



# SOUTH ARCADIA HOMESITE ACREAGE

SE JEANS ROAD  
ARCADIA, FL 34266

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# Property Overview



**Sale Price**

**\$150,000**

## PROPERTY OVERVIEW

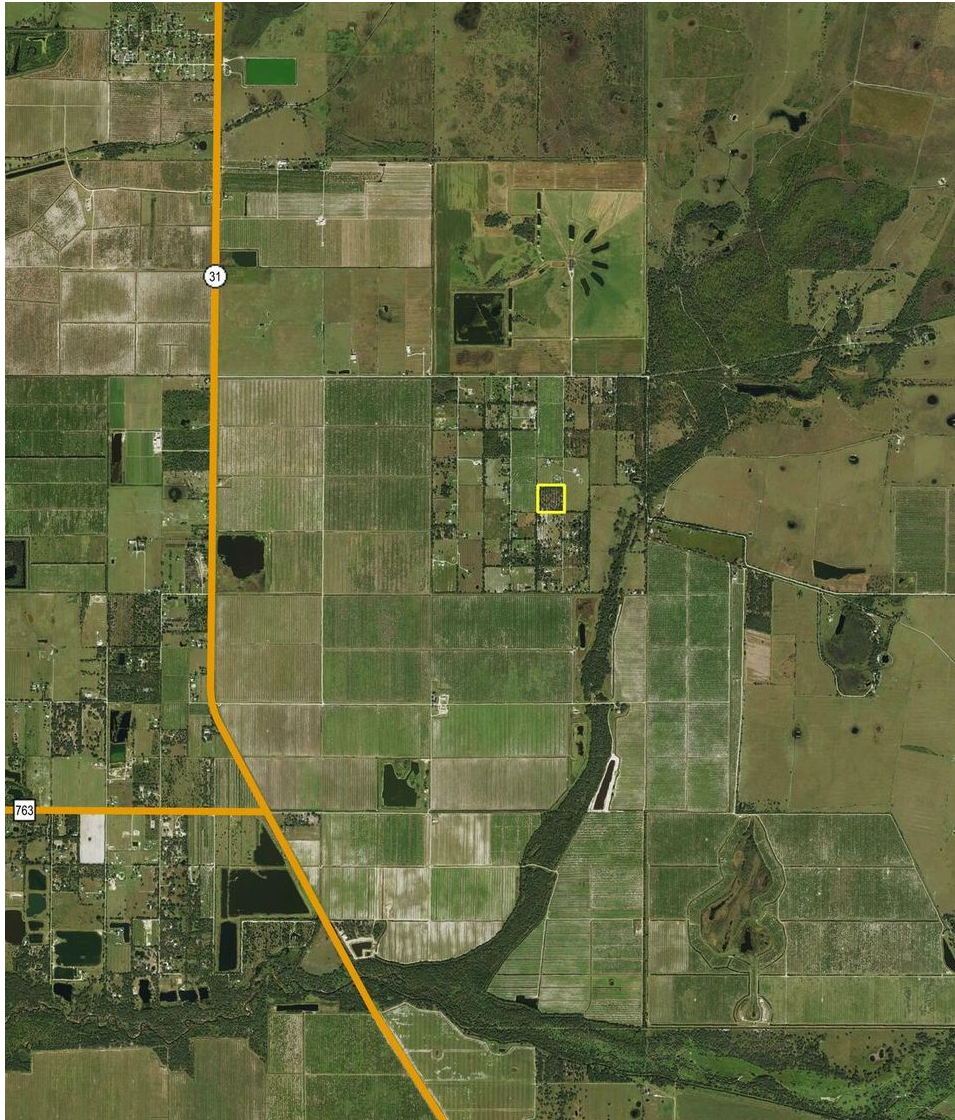
Approximately 10 acres of vacant residential land nestled in Arcadia, Florida. The site is surrounded by established homes, and has potential to be tailor-made for a dream homesite. This rural site also offers the tranquility of a residential neighborhood while only being 20 ± minutes from Downtown Arcadia.

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Acreage:       | 10.17 Acres      |
| Price / Acre:  | \$14,749         |
| City:          | Arcadia          |
| County:        | Desoto           |
| Property Type: | Homesite Acreage |

The subject site has about 655 ± FT of frontage along Jeans Rd which is a dirt road. Nearby thoroughfares include State Rd 31, US Hwy 17, and State Rd 70. These major thoroughfares connect Arcadia to major cities such as Fort Myers, Sebring, and Sarasota.

# Specifications & Features



## SPECIFICATIONS & FEATURES

|                            |  |
|----------------------------|--|
| Uplands / Wetlands:        | No Wetlands  |
| Soil Types:                | Eaugallie Fine Sand [3 acres]<br>Farmton Fine Sand [3 acres]<br>Myakka Fine Sand [3 acres]<br>26 Pineda Fine Sand [1 acre] |
| Taxes & Tax Year:          | \$1,408.68 [2023]  |
| Zoning / FLU:              | A-5 / Vacant Residential   |
| Road Frontage:             | 660 ± FT   |
| Nearest Point of Interest: | City of Arcadia [20 ± Minutes]<br>State Rd 31 [5 ± Minutes]  |
| Current Use:               | Vacant   |



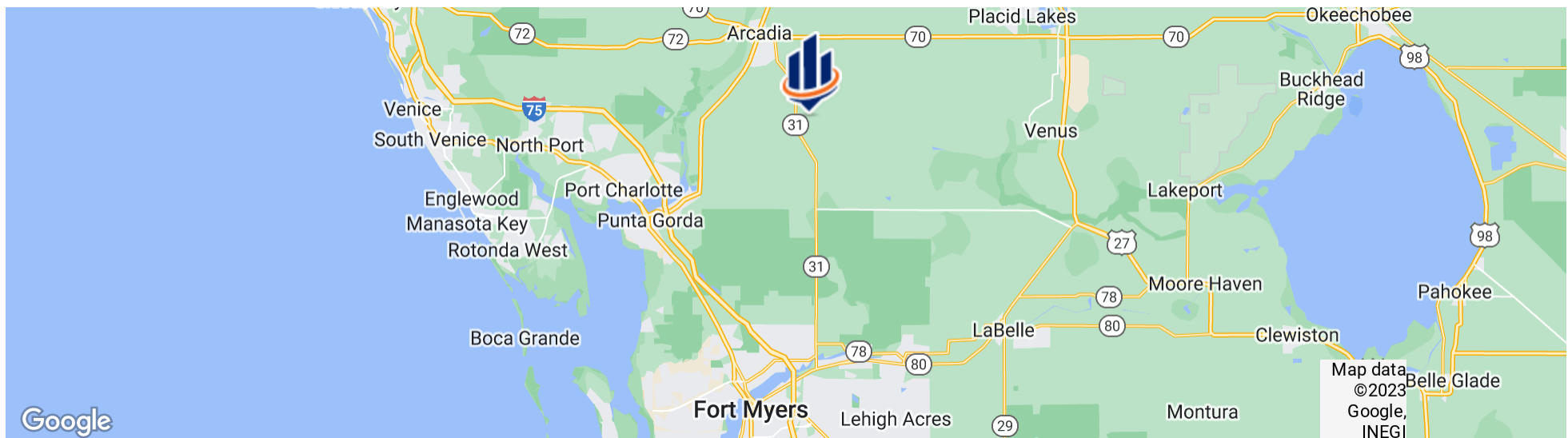
## LOCATION & DRIVING DIRECTIONS

Parcel: 133925000002300000

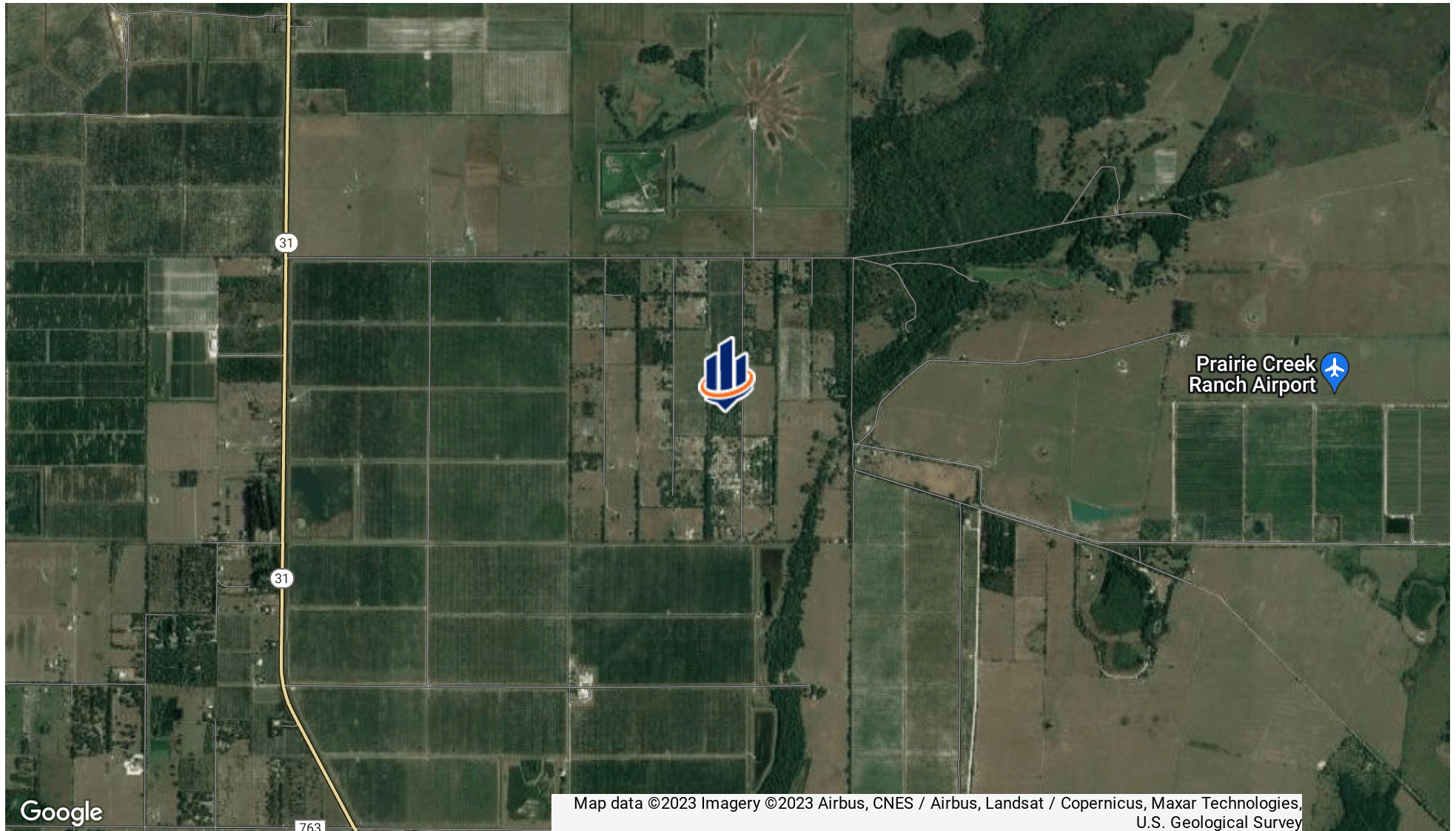
GPS: 27.084347, -81.769476

Driving Directions: From Arcadia; head south on SE Hwy 70; then turn right onto State Rd 31 & continue south for 8 miles; turn left onto Pine Island St & continue for 1.5 miles; turn right onto SE Jeans for .5 miles; the subject will be to the right

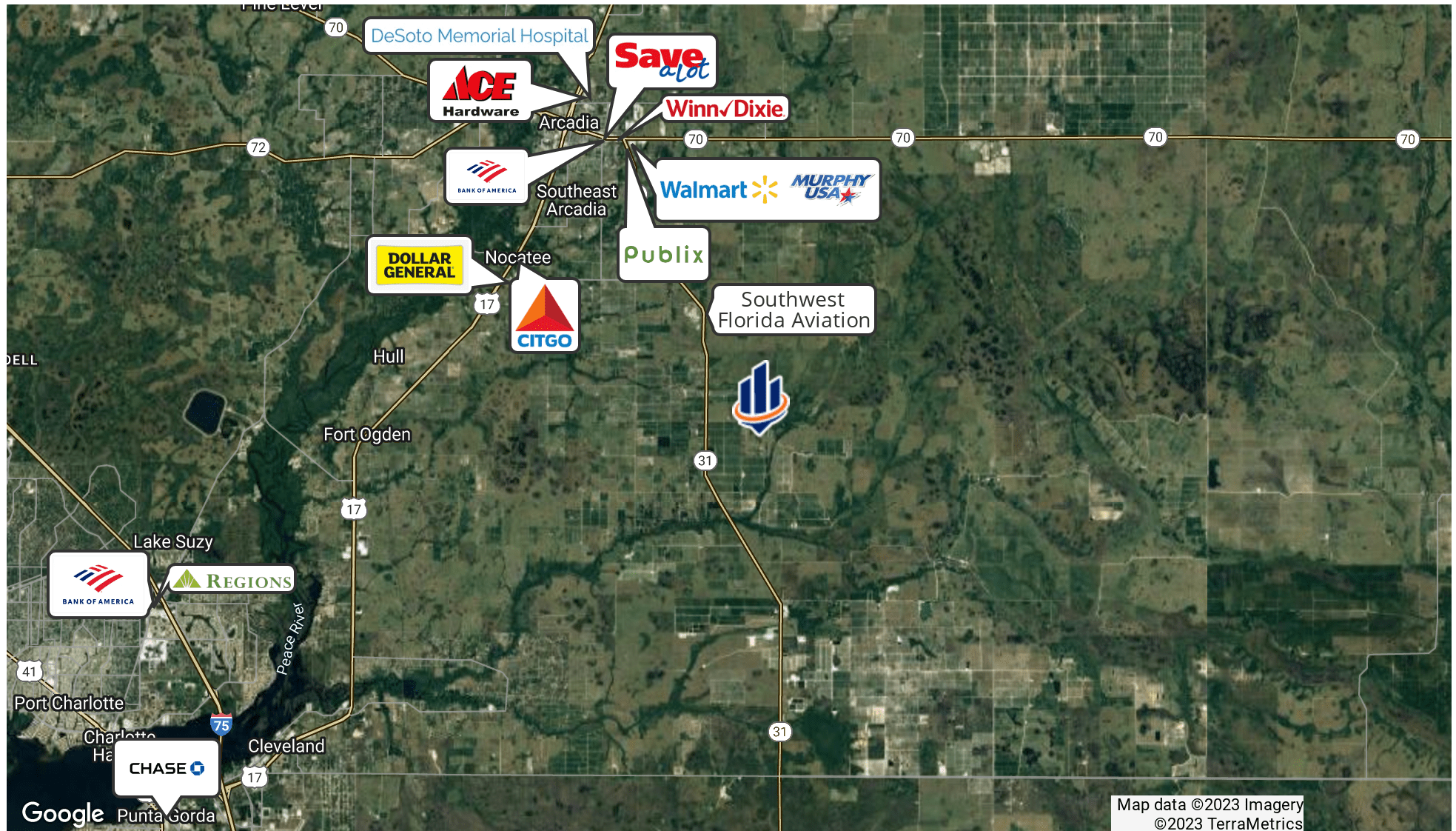
Showing Instructions: Contact listing agents.



# Location Map

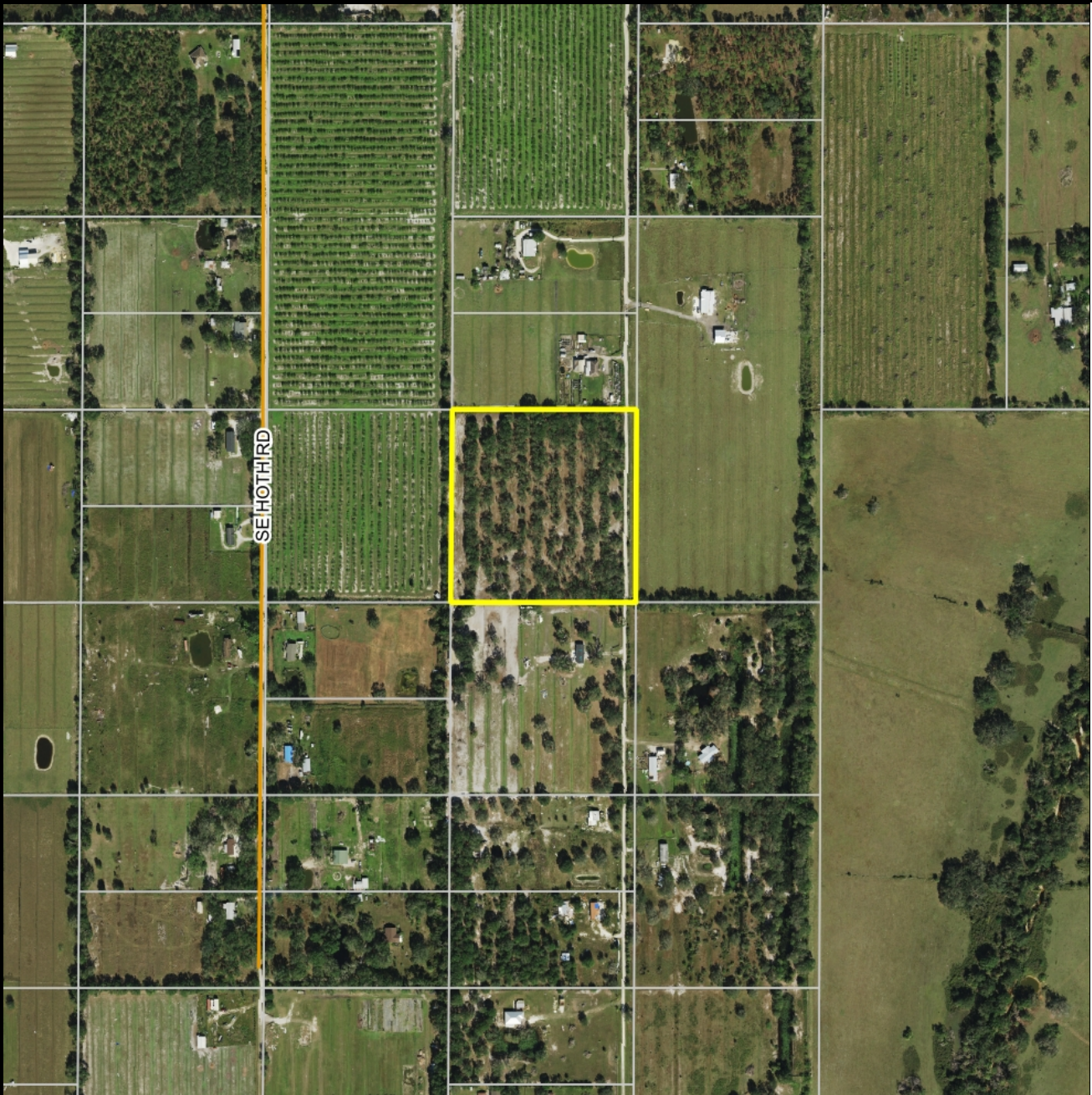


# Retailer Map



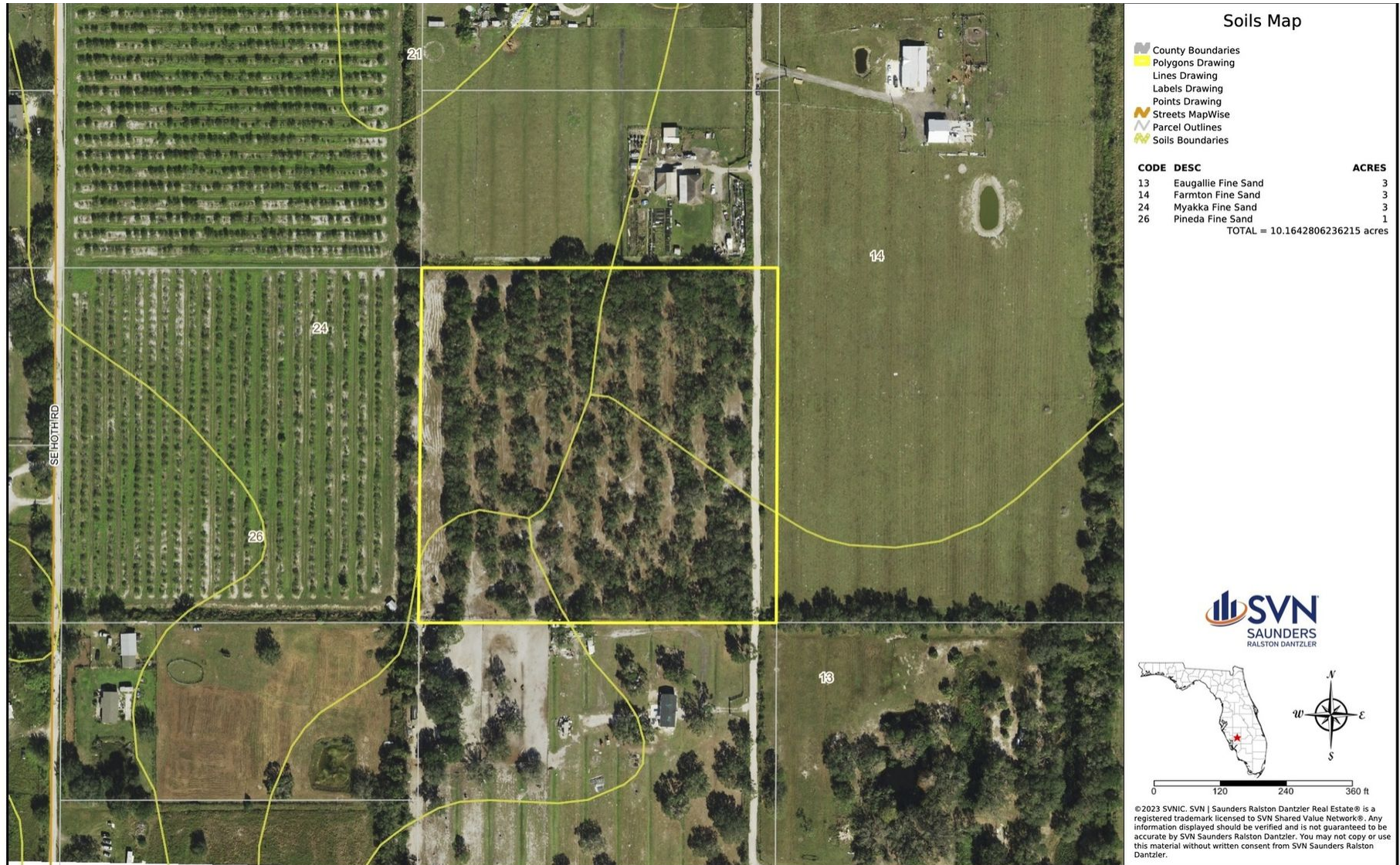
# Site Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



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# Soils Map







**ERIC AMMON, CCIM**

Senior Advisor

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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



## MARICRUZ GUTIERREZ MEJIA

Associate Advisor

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### PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

### EDUCATION

- 2022 CREW Scholarship Recipient

### MEMBERSHIPS

- CREW Orlando
- UCREW Committee



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