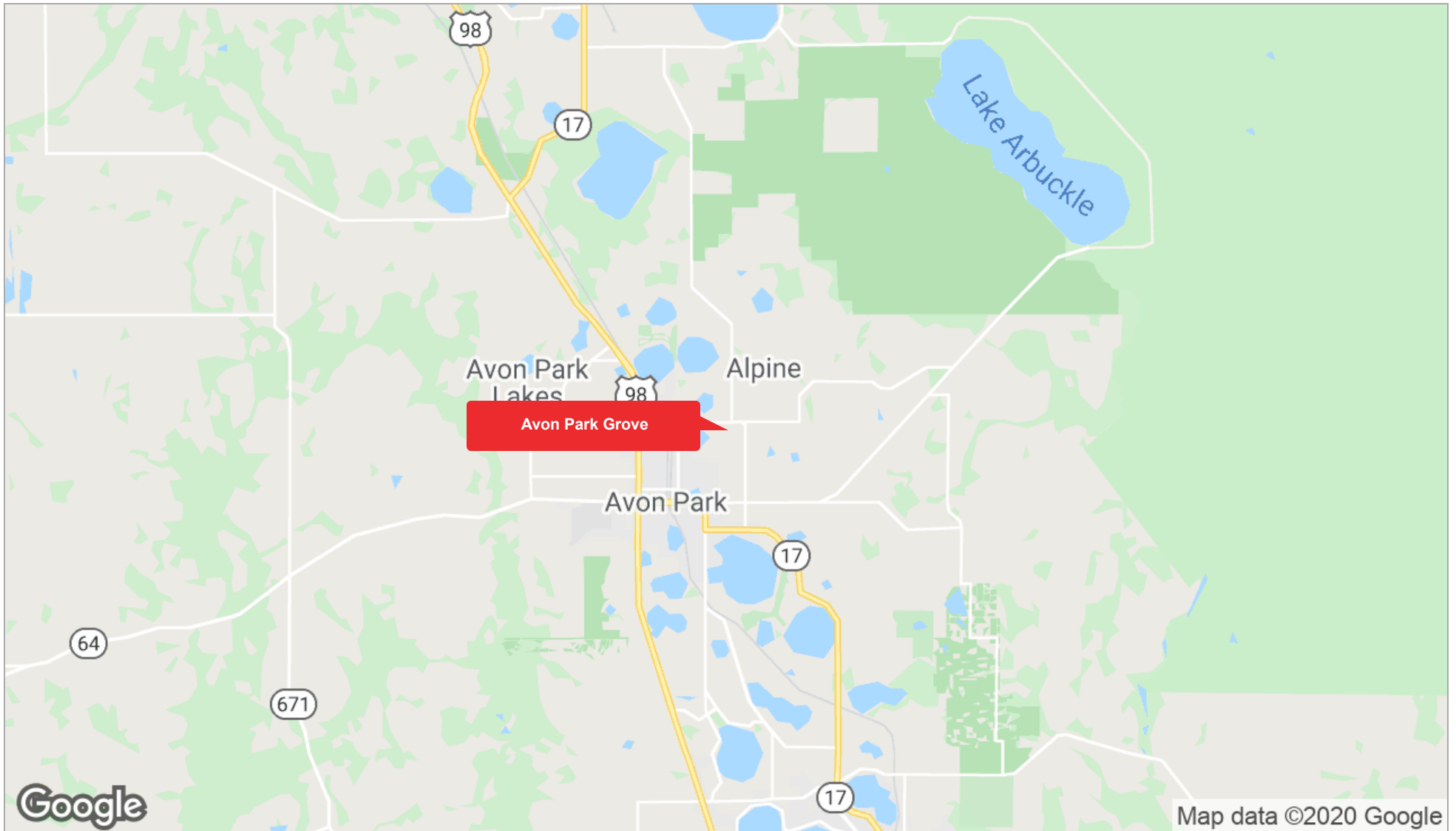
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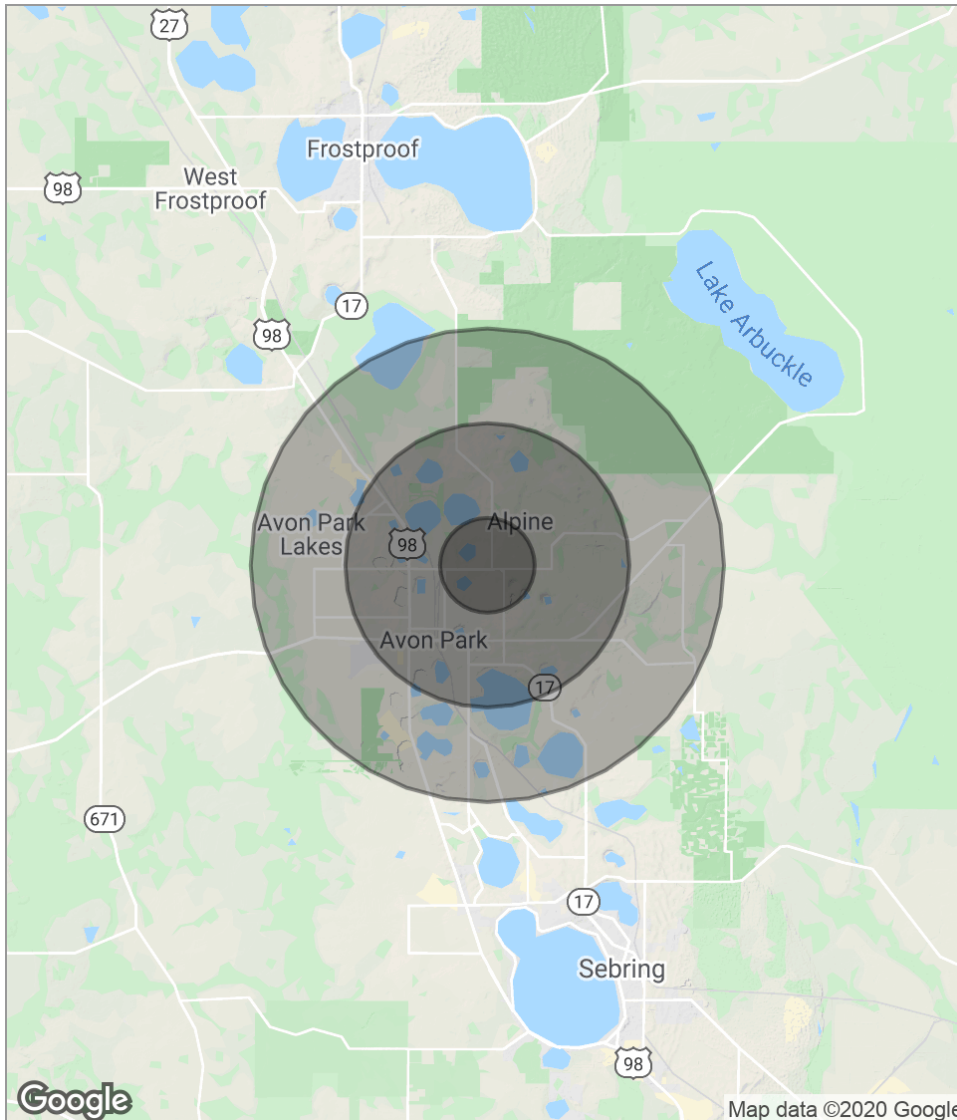












POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,545	98,656	268,393
Median age	40.5	37.8	39.1
Median age (Male)	39.2	37.1	38.5
Median age (Female)	41.4	38.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,935	40,887	109,183
# of persons per HH	2.1	2.4	2.5
Average HH income	\$73,644	\$74,960	\$68,408
Average house value	\$364,441	\$400,245	\$353,545

** Demographic data derived from 2010 US Census*