



AVAILABLE

**NEW
COMMERCIAL
DEVELOPMENT**



LSI
COMPANIES

OFFERING MEMORANDUM

HIGHWAY 27 COMMERCIAL

EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

PROPERTY SUMMARY

Property Address: 2741 US Highway 27
Lake Placid, FL 33852

County: Highlands

Property Type: Commercial and Agricultural

Unit Size: 39.97± Acres

Zoning: B-2 (Business District)
AU (Agricultural)

Future Land Use: Commercial

Utilities: Well and septic required

Tax Information: \$87.26 (2024)

STRAP Number: C-33-37-30-020-00D0-0020
C-33-37-30-A00-0031-0000;

LIST PRICE:

\$3,200,000

\$1.84 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM, ALC
Senior Broker Associate



DIRECT ALL OFFERS TO:

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(239) 489-4066

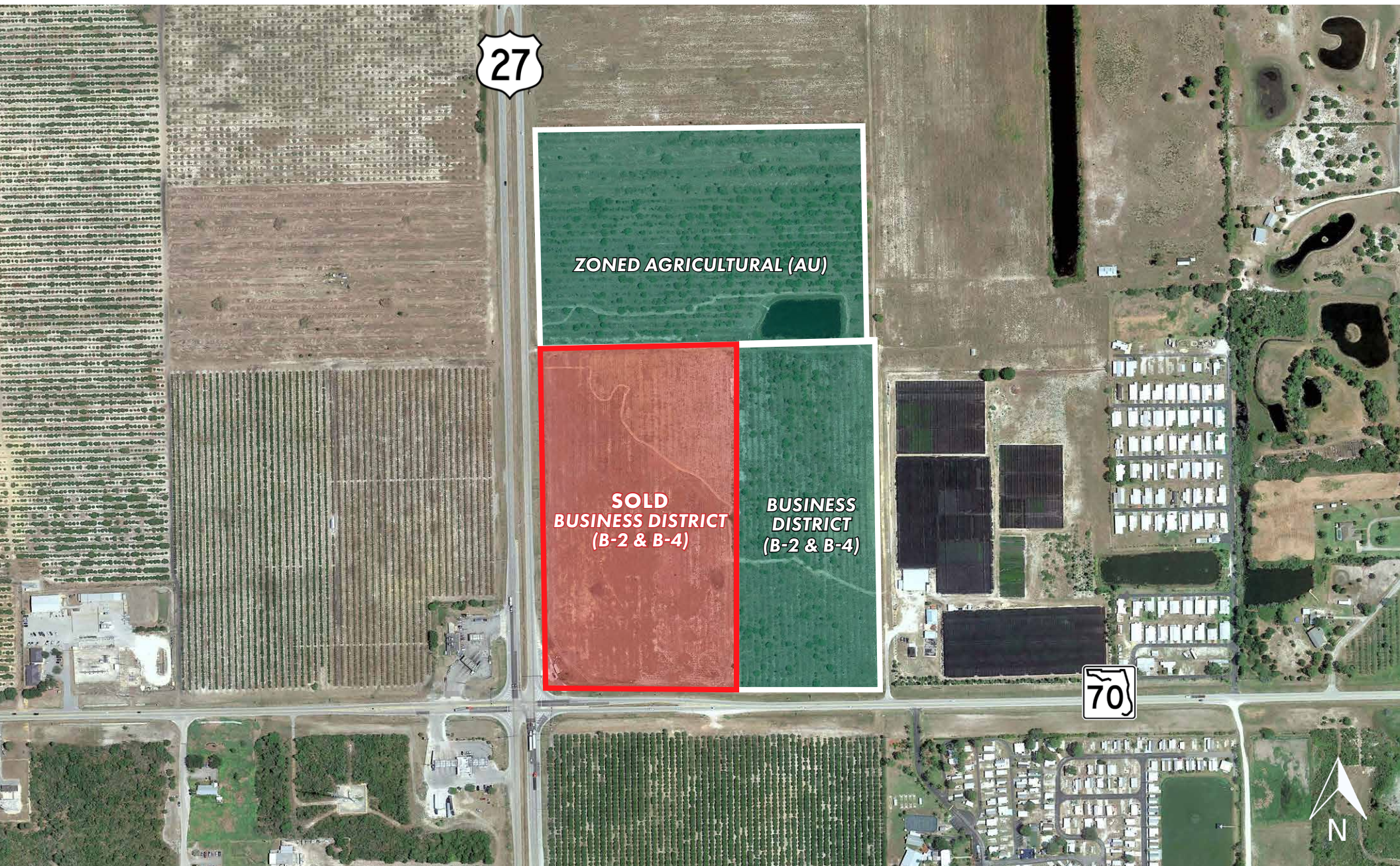
OFFERING PROCESS

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.

PROPERTY HIGHLIGHTS

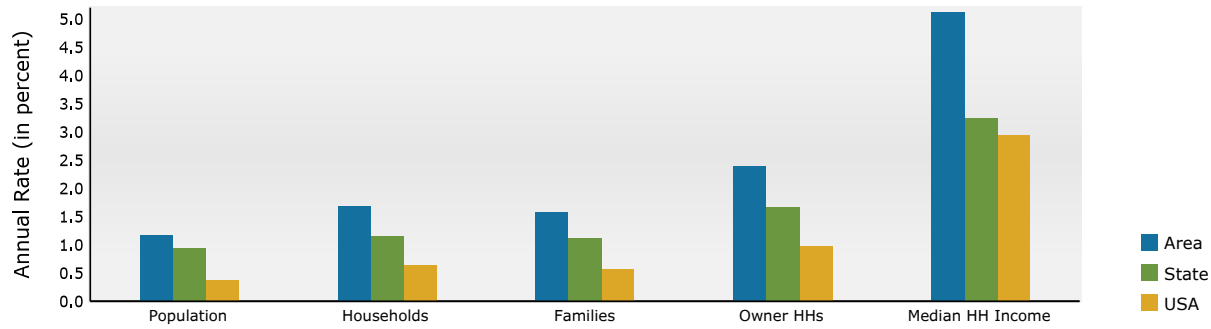
- Excellent opportunity for new commercial development
- The Site is conveniently located at a signalized corner of State Road 70 and Highway 27, two major thoroughfares in Southwest Florida
- Zoned B-2 and AG, permits a wide variety of uses
- Adjacent to proposed commercial development



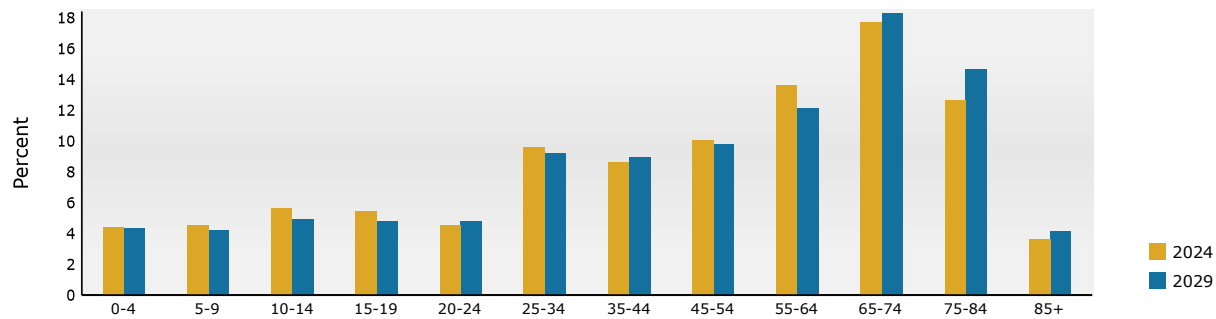




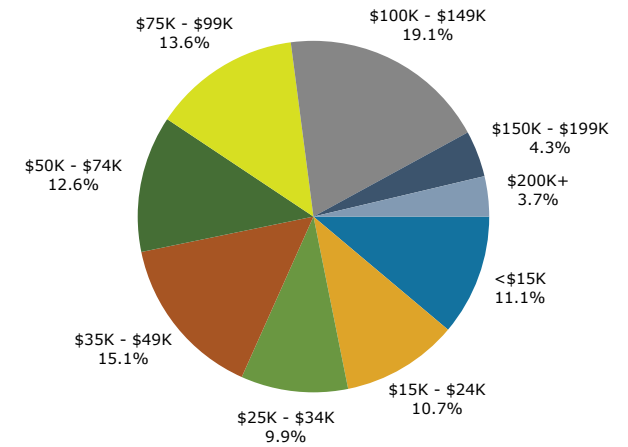
AREA DEMOGRAPHICS



Population by Age



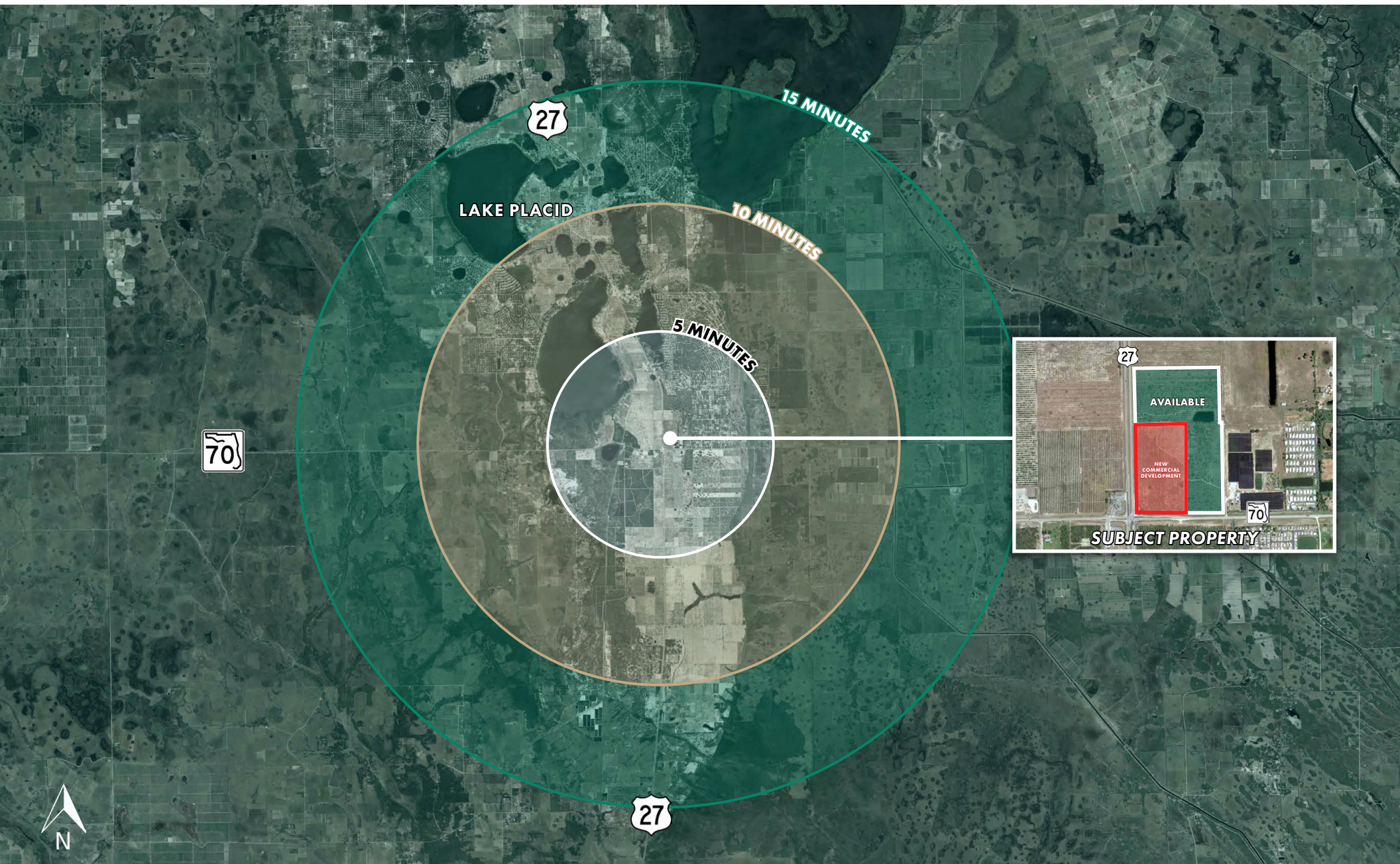
2024 Household Income



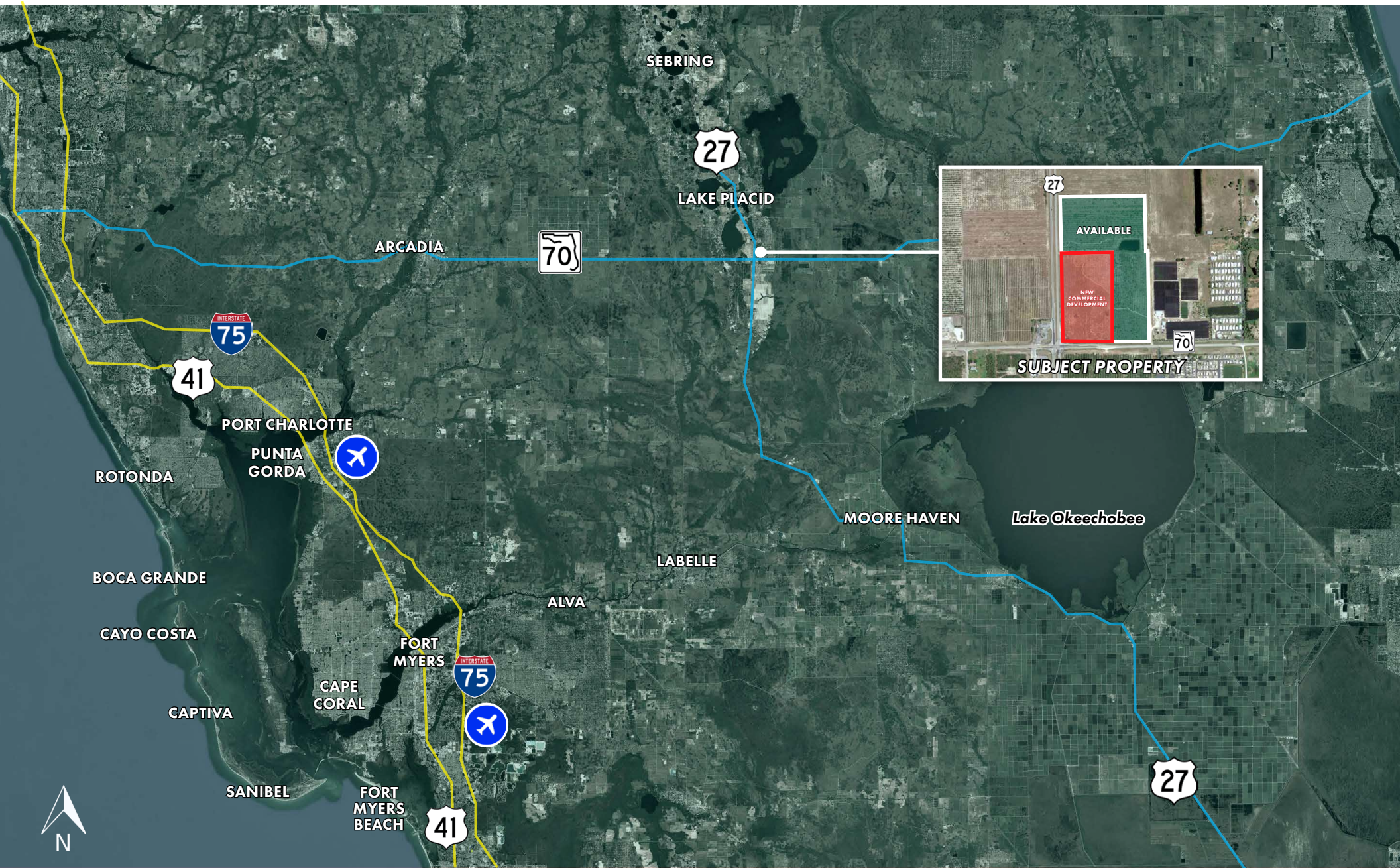
SCHEDULE OF USES

#	AU ZONING ALLOWABLE USES	B2 BUSINESS DISTRICT ALLOWABLE USES
1	Community residential homes	Any use permitted in a B-1 district
2	Church, and accessory residence	Hotel, motel
3	Grove, produce farm, truck garden, horticultural farm, botanical garden, floriculture, nursery, sod farm, crop raising, hydroponic garden, greenhouse, flat house, forestry, beekeeping with use or keeping animals only as incidental or accessory thereto	Retail establishments, such as department stores, household furnishings and home appliances, office furniture and equipment, automobile new parts and accessories, camera and photographic supply, package liquor, sporting goods, bait and tackle, musical instruments, television, and radio, including repair incidental to sales, paint and wallpaper, pet store
4	Golf course, country club, private club, or outdoor recreation club	Service establishments such as service stations, utility trailer displays, and storage incidental to service station, with not more than five such rental trailers, radio and television repair, hospitals and other health institutions, interior decorators, photographic studios, and drive-thru restaurants
5	Cattle or stock raising and grazing, dairy farm, but not including commercial goat, sheep or hog raising	Office uses, such as banks and financial institutions, business and professional offices, governmental and utilities offices, travel agencies, employment offices, and newspaper offices
6	Permanent or temporary structures to house farm labor personnel on farm site	Miscellaneous commercial uses, such as business, commercial, art, dancing, music, radio, television, day nursery or nursery schools, fortune telling, artist studio, dental or medical laboratory, or research or experimental activity
7	Individual mobile home on individual lot	Noncommercial uses such as church, church school, library, museum, community buildings, private clubs, lodge, fraternities, and similar uses not operated for profit
8	Wayside stands for sale of agricultural	Central wastewater and water treatment facilities serving a single development
9	The parking of one nonagricultural commercial vehicle	Community residences for the developmentally disabled (see definition # 55A)
10	Central wastewater treatment and water treatment facilities serving a single development	Continuing care retirement community (see definition # 67A).
11	Public parks/recreation	Convalescent home
12	Schools, public and private (see definition # 263)	Extended care facility
13	Central potable water facilities	Intermediate care facility
14	Fish farm	Nursing home
15	Guesthouse as an accessory to a principal dwelling	Residential health care facility

DRIVE TIME MAP



LOCATION MAP





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 Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.