

Altman Road

W Main Street

WAUCHULA RESIDENTIAL

W MAIN ST
WAUCHULA, FL 33873

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Property Overview



Sale Price

\$1,500,000

PROPERTY OVERVIEW

This is an excellent opportunity to acquire a 60 acre investment opportunity in Hardee County that is ripe for residential development.

This property has a total of 46 ± Upland Acres and 14 ± Wetland Acres and is located just off of W Main St & Altman Rd. Its unique location is ideal for the development of a residential community as it is close to shopping, public utilities, and other amenities.

The current zoning and land use of this property is A-1/TCN, but it will need to be annexed into the Town of Wauchula in order to receive public utilities. Once annexed, it is expected to receive a residential zoning and land use. Public water is adjacent to the property on Altman Rd, and public sewer is only 1600 Feet away at Briarwood Dr.

This property is currently a citrus grove, but its potential for residential development is immense. Its prime location and easy access to amenities make it an ideal spot for a residential community. With a little bit of effort and vision, this former orange grove could easily become the perfect place for new homes, families, and businesses. Don't miss out on this incredible opportunity!

OFFERING SUMMARY

Acreage:	60 Acres
Price / Acre:	\$25,000
City:	Wauchula
County:	Hardee
Property Type:	Residential Development, Investment Opportunity

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development
Uplands / Wetlands:	46 ± Upland Acres / 14 ± Wetland Acres <ul style="list-style-type: none">• Smyrna Sand• Ona Fine Sand
Soil Types:	<ul style="list-style-type: none">• Zolfo Fine Sand• Pomello Fine Sand• Basinger Fine Sand
Taxes & Tax Year:	\$1,237 for 2022
Zoning / FLU:	The property is currently located in unincorporated Hardee County and the Zoning/FLU is A-1/TCN. However to receive public utilities the property will need to be annexed into the Town of Wauchula. Once it is annexed it is expected to receive a residential zoning and land use.
Lake Frontage / Water Features:	None
Water Source & Utilities:	Public water, furnished by the Town on Wauchula is adjacent to the property on Altman Rd. Public sewer is 1,600' away at Briarwood Dr.
Road Frontage:	1700 FT on W Main St & 1330 FT on Altman Rd
Nearest Point of Interest:	The main shopping district in Wauchula is about 1.5 miles to the east
Current Use:	The property is currently a citrus grove that is being transitioned into residential development

Location



LOCATION & DRIVING DIRECTIONS


Parcel: 08-34-25-0000-02430-0000

GPS: 27.5454417, -81.8268441

Driving Directions: From US 17 in Wauchula 60 go west on W Main 1.7 ± miles; The property will be on the left

Showing Instructions: Contact Listing Agents





Altman Road

W Main Street

Photos



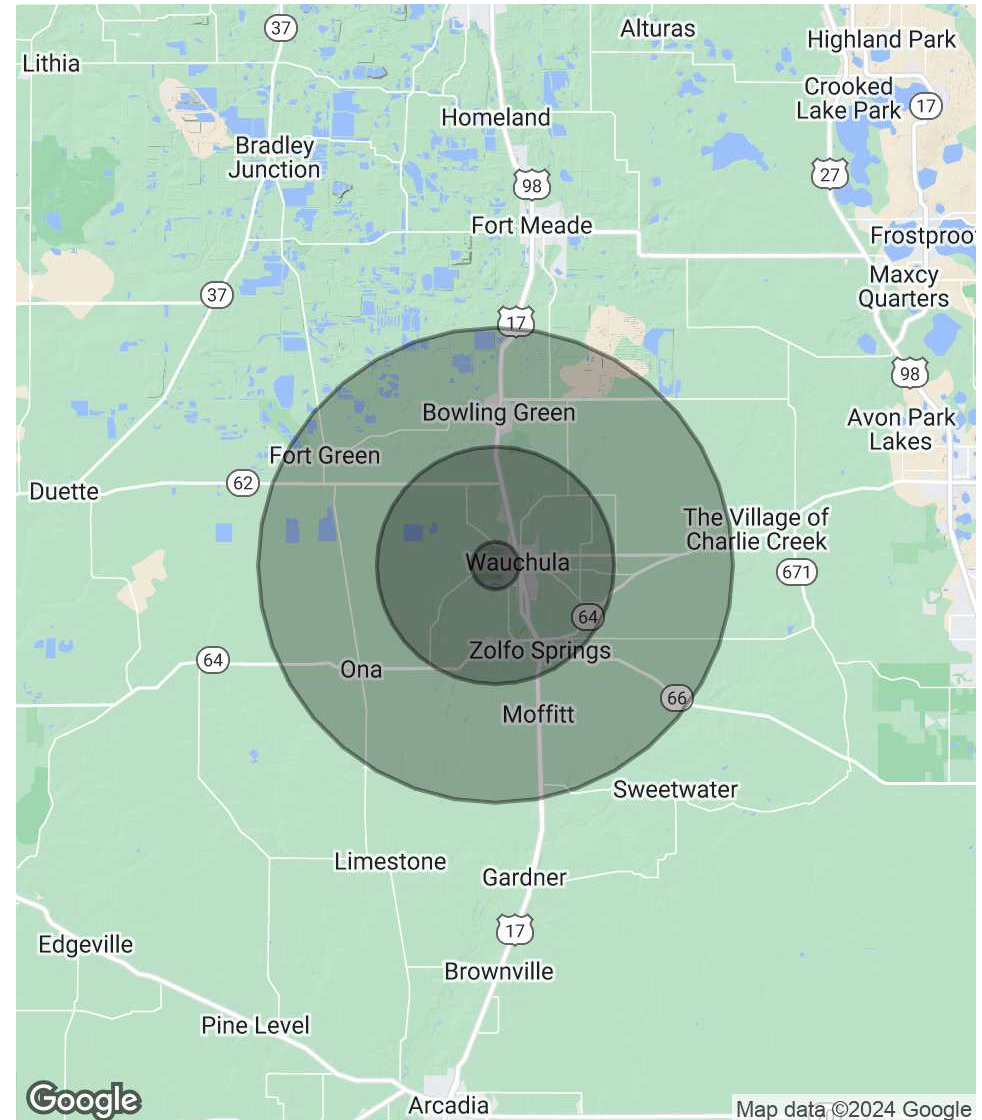


Demographics Map & Report

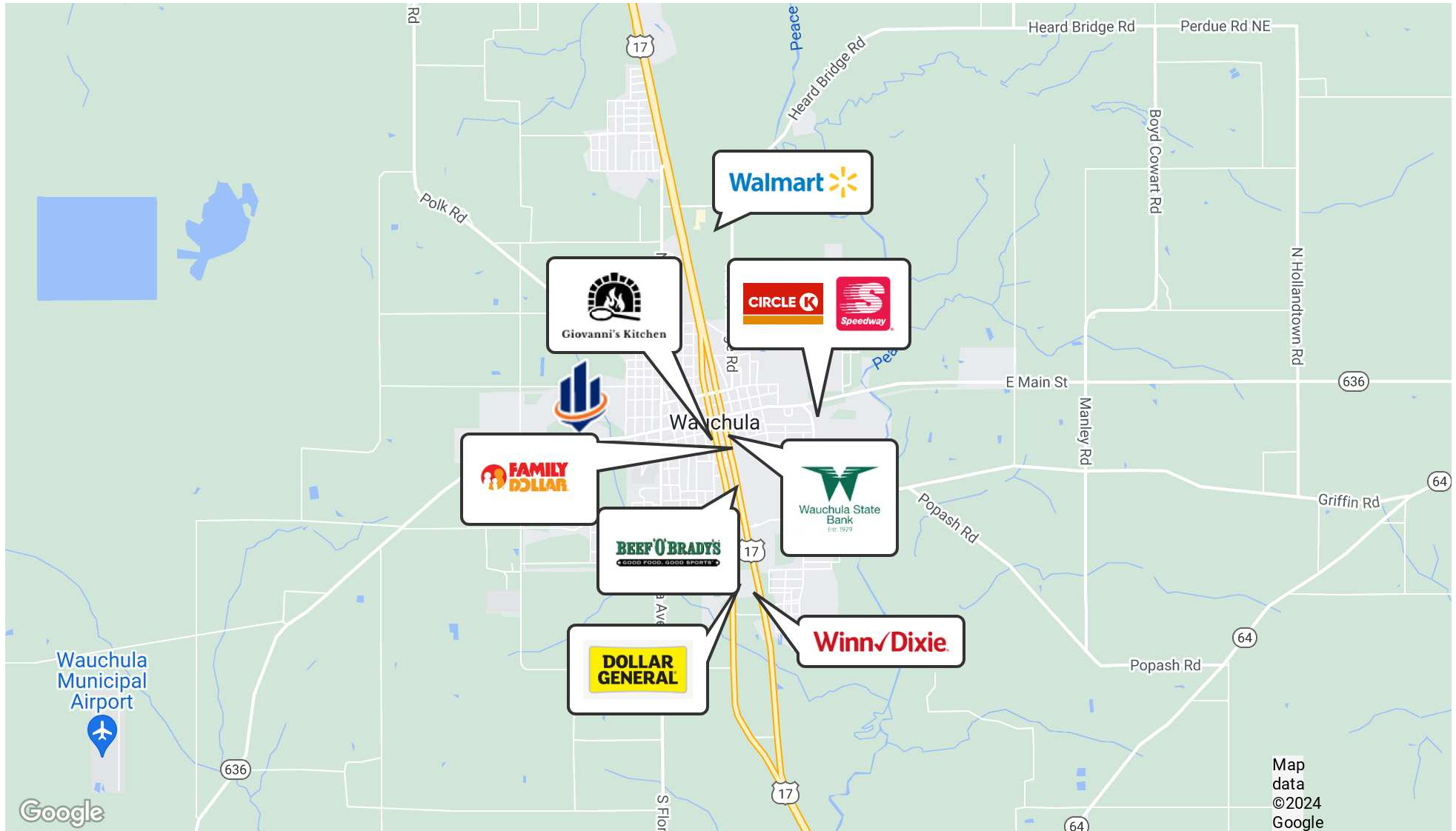
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,116	13,910	22,404
Average Age	36.0	32.4	33.0
Average Age (Male)	29.8	30.0	30.5
Average Age (Female)	42.8	36.6	34.8

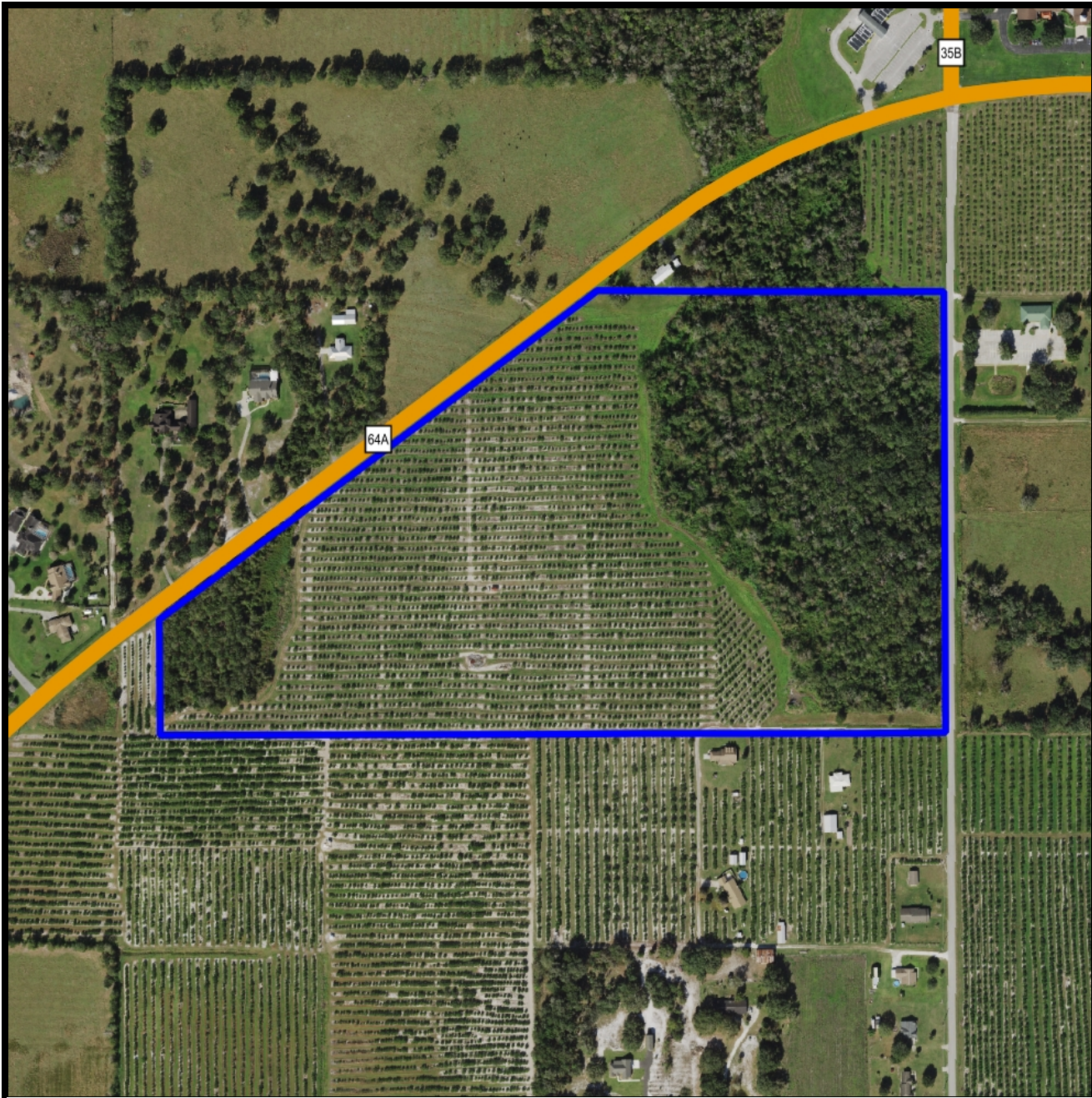
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	869	5,345	8,145
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$48,867	\$53,854	\$50,107
Average House Value	\$114,324	\$105,601	\$101,652

2020 American Community Survey (ACS)



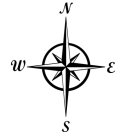
Retailer Map













Wauchula Residential

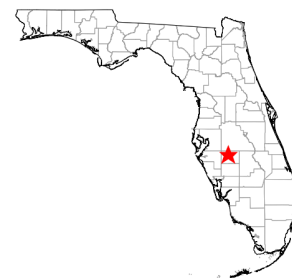
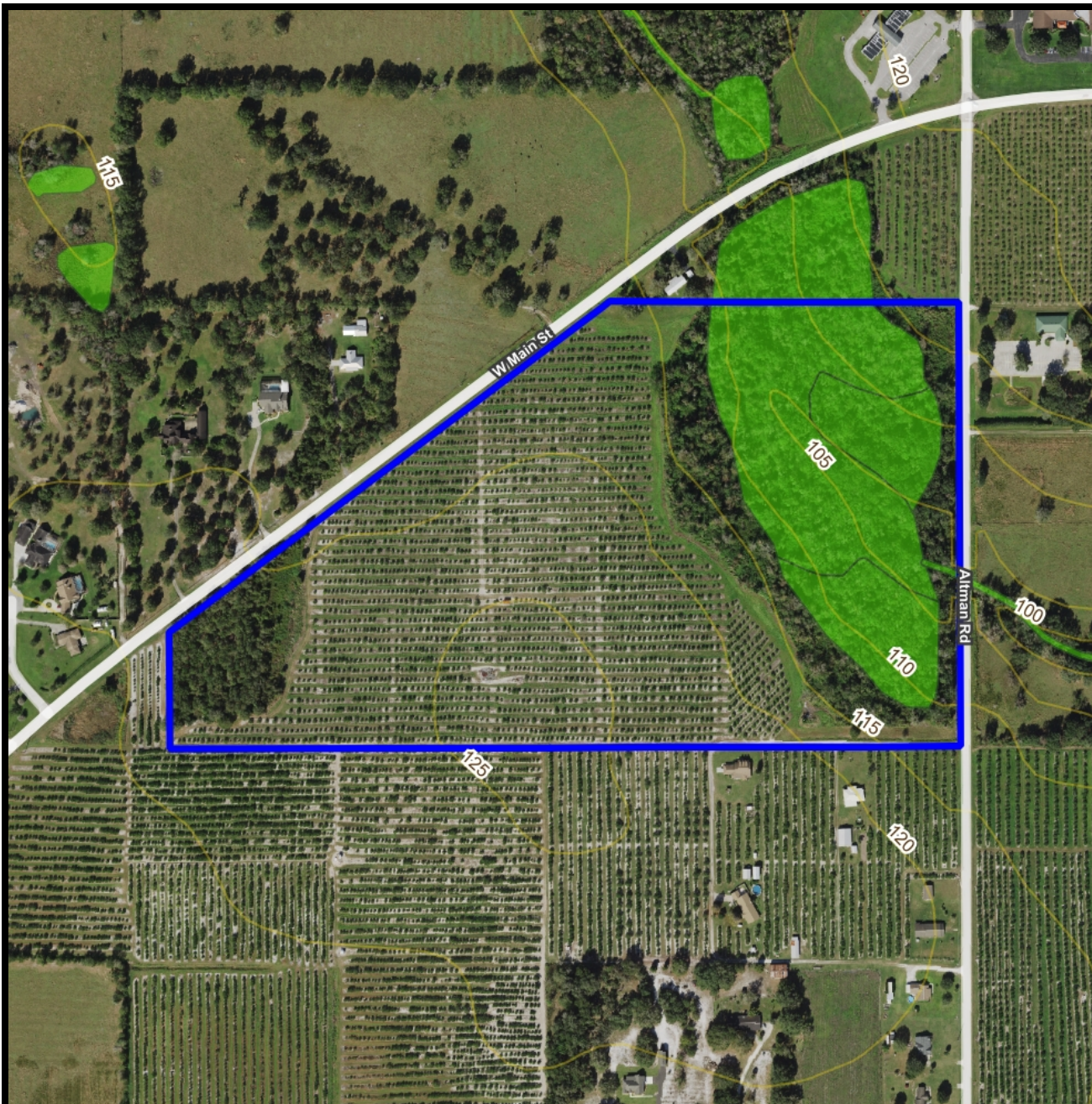
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads



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Wetland / Contour

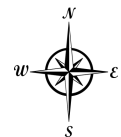
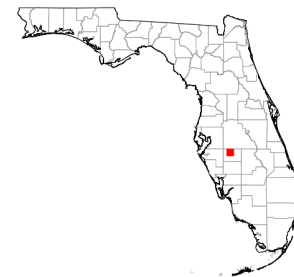
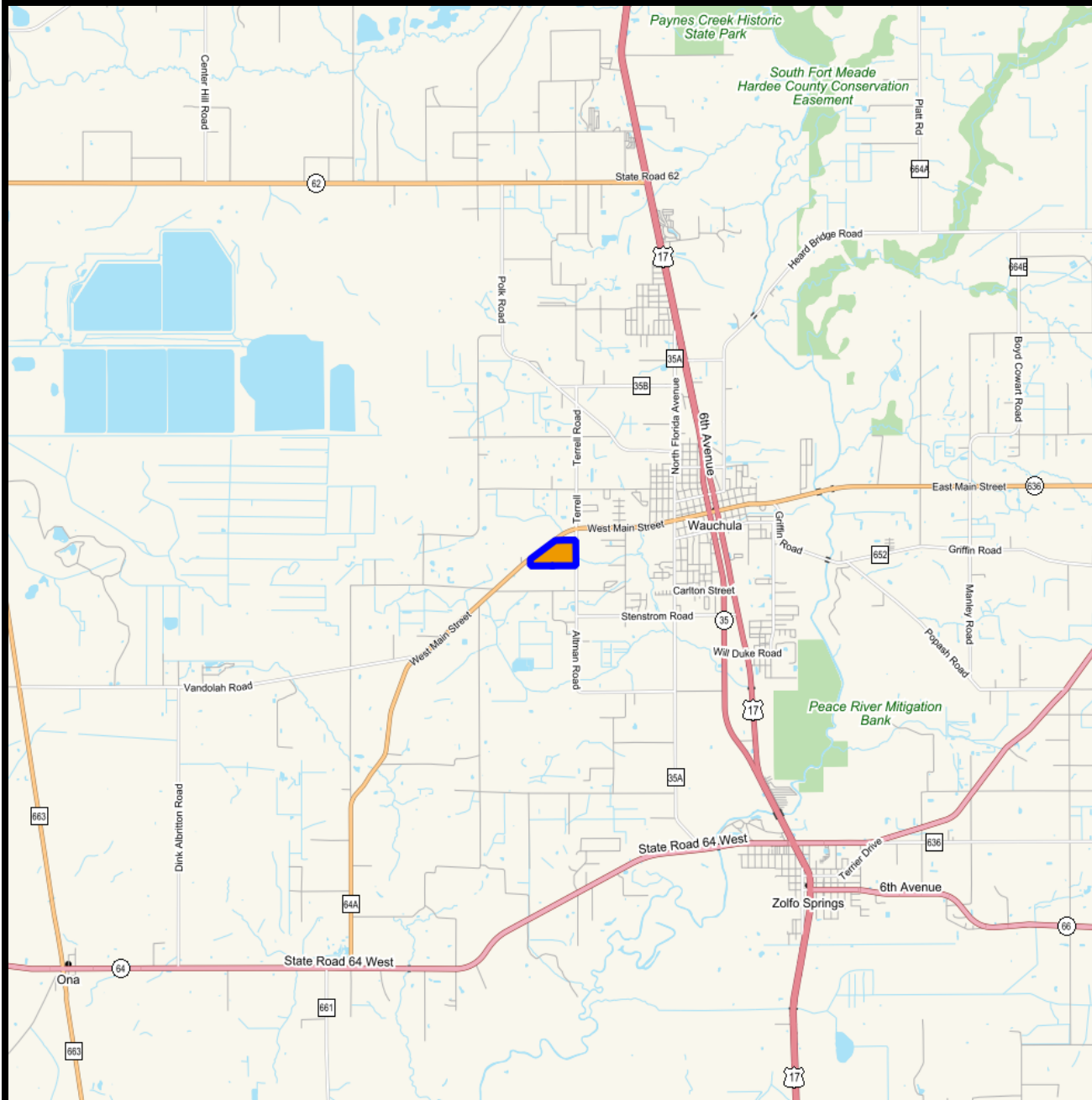
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
-  Streets MapWise
-  Five Foot Contours
-  Five Foot Contours2
-  Esturaine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine



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Wauchula Residential

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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DAVID HITCHCOCK, ALC, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

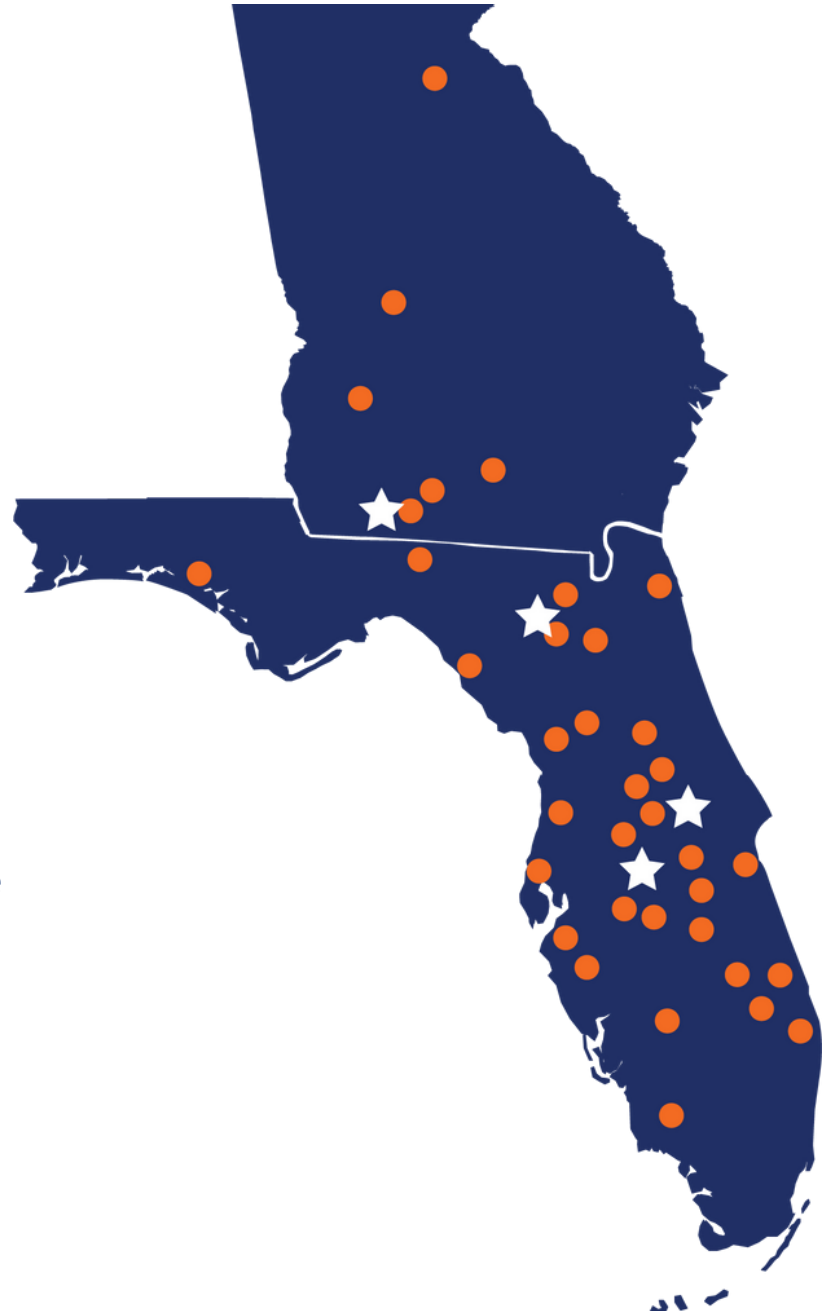
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Lakeland, FL 33801

Advisor Bio

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Direct: | Cell:

Advisor & Office **LOCATIONS**

Our company includes over 80 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 14 Certified Commercial Investment Member (CCIM) designees and 13 Accredited Land Consultants (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.





For more information visit SVNsaunders.com

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