

505 Avenue A. NW
Suite 306
Winter Haven, FL 33881



Office: 863.293.5600
Fax: 863.293.4955

FOR SALE
19.43 acre Multi Family Parcel
SEBRING, FL

DESCRIPTION: This 19 acre multi family development site is located 1.5 miles east of US 27. Multi family rental unit supply gap exists to make this site attractive to developer. The Sebring Parkway connects Hwy 27 with SR 17. The parkway has connected the north Sebring shopping area with downtown. Easy access to US 27 and downtown makes this area prime for new development. No wetlands or floodplain.

LOCATION: From US 27 and Sebring Parkway proceed 1.5 miles east on the Sebring Parkway until you reach Scenic Hwy. The property is 500 ft. north on the east side of Scenic Hwy. Traffic light at the corner of Sebring Parkway and Scenic Hwy.

FRONTAGE: This parcel has approximately 654 ft. of frontage on east side of Scenic Hwy.

LAND USE: The current land use is Multifamily and will allow up to 240 units.

UTILITIES: 8" water main running the length of Scenic Hwy and an accessible sewer inlet is adjacent to the property on Scenic Highway. Water and sewer are City of Sebring utilities.

TRAFFIC COUNTS: 2009 AADT on Sebring Parkway is 7,163. 2009 AADT on Scenic Hwy just north of the Sebring Parkway is 2,428.

2008 TAXES: \$1,546.32

CONTACT INFO: Benjamin E. Crosby, CCIM, ALC
Office: 863-293-5600
Email: ben@crosbydirt.com

PRICE: \$1,500,000

All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.



2008 DEMOGRAPHICS:

Population & Income

	1 Miles:	3 Miles:	5 Miles:
Population	2,252	23,460	43,849
Total Population Median Age	54.8	55.1	54.2
Household Average Income	\$62,150	\$51,014	\$49,897
Median Household Income	\$47,731	\$38,397	\$37,503

