



\$495,000



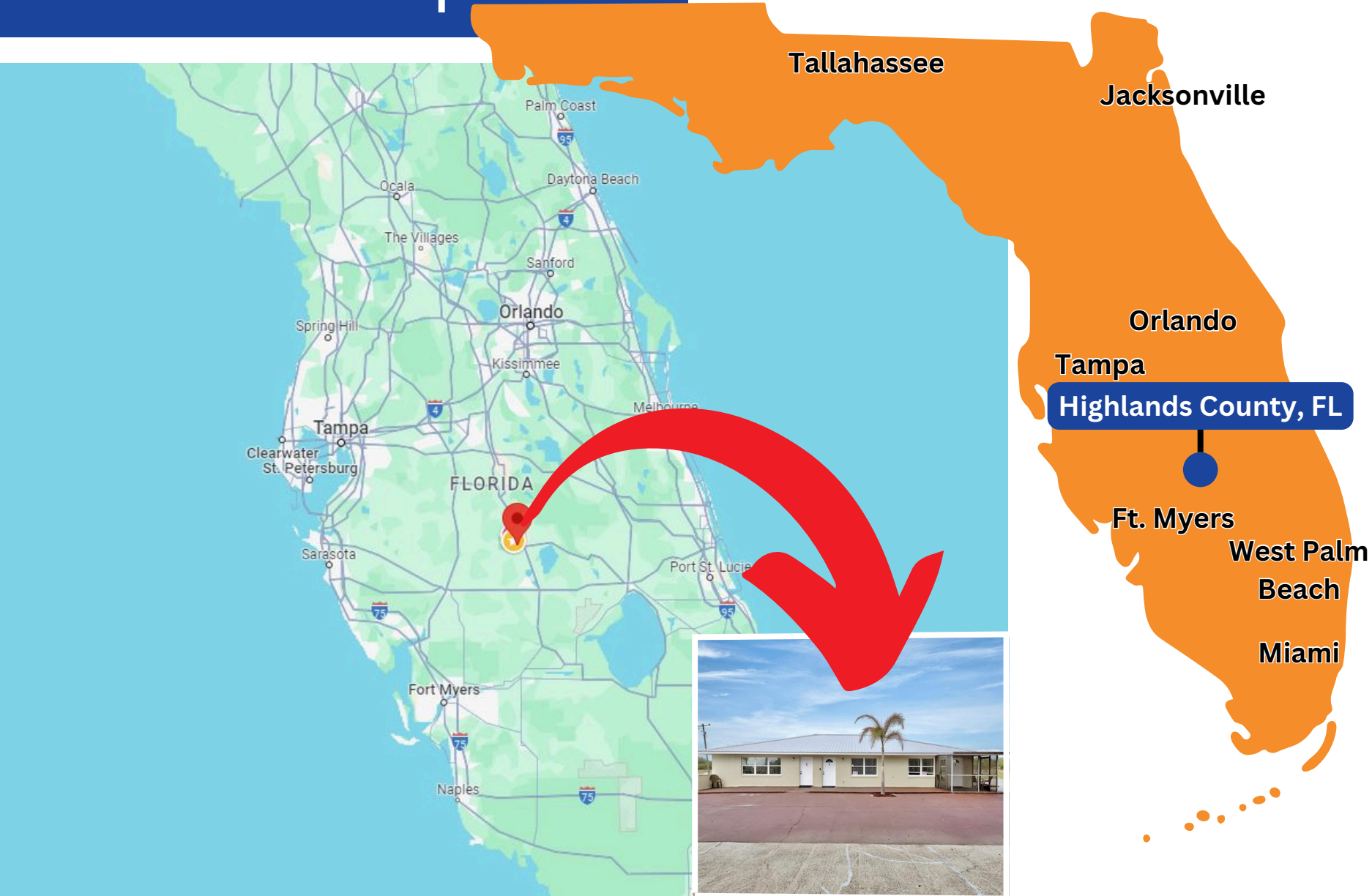
**12360 Us-27 Highway,
Sebring, Florida 33876**

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

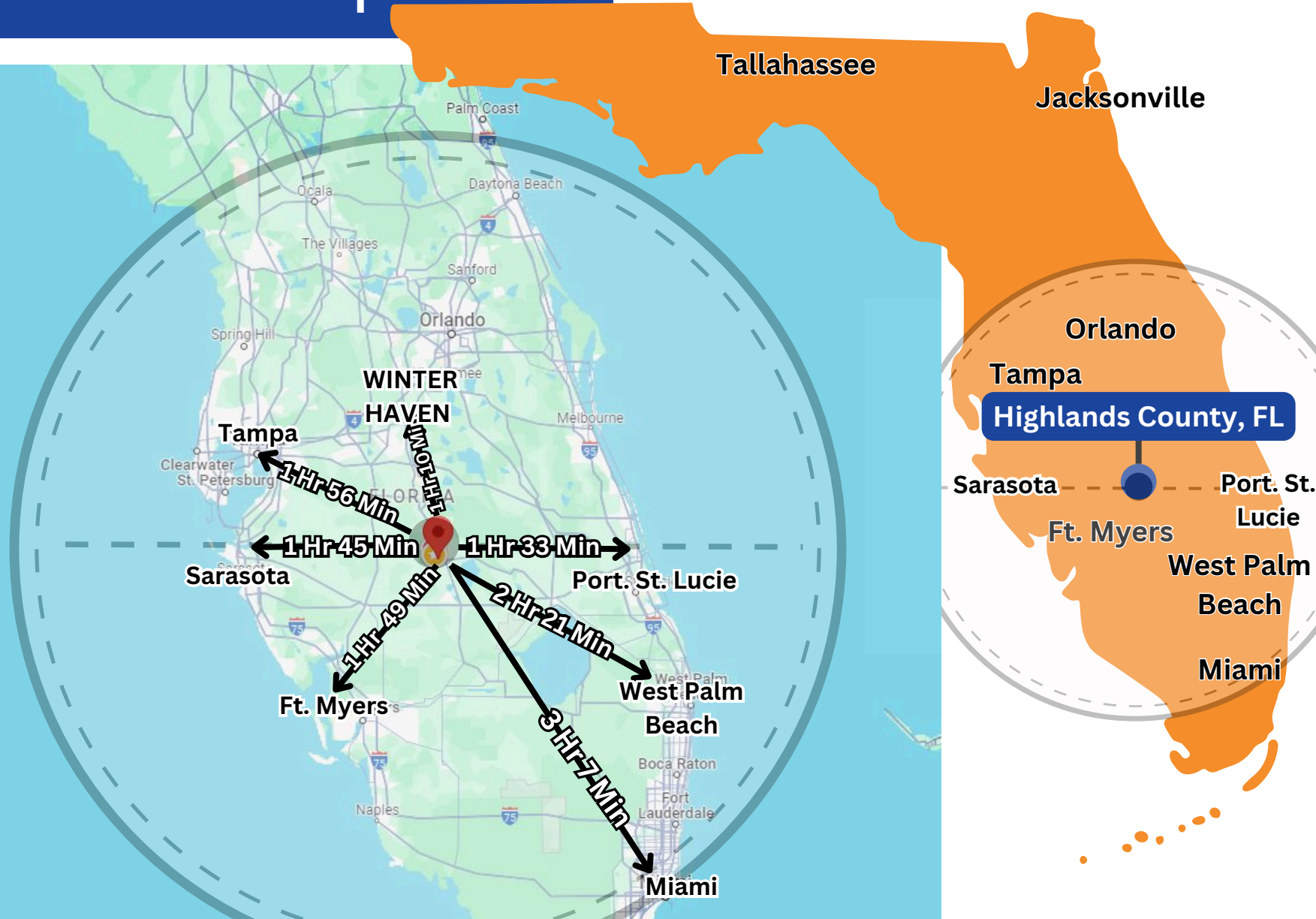
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map





Site Over View



Offering Memorandum

12360 Us-27 Highway,
Sebring, Florida 33876

Development Highlights

Total Acreage:

- 0.70+- Acres

Utilities::

- Electric
- Septic System

Entitlements/Zoning:

- Zoned B2



Development Details:

Multifamily Investment & Business Opportunity – High Visibility Highway Frontage! Fully renovated four-unit property with 222 feet of high-visibility highway frontage just minutes from Sebring International Raceway. This versatile property offers strong potential for future rental income or mixed-use opportunities in a highly visible location with demand driven by tourism, seasonal visitors, and local workforce housing. Units feature Ubatuba finely textured granite countertops, custom tile walk-in showers, updated soft-close cabinetry, modern lighting, and newer A/C systems. Efficiency upgrades include over 2 feet of added insulation and two electrical power boxes designed to help reduce utility costs. The property is serviced by Duke Energy, and a private well eliminates water bills, helping keep operating expenses low. The unit mix includes two efficiency units (one with private office and one with separate kitchen), one 1-bedroom/1-bath unit with office or storage, and one spacious 2-bedroom/1-bath unit. Additional features include a covered outdoor laundry area, secure shed with electricity and deadbolt, live security surveillance, 40' x 20' black galvanized swing-gate fenced enclosure, and a concrete pad with electrical hookup for an RV or camper. Marquee signage infrastructure is already in place. B-2 commercial zoning allows multifamily use while offering flexibility for business, live/work, or redevelopment opportunities (subject to county approval). The property has previously operated as a beauty salon, barber shop, car wash, restaurant, and Airbnb, demonstrating its versatility. Located in Sebring—recently featured on HGTV’s Hometown Takeover—just minutes from Sebring International Raceway, home of the legendary 12 Hours of Sebring, drawing racing teams and visitors year-round. Recent renovations, flexible zoning, high-visibility frontage, and tourism-driven demand create strong potential in one of Florida’s growing investment corridors.

DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44

Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$217,244	\$223,188	\$323,543



Highlands County Overview



101,638
Current Total Population



102,910
5-Yr Projected Total Population



\$70,143
Average Household Income



\$83,443
5-Yr Projected Avg Household Income



\$175,043
Median Home Value

“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:



Jeff Wagner

Realtor

863-214-0444

RealtorJWagner@gmail.com

Offering Memorandum

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Disclaimer

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

743 US Hwy 27 S, Sebring, FL 33870