

SEBRING VACANT COMMERCIAL LAND

2701 STATE ROAD 66
SEBRING, FL 33875

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Zolfo Springs
25 ± Minutes

SR 66

S Orange Blossom Blvd





PROPERTY DESCRIPTION

Superb corner property at State Road 66 and S Orange Blossom Blvd in the growing area of Sebring, Florida. The property is located between US Hwy 17, and busy US Hwy 27, which is less than 3 miles from the subject. There are 6 individual parcels comprising 2.5 ± acres. The property is zoned B-2, Highlands County - uses include gas station/convenience store, retail, restaurant, personal service and many others. A self storage facility is possible, however would require a zoning change to B-3. The Dollar General Store is a B-3 and as such, precedent has been set. Initial talks with the County zoning board indicate an openness to this idea. There is a 900 SF ± block office structure on the property, historically operating as a real estate office. The office is in good shape, has a metal roof and newer A/C, with laminate floors throughout, private offices, an open large kitchen and one full bathroom.

PROPERTY HIGHLIGHTS

- Retail or Office land in Sebring on State Road 66.
- 6 Property Parcels Totaling ± 2.5 Acres

OFFERING SUMMARY

Sale Price: **\$349,900**
Lot Size: 2.5 ± Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
Total Population	68	17,400	48,552
Average HH Income	\$38,430	\$43,136	\$44,682

Location Description



LOCATION DESCRIPTION

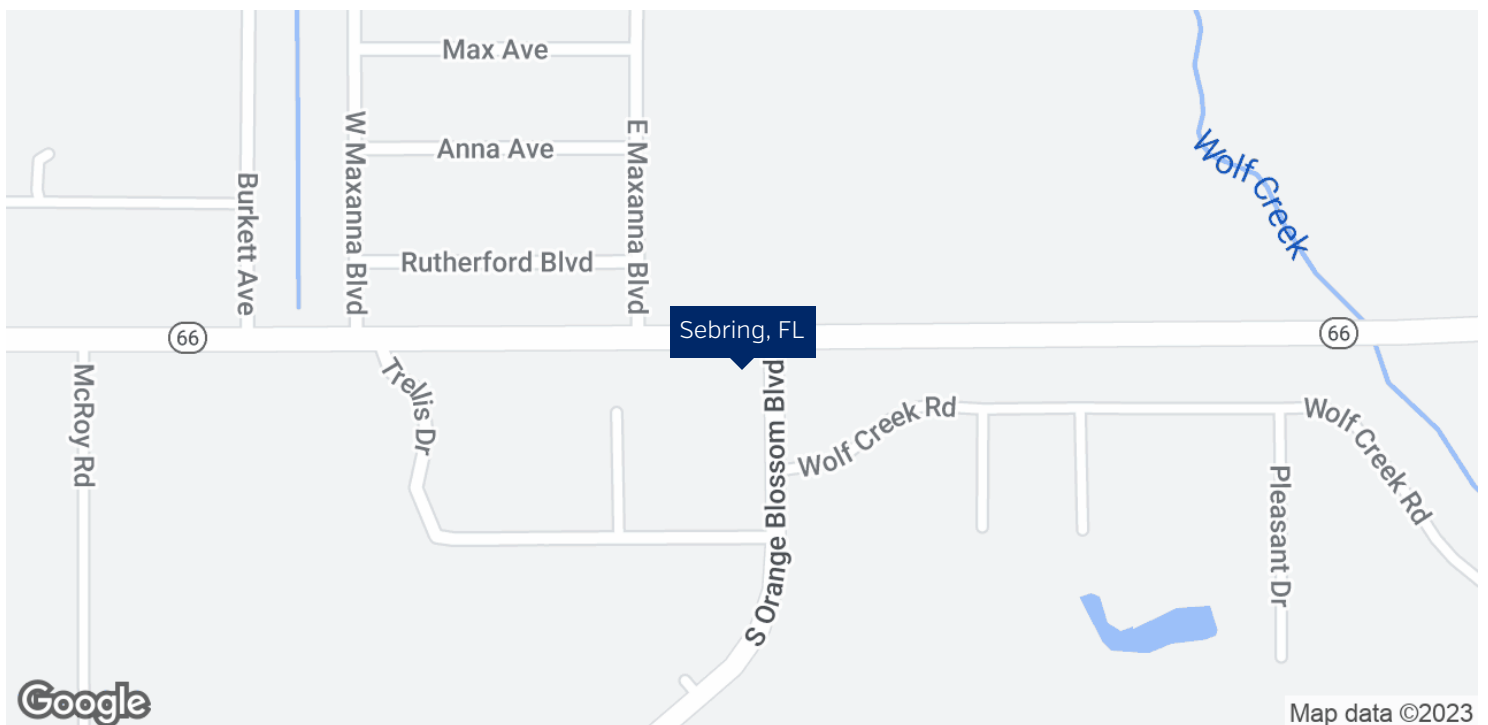
This vacant commercial land is located in the growing city of Sebring. Sebring is about 100 miles southeast of Tampa and in close proximity to major highways and transportation hubs such as State Rd 60, US Hwy 27, and the Sebring Regional Airport. Major amenities with a 10 mile radius of the site are HCA Florida Highlands Hospital, Lakeshore Mall, Highlands Hammock State Park, and Sebring International Raceway. This site features about 240 ± FT of road frontage along State Rd 66 and 525 ± FT along S Orange Blossom Trail. State Rd 66 is a major highway that begins west at US Hwy 27, and continues east through the city of Sebring, eventually terminating at State Road 70. State Rd 66 provides access to US Hwy 27, a major thoroughfare that runs north-south through the heart of the city. This site is situated in an ideal location with future growth underway.



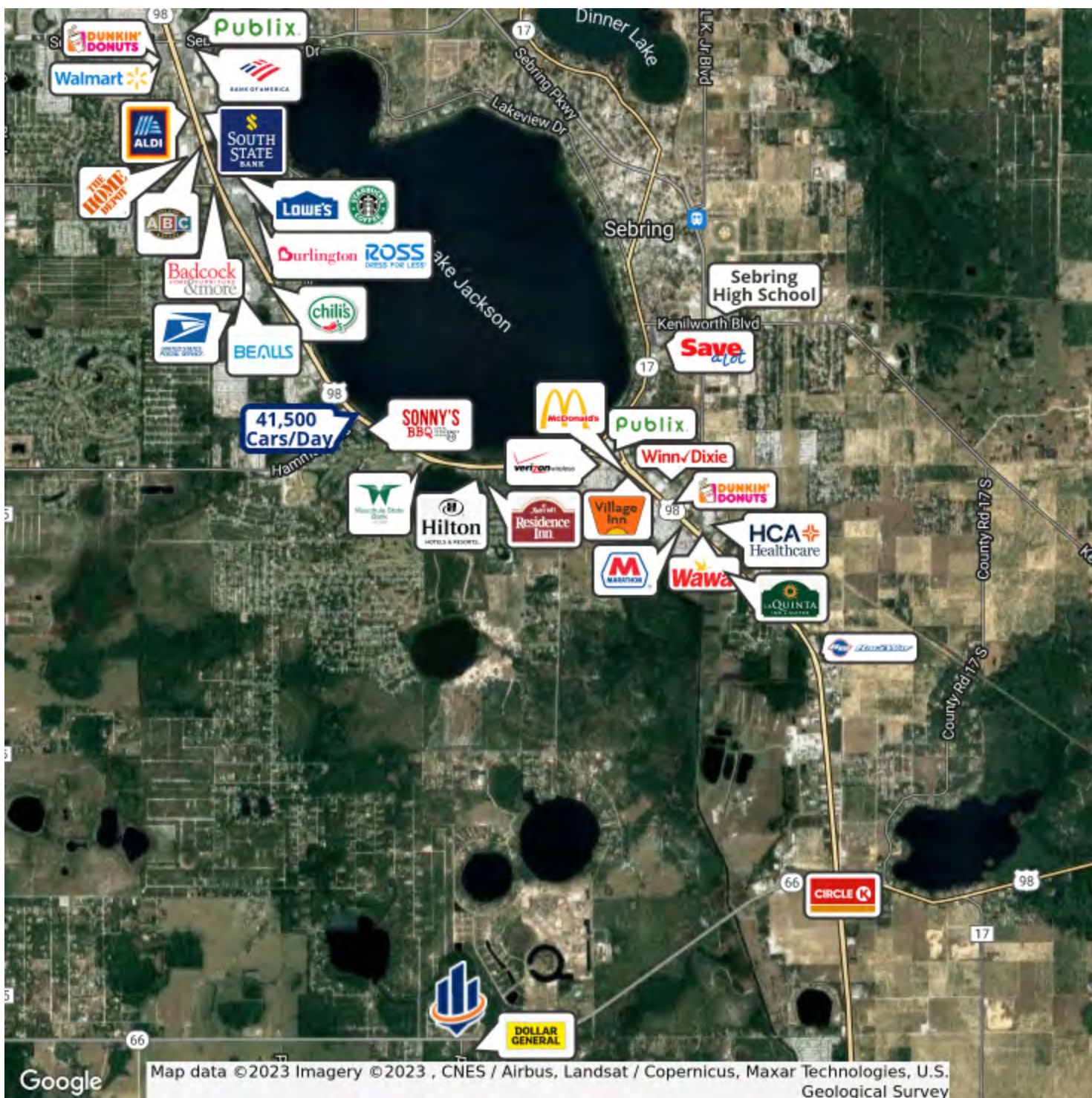
PROPERTY HIGHLIGHTS

- Retail or Office land in Sebring on State Road 66.
- 6 property parcels totaling 2.5 Acres with 200' on frontage on SR 66.
- Address include 2701, 2705, 2709 & 2713 SR 66, and 2700 & 2728 Trellis Drive.
- Zoned B2 - Highlands County - Uses include gas station/convenience store, retail, office, restaurant and many more.
- Self Storage facility possible with change to B3 zoning. Dollar General is B3 and Highlands County Zoning Board may be open to this conditional use. Re-zoning timing - approx. 3 months.
- Less than 3 miles from the US 27 intersection [US 27 & Sparta]. US 27 is a major Florida thoroughfare which runs north and south through the State.
- Highland Lakes Reserve, an upscale residential less than a mile to the east.
- The 900 ± SF structure on the property was originally designed as a real estate office with reception and two private offices. It also has a large open area and full kitchen, with 1 full bathroom. Laminate floors throughout with a modern kitchen. Fridge, stove, microwave, washer and dryer included. Metal roof - A/C is 2017.
- 6,530 cars per day on State Road 66 - 30,000 cars per day on US Hwy 27
- Property on well and septic.
- Assemblage possible with other two other properties on this block.

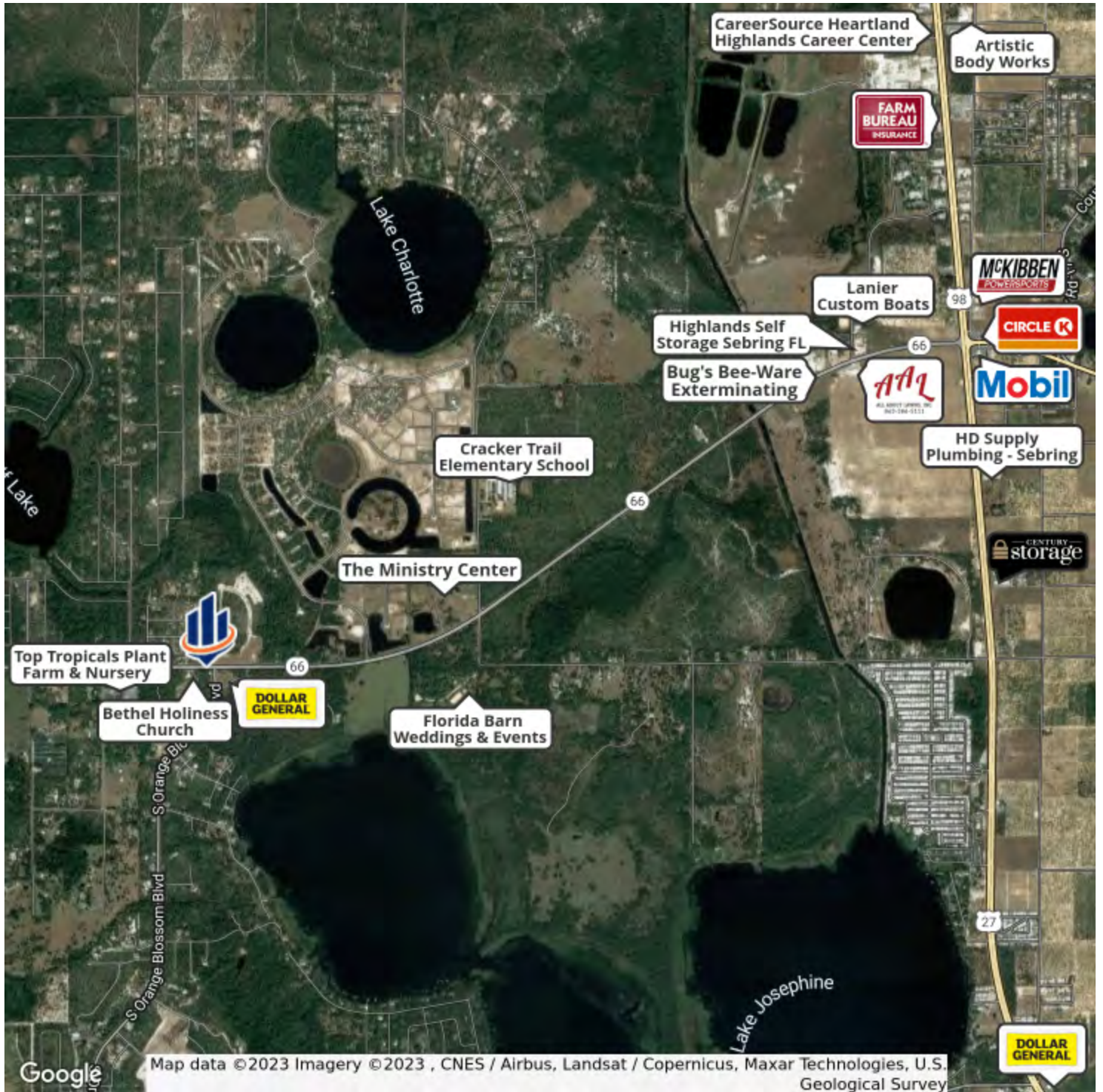
Regional Map



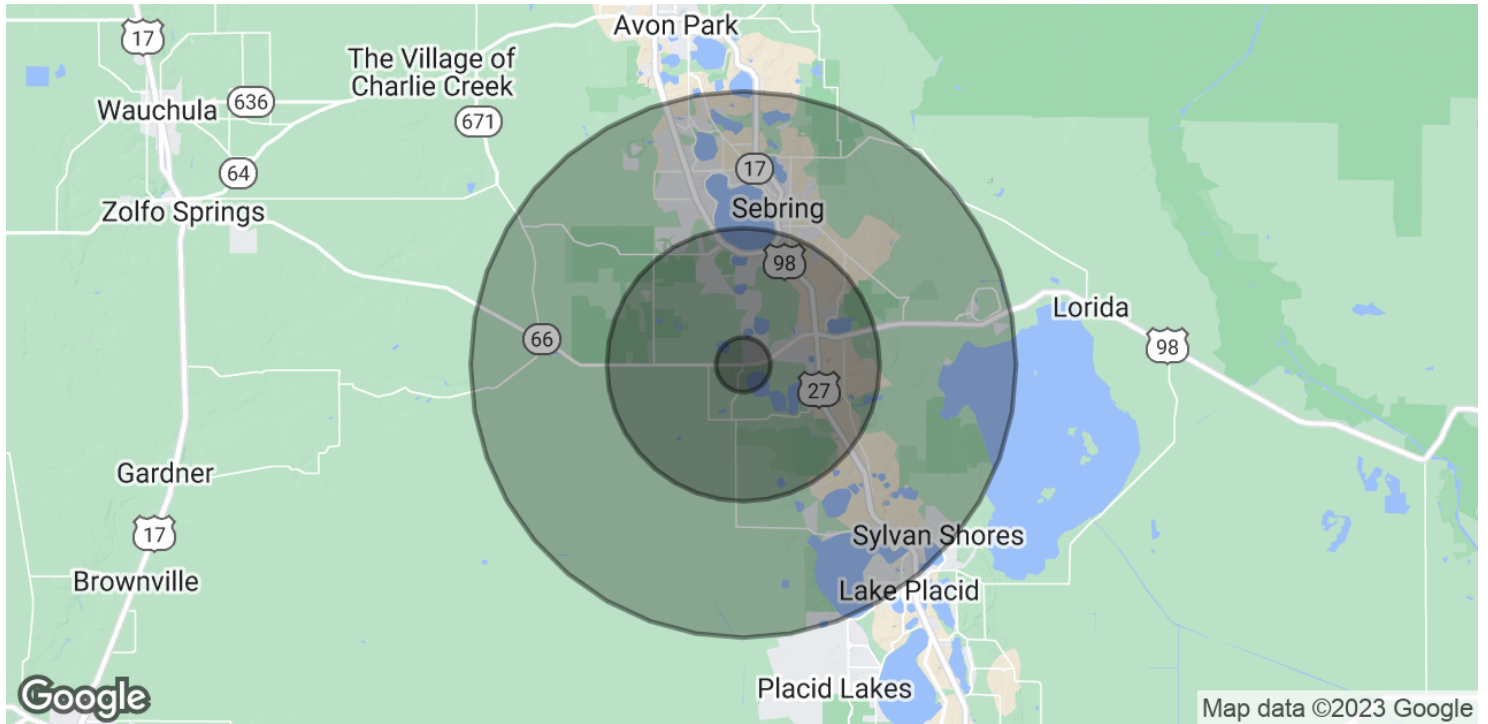
Market Area Map



Location Area Map



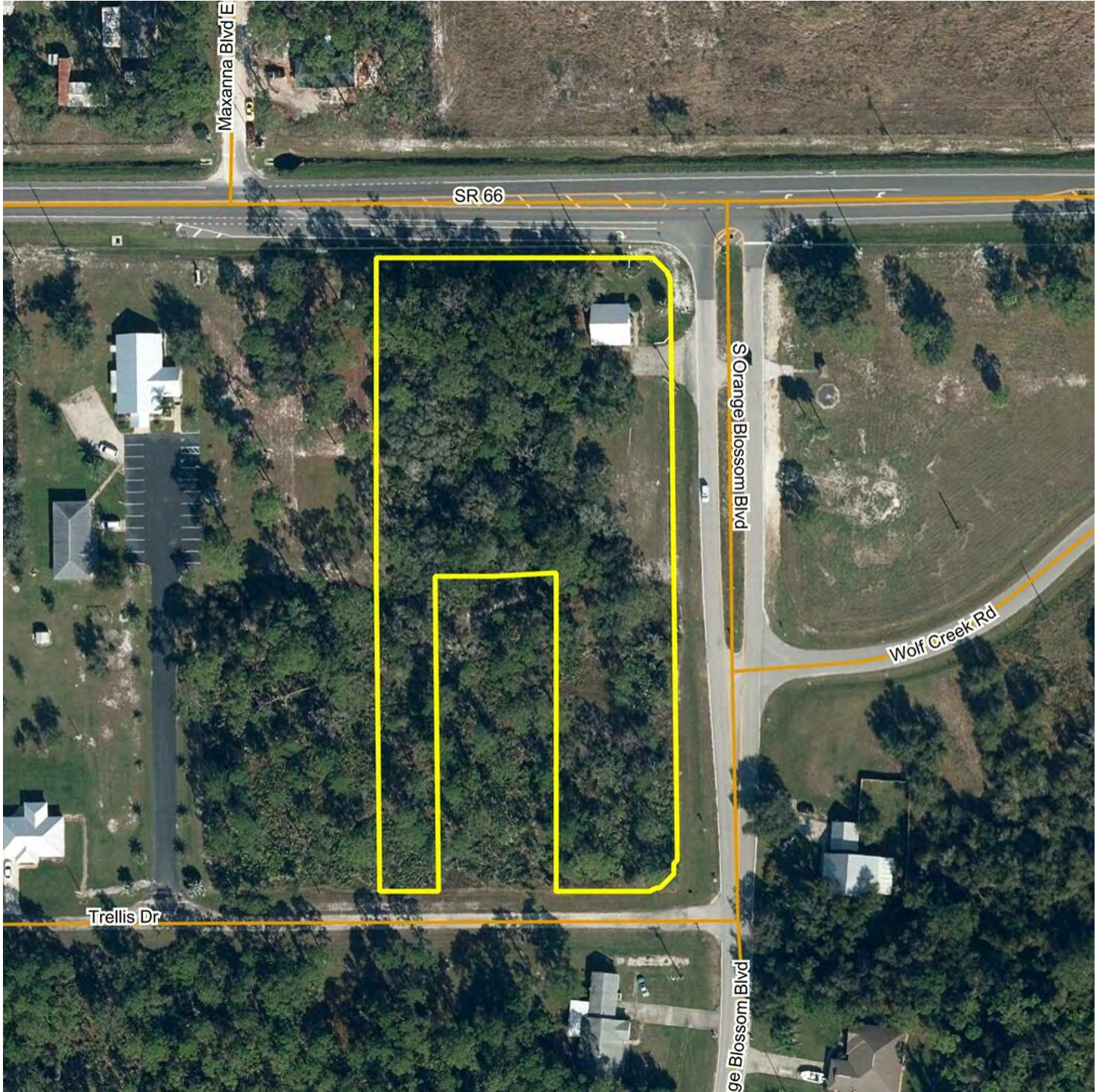
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

Aerial Photo



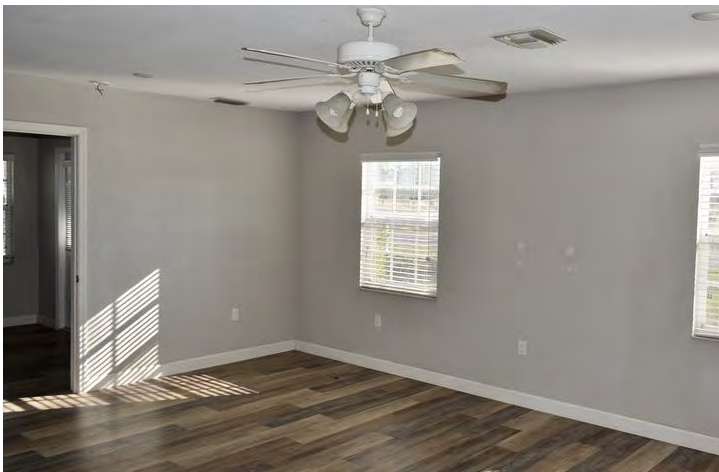
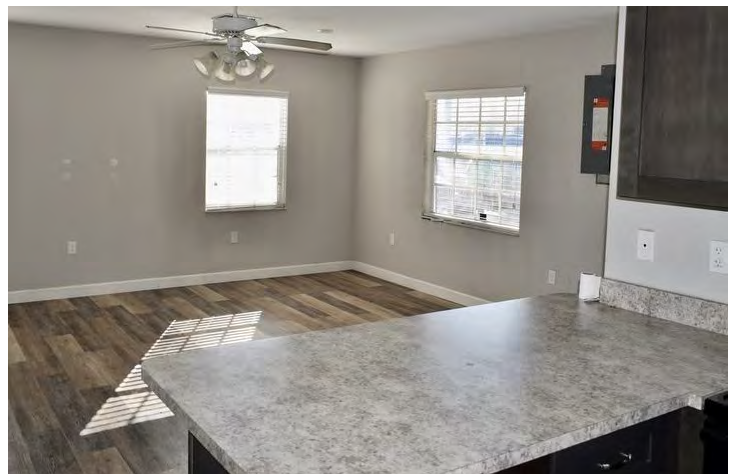
Aerial Photos



Ground Photos



Interior Photos





CRAIG MORBY

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors



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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

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