



**\$799,000**



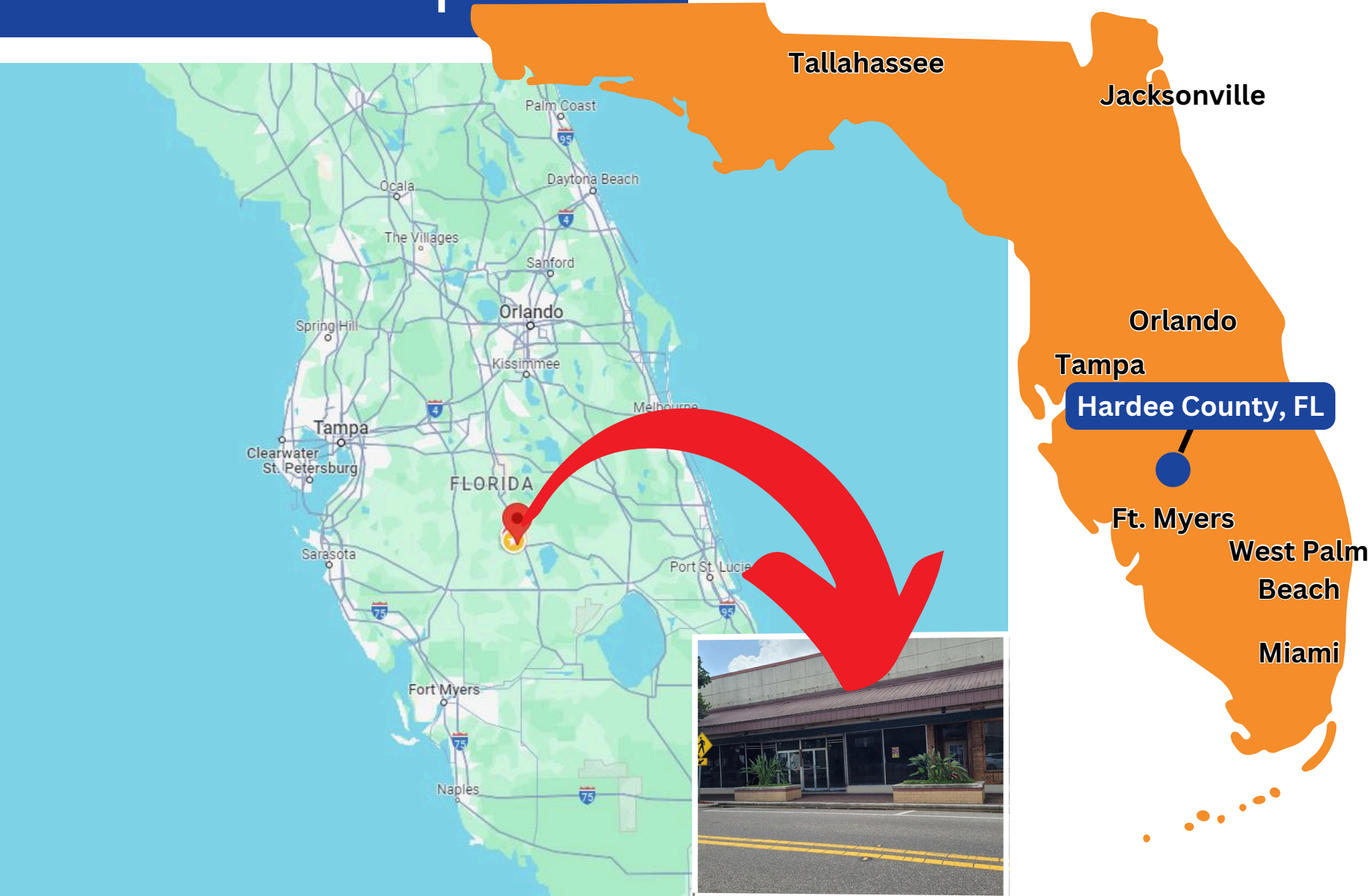
**121 W Main Street,  
Wauchula, Florida 33873**

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

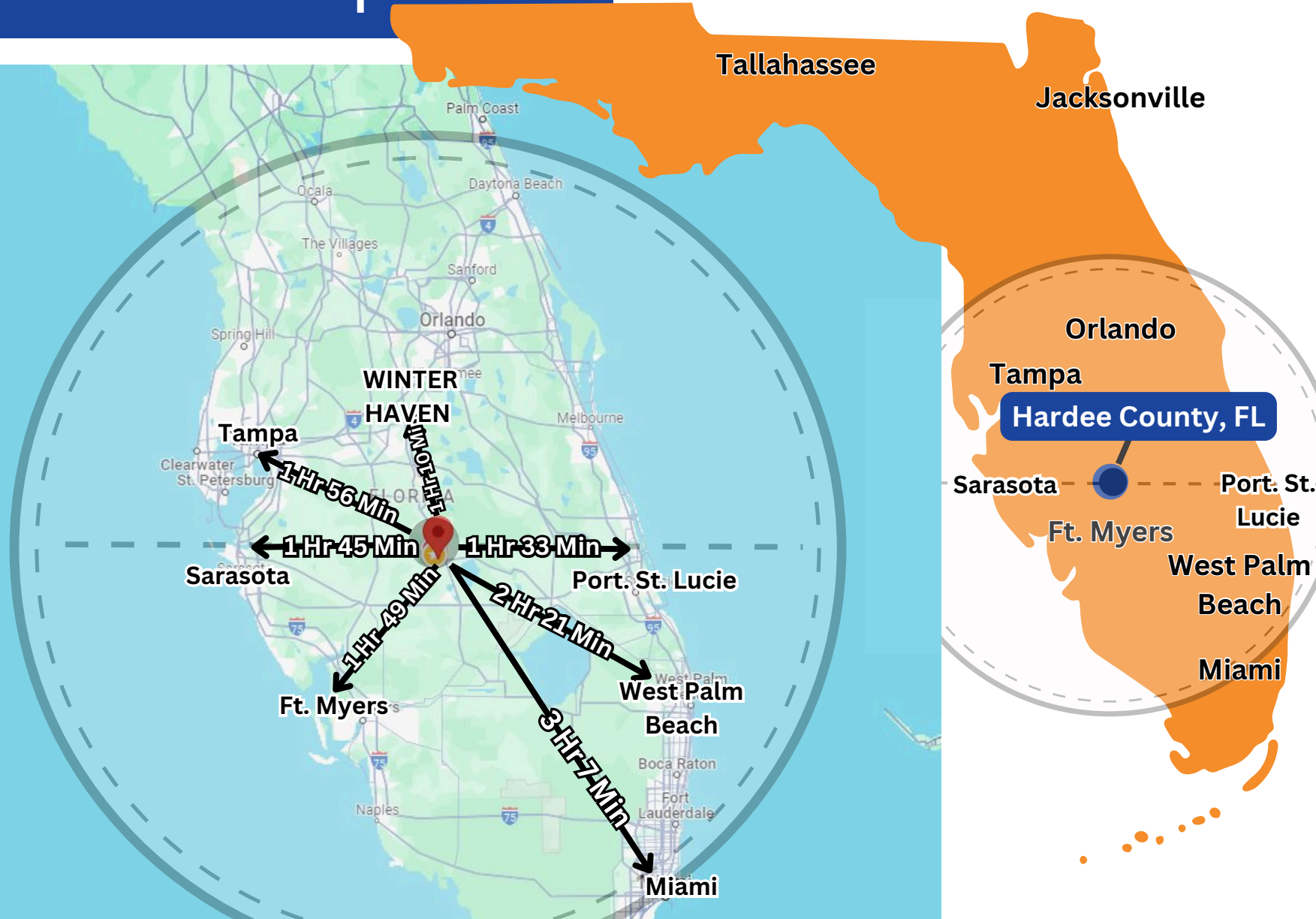
**Greg Karlson**  
Broker/Owner  
863 - 381 - 4932

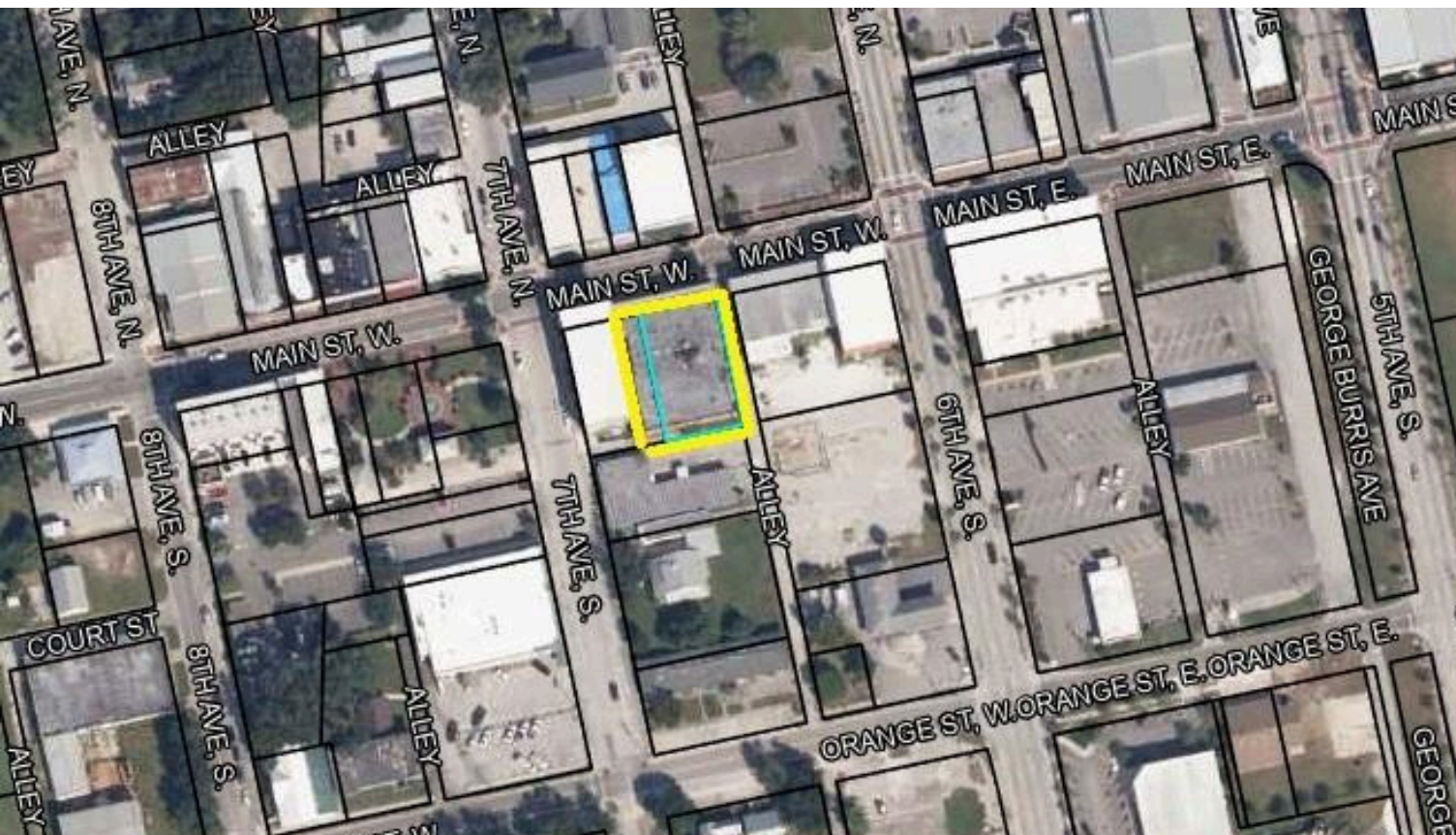


# Area Map



# Area Map





# Site Over View

Offering Memorandum

121 W Main Street,  
Wauchula, Florida 33873

# Development Highlights

## Total Acreage:

- 0.28+- Acres

## Utilities::

- Water/Sewer

## Entitlements/Zoning:

- Zoned HC-1

## Land Features:

- 10,000 square feet of interior space



## Development Details:

This is a beautiful, iconic 105 year old building with approximately 10,000 square feet of interior space, beloved by longtime residents of the area and with nearly infinite potential, just waiting for the vision of its next steward. It's showing its age and in need of various repairs and sprucing up in general, and with a bit of elbow grease could be a fantastic venue with tremendous character for a restaurant, retail, art gallery, antiques and virtually unlimited additional possibilities. This could be a good first step in essentially duplicating what they've done with downtown Arcadia, and attract people and businesses to downtown Wauchula. Come secure your 1st position today on this one of a kind property with no cost to you until a release is secured from said lien. Disclosure: This property is currently encumbered by municipal liens pursuant to Chapter 162, Florida Statutes. The encumbrances will necessarily be contingent upon their potential release, satisfaction and be contingent upon their satisfaction. Parties shall hold realtor's hereby harmless.

# DEMOGRAPHICS MAP & REPORT

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

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



## 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**

**121 W Main Street, Wauchula, Florida 33873**



**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**