

SADDLEBAGS LAKE COMMERCIAL

LAKE PLACID, FL

LSI
COMPANIES



AAADT 20,500



COUNTY RD. 621 E.



OFFERING MEMORANDUM

OFFERING SUMMARY

Property Address: 195 County Road 621
Lake Placid, FL 33852

County: Highlands

Property Type: Vacant Commercial Land

Property Size: 7.44± acres | 324,086± Sq. Ft

Zoning: LP C-1 (Highway Commercial District)

Future Land Use: LP CG (Commercial General)

Utilities: Water and sewer are available to the property

Property ID Number: P-31-36-30-A00-0310-0000

2022 Tax Information: Tax Bill - \$33.17

LIST PRICE

\$1,200,000 | \$161,290 Per Acre

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Billy Rollins, CCIM, ALC
Senior Broker



Alec Burke
Sales Associate



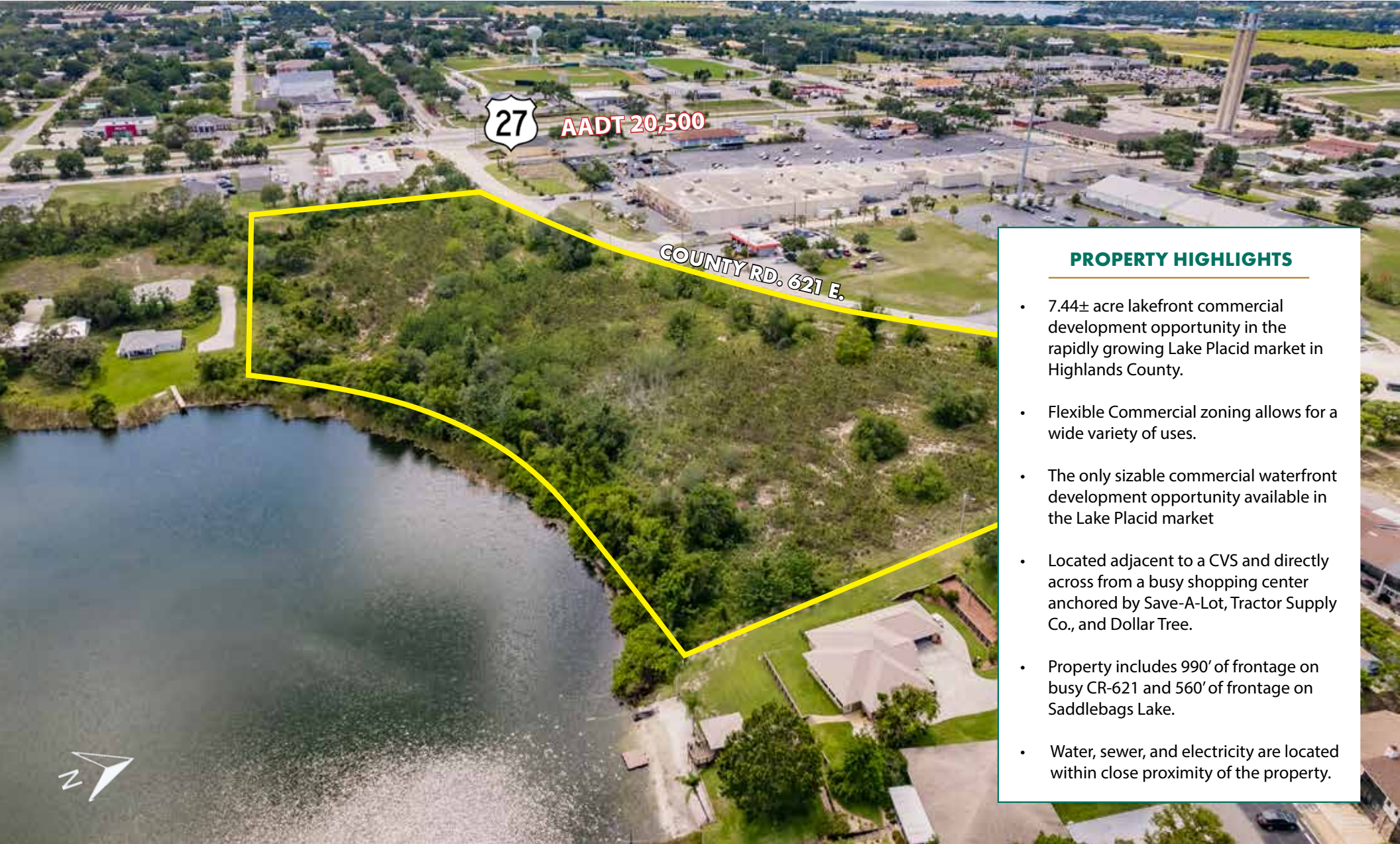
OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

aburke@lsicompanies.com | 239.489.4066

WWW.LSICOMPANIES.COM

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- 7.44± acre lakefront commercial development opportunity in the rapidly growing Lake Placid market in Highlands County.
- Flexible Commercial zoning allows for a wide variety of uses.
- The only sizable commercial waterfront development opportunity available in the Lake Placid market
- Located adjacent to a CVS and directly across from a busy shopping center anchored by Save-A-Lot, Tractor Supply Co., and Dollar Tree.
- Property includes 990' of frontage on busy CR-621 and 560' of frontage on Saddlebags Lake.
- Water, sewer, and electricity are located within close proximity of the property.

PROPERTY AERIAL



PROPERTY AERIAL

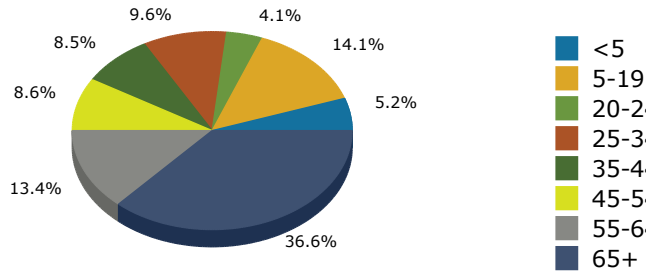


COUNTY RD. 621 E.

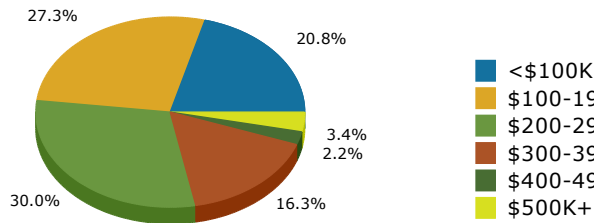
AREA DEMOGRAPHICS

10-MIN RADIUS

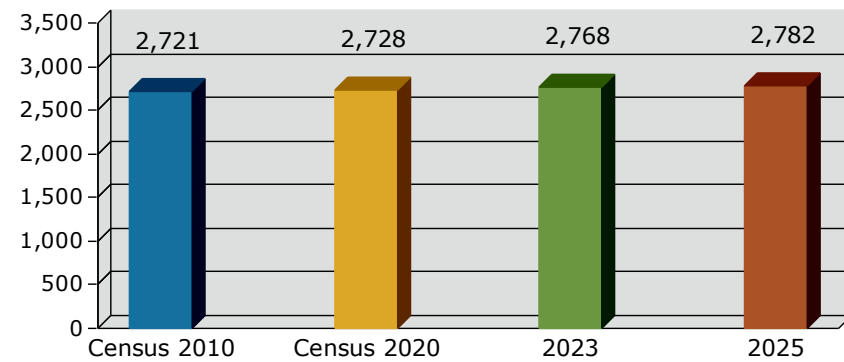
2023 Population by Age



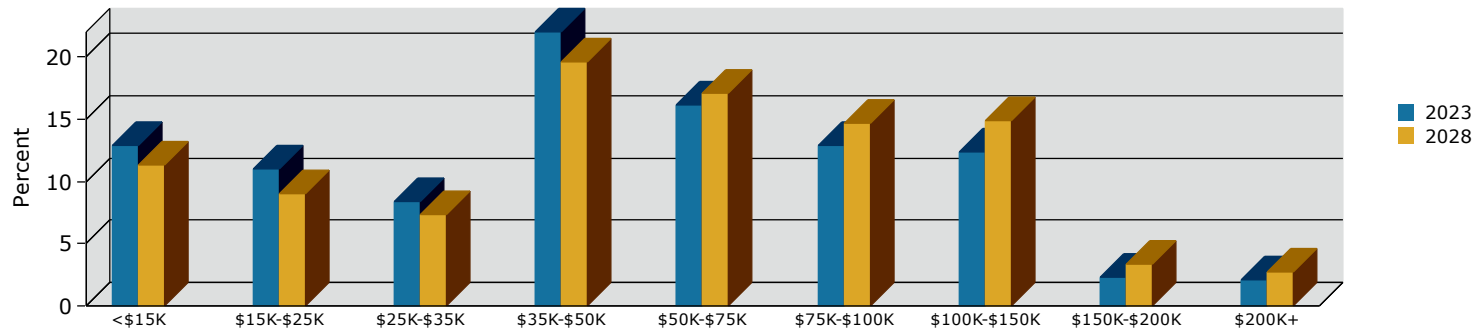
2023 Home Value



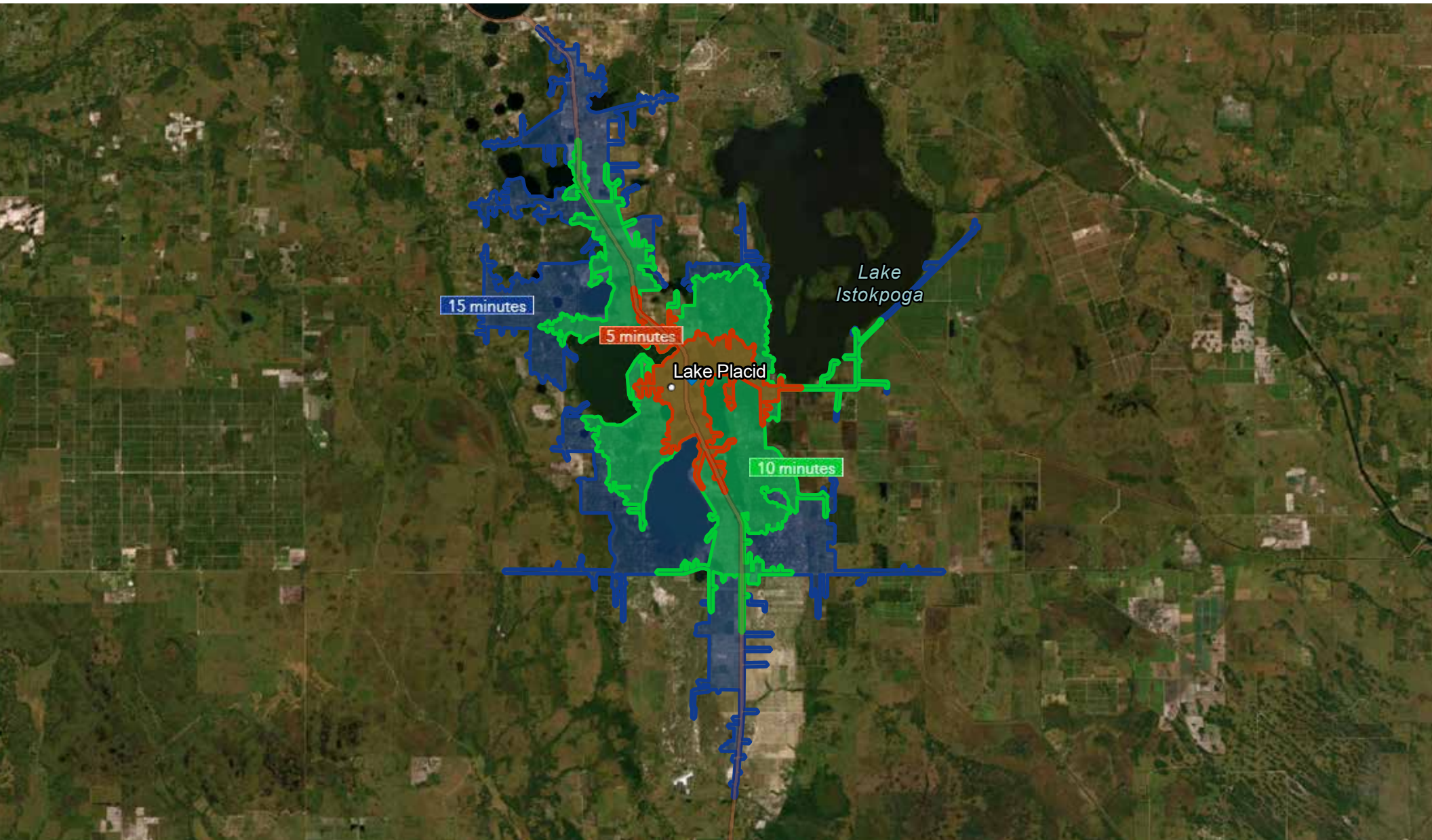
Households



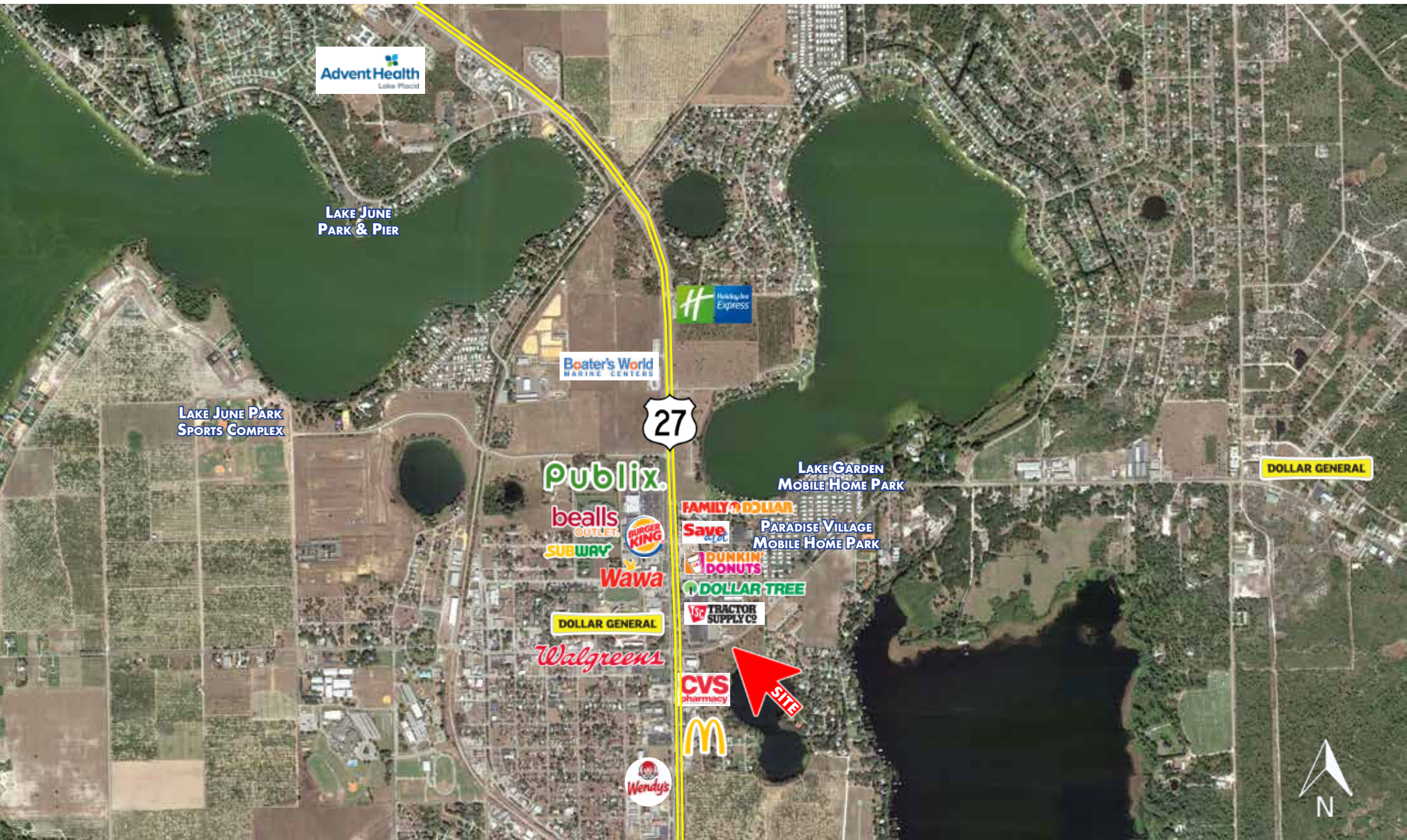
Household Income



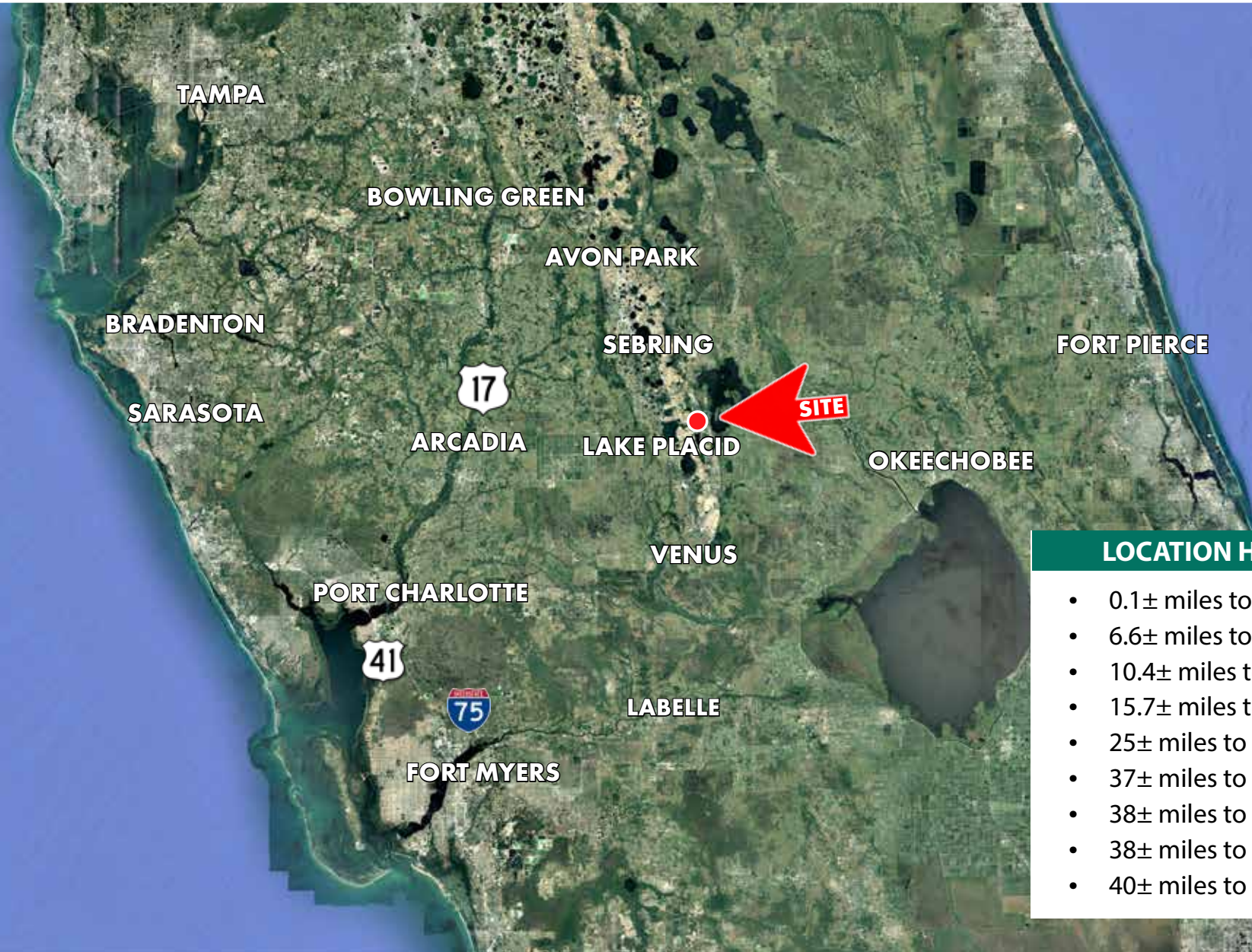
DRIVE TIME MAP



AREAS OF INTEREST



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.1± miles to US Hwy 27
- 6.6± miles to FL-70
- 10.4± miles to US Hwy 98
- 15.7± miles to Sebring
- 25± miles to Avon Park
- 37± miles to Okeechobee
- 38± miles to US Hwy 17
- 38± miles to Arcadia
- 40± miles to Labelle



27

AADT 20,500

COUNTY RD. 621 E.



LSI COMPANIES

Land Solutions

LSI COMMERCIAL

Development Solutions

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.