

Crooked
Lake
Meandered

Drawdy Rd 570+- Ft

39.56 Acres

1200+- Ft Frontage

\$1,186,800



Lake Patrick Road N,
Babson Park, Florida 33827

Greg Karlson

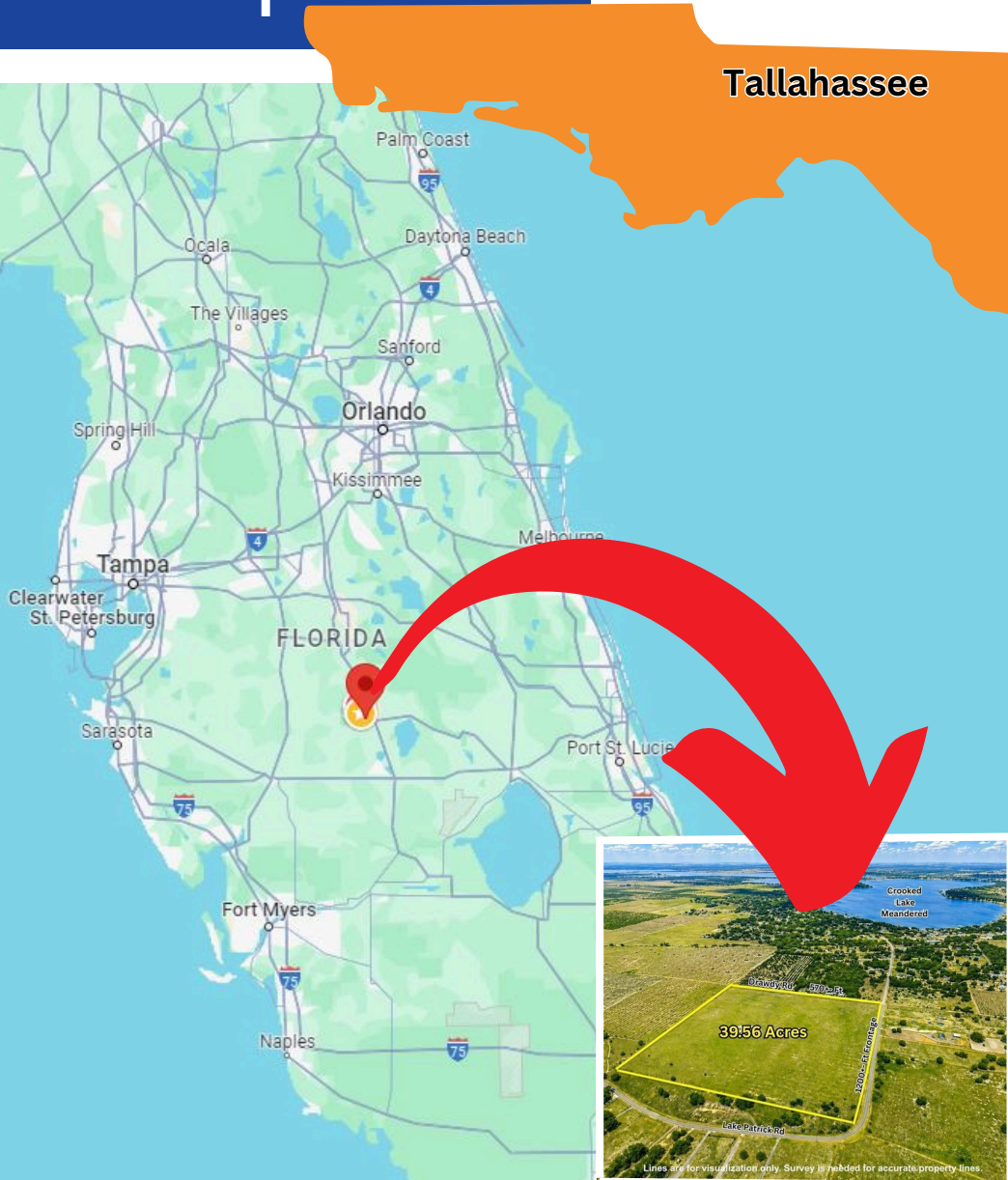
Broker/Owner

863 - 381 - 4932



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

Area Map



Tallahassee

Jacksonville

Orlando

Tampa

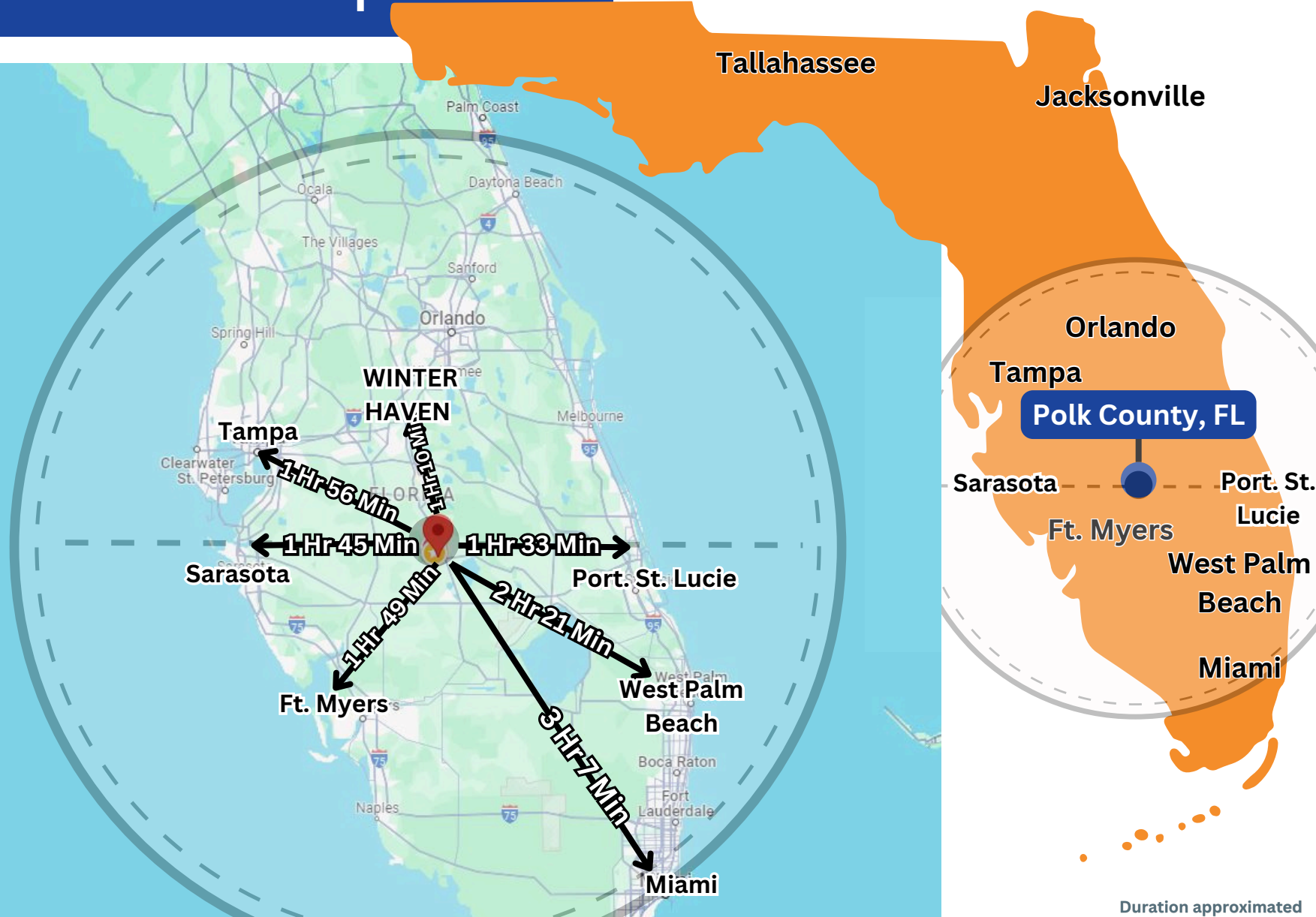
Polk County, FL

Ft. Myers

West Palm Beach

Miami

Area Map



Duration approximated



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39.56 Acres

Drawdy Rd
570+ Ft

1200+ Ft Frontage

Lake Patrick Rd

Site Over View

Offering Memorandum

702 S Main Avenue,
Lake Placid, Florida
33852



Site Over View

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702 S Main Avenue,
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33852



19.84+-
Acres



Site Over View

Offering Memorandum

702 S Main Avenue,
Lake Placid, Florida
33852

Development Highlights

Total Acreage:

- 39+- Acres

Utilities::

- Private Well
- Electric

Entitlements/Zoning:

- Zoned ARRX ResAg

MLS

- 324906
- 324911



Development Details:

- 39.56+-Acre Prime Ranchette Development Potential with green rolling hills and paved frontage by the premier and coveted pristine Crooked Lake Babson Park(known for its lush botanical gardens of Bok tower!)
- This site is currently zoned as: ARRX (agriculture and residential) with 1200+ ft paved frontage on Lake Patrick Rd N and 760+-ft frontage on Drawdy Rd makes this an easy site for the ultimate development potential beautifully situated adjacent to other residential communities and the premier 5,000 acre lake wales ridge sand bottom lake, Crooked Lake coveted for it's pristine water quality, scenic shorelines trophy bass fishing and wildlife.
- While this lake is only 1/2+-mile to west the public boat ramp is only 2.6+-miles as well giving your future homesite owners the perfect lake enjoyment lifestyle while living in a potential equestrian, ranch community of rolling hills, vista's overlooking the scenic elevation drop that only this one of a kind property can give for those picky lavish estate home ranch buyer's who appreciate what only the best can offer.
- You can buy the entire 39.5+-acres for \$30,000 per acre or the eastern half for \$35,000 per acre. Note the site diagrams depicting these as well as the upside potential of dividing them further into four, 5 acre tracts for the entire 39.55 acres or simply dividing the east half into 2+- ranchettes all with equal paved road frontage on Lake Patrick Rd N. Other future upside potential may be rezoning the western 1/2 or all for low density residential like the adjacent westerly property is situated.

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



“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:



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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.

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