

Additional Photos



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 18.39 gross (13.13 net) acres of high-density residential land located adjacent to the Shops at Shelby Crossing in Sebring. The zoning is R3, which allows for up to 12 units per acre. The land use for the above referenced property is High Density Residential (RH). The site's primary access point is via ingress/egress easements from the Shops at Shelby Crossing at the southeast corner of the shopping center property (see site plan).

LOCATION DESCRIPTION

The property is located at 1550 Greenway Drive in Sebring in Highlands County. It's adjacent to the east of the Shops at Shelby Crossing, a power center anchored by Ashley Furniture, Marshalls, Michaels, Petco, Five Below, and Ross. Both Lowe's and Home Depot are located just north of the subject property, while Lakeshore Mall is just south of the property on the west side of US 27/98.

The property is located just east of US 27/98 and west of Lake Jackson. Also, it's in close proximity to the shopping on US 27/98 and to local schools.

PROPERTY SIZE

18.39 Acres

ZONING

R3

PARCEL ID

S-26-34-28-040-0010-0010

PROPERTY OWNER

LANA PARTNERS LLC

PRICE

Contact Broker

BROKER CONTACT INFO

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Senior Advisor/Partner

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Chase Collier, CCIM

Advisor

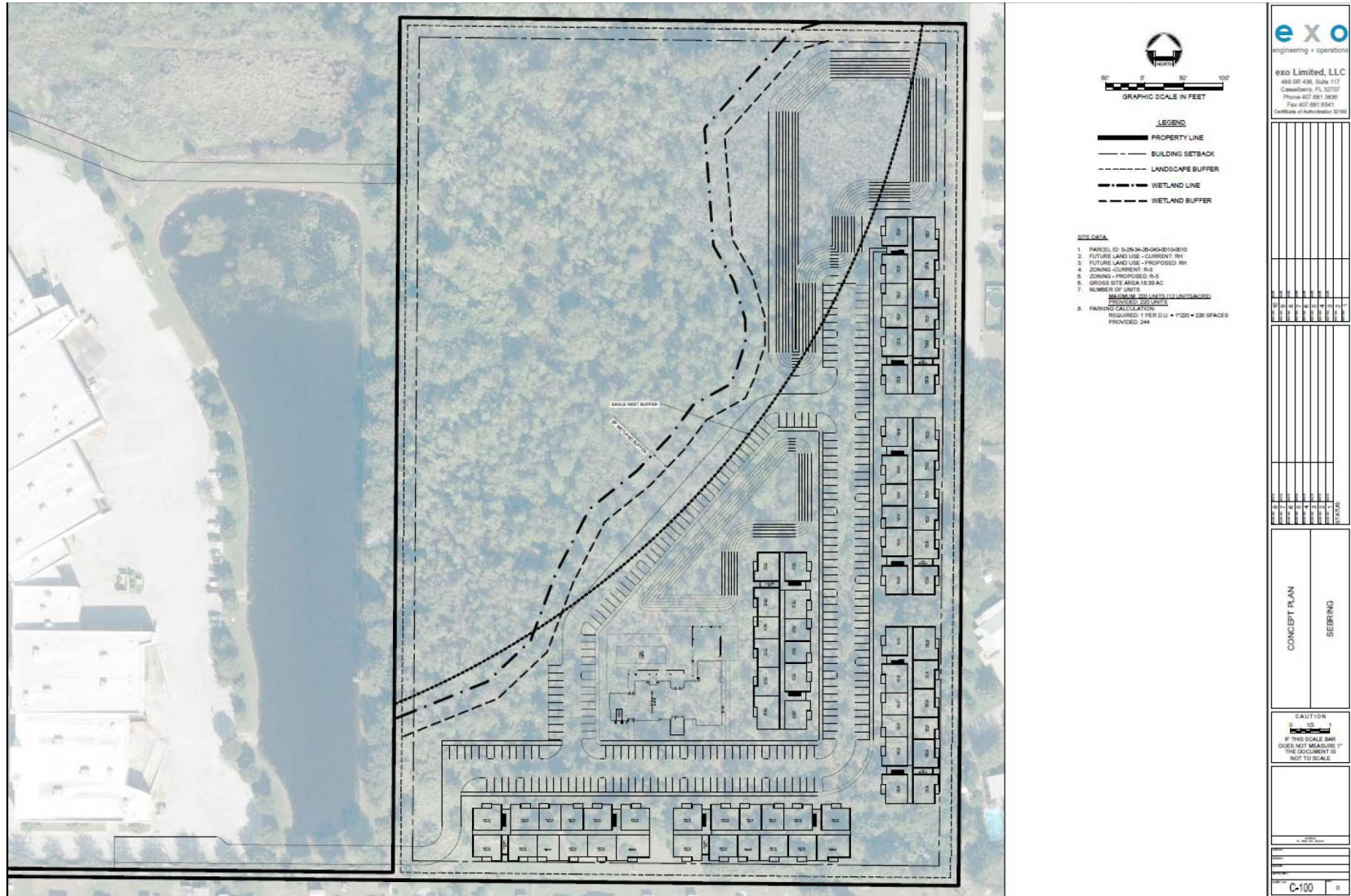
813.287.8787 x103

chase@thedirtdog.com

Additional Photos



Site Plans



Demographics Map & Report

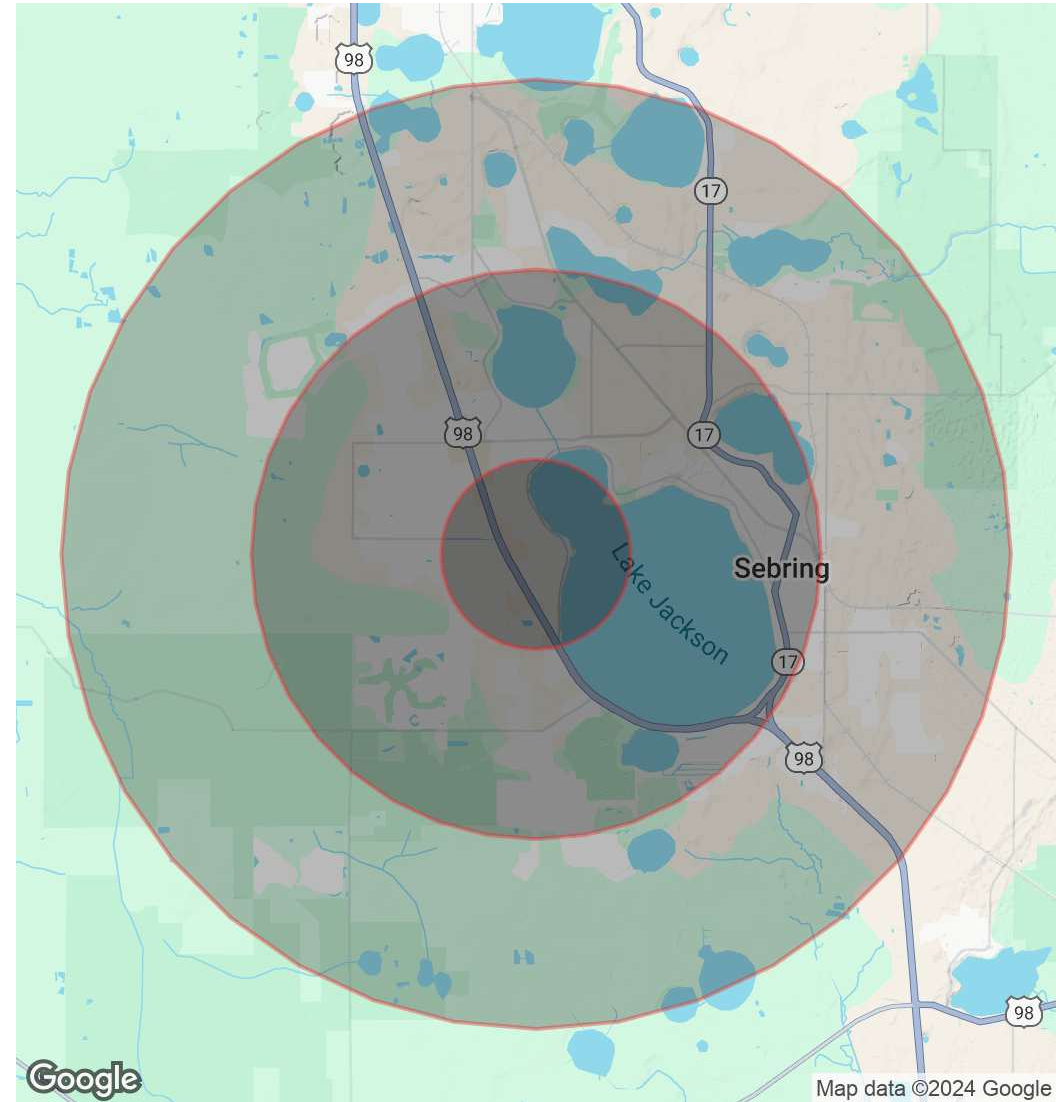
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,195	15,298	32,285
Average Age	40	47	50
Average Age (Male)	39	46	49
Average Age (Female)	40	48	51

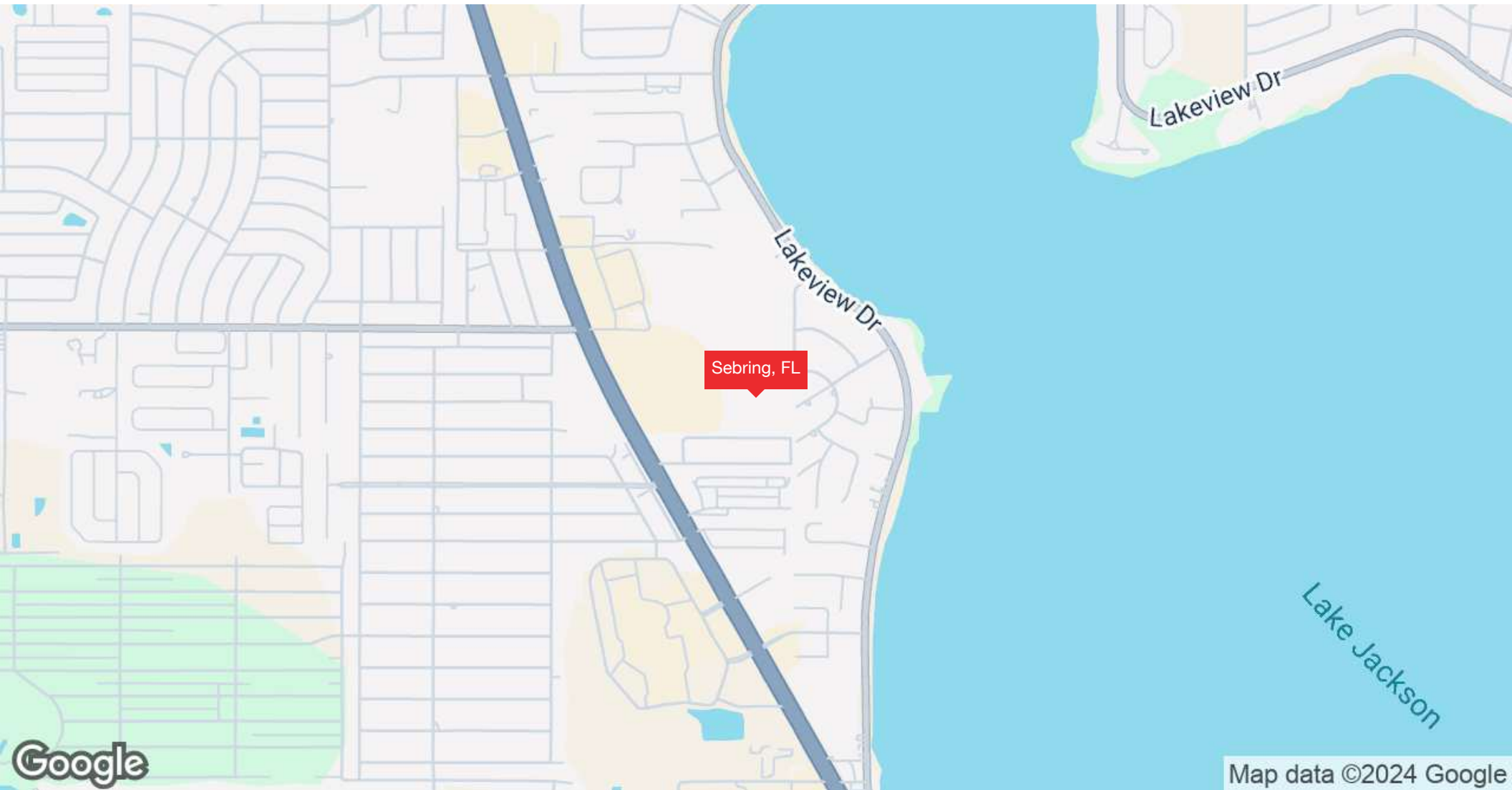
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,642	6,610	14,381
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$41,253	\$53,572	\$61,969
Average House Value	\$206,799	\$201,245	\$214,238

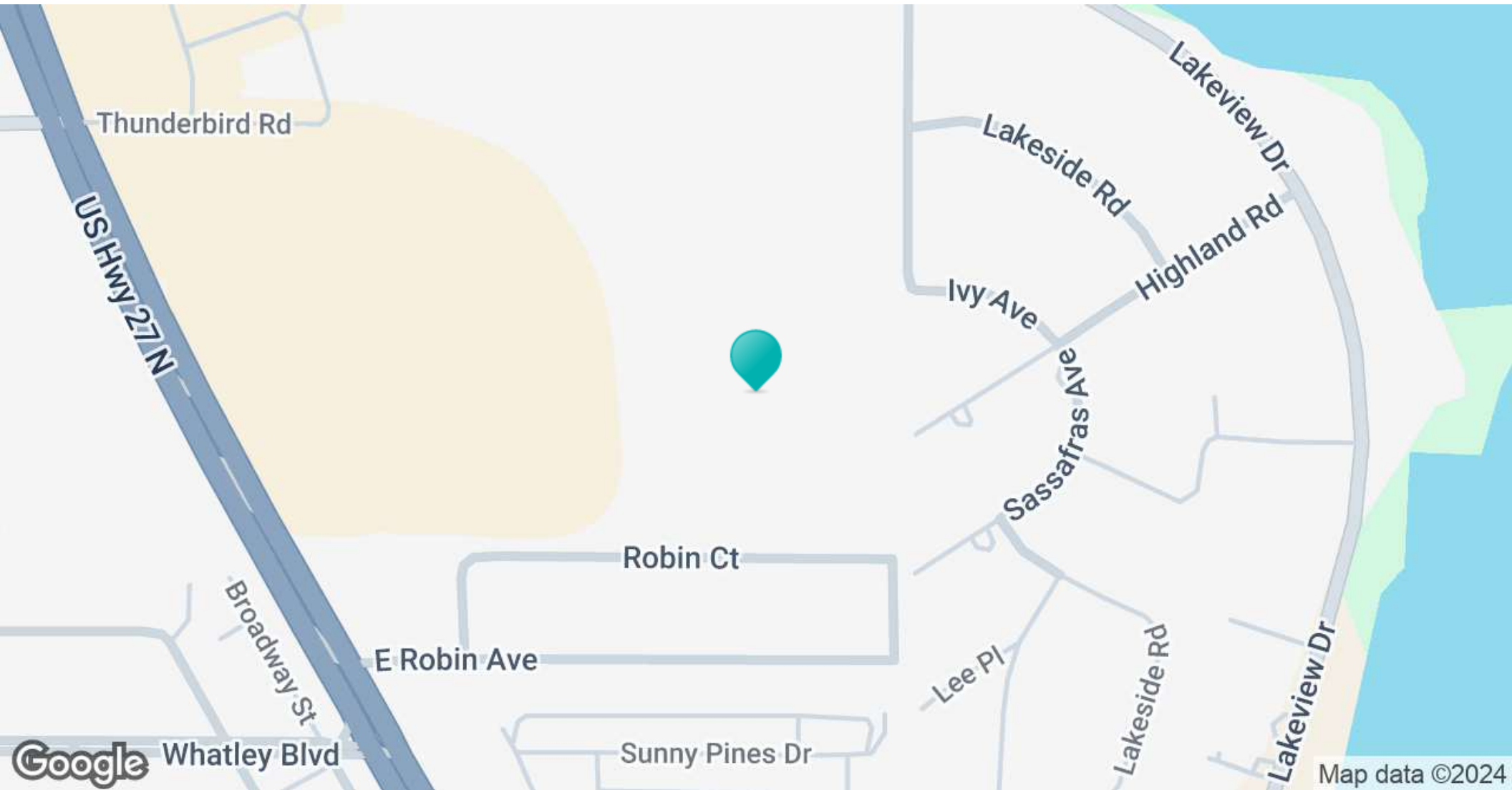
Demographics data derived from AlphaMap



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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