

Commercial Real Estate Brokerage

A marketing company licensed to broker real estate



8.42 ACRES FOR SALE IN ARCADIA

2787 AND 2837 SE HWY 70, ARCADIA, FLORIDA 34266

\$3,000,000



Howard J. Corr CCIM

Managing Broker

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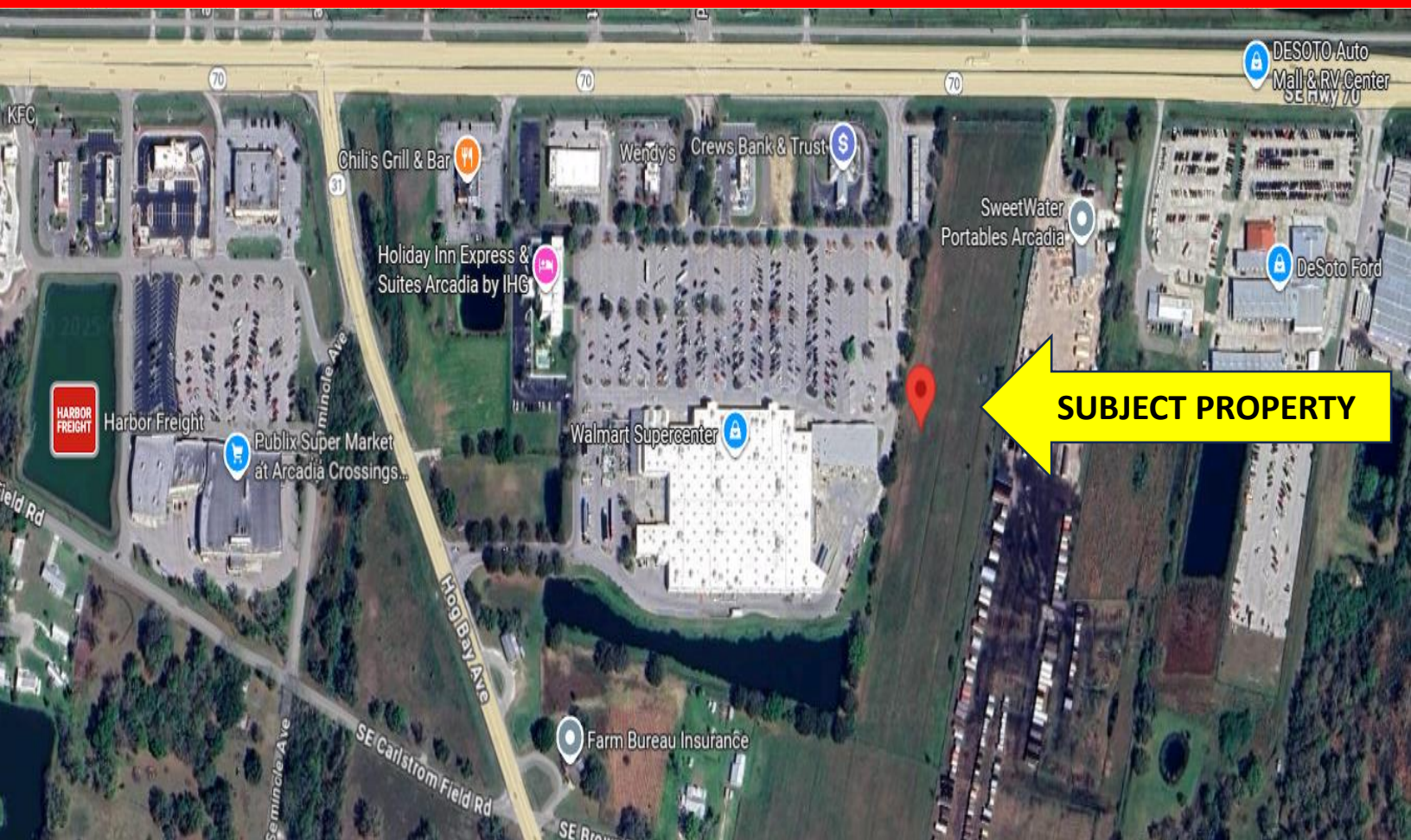
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COMMERCIAL ADVISORS
REAL ESTATE SERVICES

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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

**2787 AND 2837 SE HWY 70
ARCADIA, FL 34266**



AVAILABLE FOR SALE

\$3,000,000

Two adjacent commercial parcels for sale, (2787 and 2837 SE Highway 70) located in Arcadia, neighboring Walmart and Sweetwater Portables. This property presents its potential buyer a prime opportunity to take advantage of central Florida's growing population and amiable business atmosphere. Located on the high-volume SE Highway 70, this lot offers 299 feet of frontage in a rapidly developing corridor spanning Bradenton, Sarasota, and Arcadia. Local development has been spurred by recent franchise openings, namely Wawa, Planet Fitness, and Popeyes, all of which are located within five minutes of the property. In addition, established businesses such as Walmart, Publix, and Desoto Auto Mall bring ample traffic to the surrounding area. DeSoto County regularly hosts high-attendance events, namely the All-Florida Championship Rodeo in March, and is positioned for rapid growth in coming years. Commercially-focused zoning allows for a variety of uses which include restaurant, self-storage, and retail space. These parcels are now offered for sale at \$3 million.

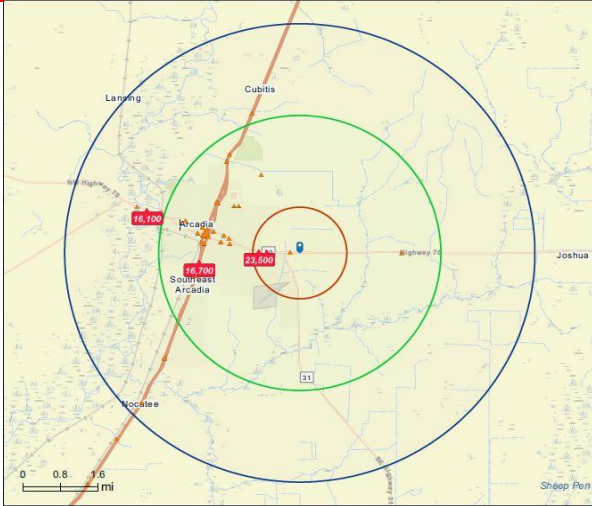


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EXECUTIVE SUMMARY



PROPERTY DETAILS

Address:

2787 and 2837 SE HWY 70
Arcadia, FL 34266

Sale Price:

\$3,000,000

Land Area:

8.42 acres

Zoning:

CG (DeSoto County):
https://library.municode.com/fl/desoto_county/codes/code_of_ordinances?nodeId=COOR_CH20LADERE_ARTIIZODIRE_DIV4ZODI_S20-137COGEDICG

SITE SUMMARY

Two vacant adjacent commercial parcels located in Arcadia on SE Hwy 70, situated between Walmart and SweetWater Portables (east of SE HWY 31), offered for sale at \$3 million. This charming yet vibrant area is bustling with local businesses, making it a fantastic opportunity to establish a new business or expand your current business. Seller might consider selling a pad site for a quick serve restaurant.

[Google Earth](#)

TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Distance
SE Hwy 70	W of SE HWY 31	23,500	2024	.75 mile
S Brevard Ave	SW Heard St.	16,700	2024	2 miles
NW HWY 70		16,100	2024	3 miles

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,715	17,367	20,217
Median Age:	60.5	37.5	38.2
Households:	781	6,296	7,422
Median Home Income:	\$47,577	\$40,911	\$42,291
Per Capita Income:	\$28,543	\$19,558	\$20,097

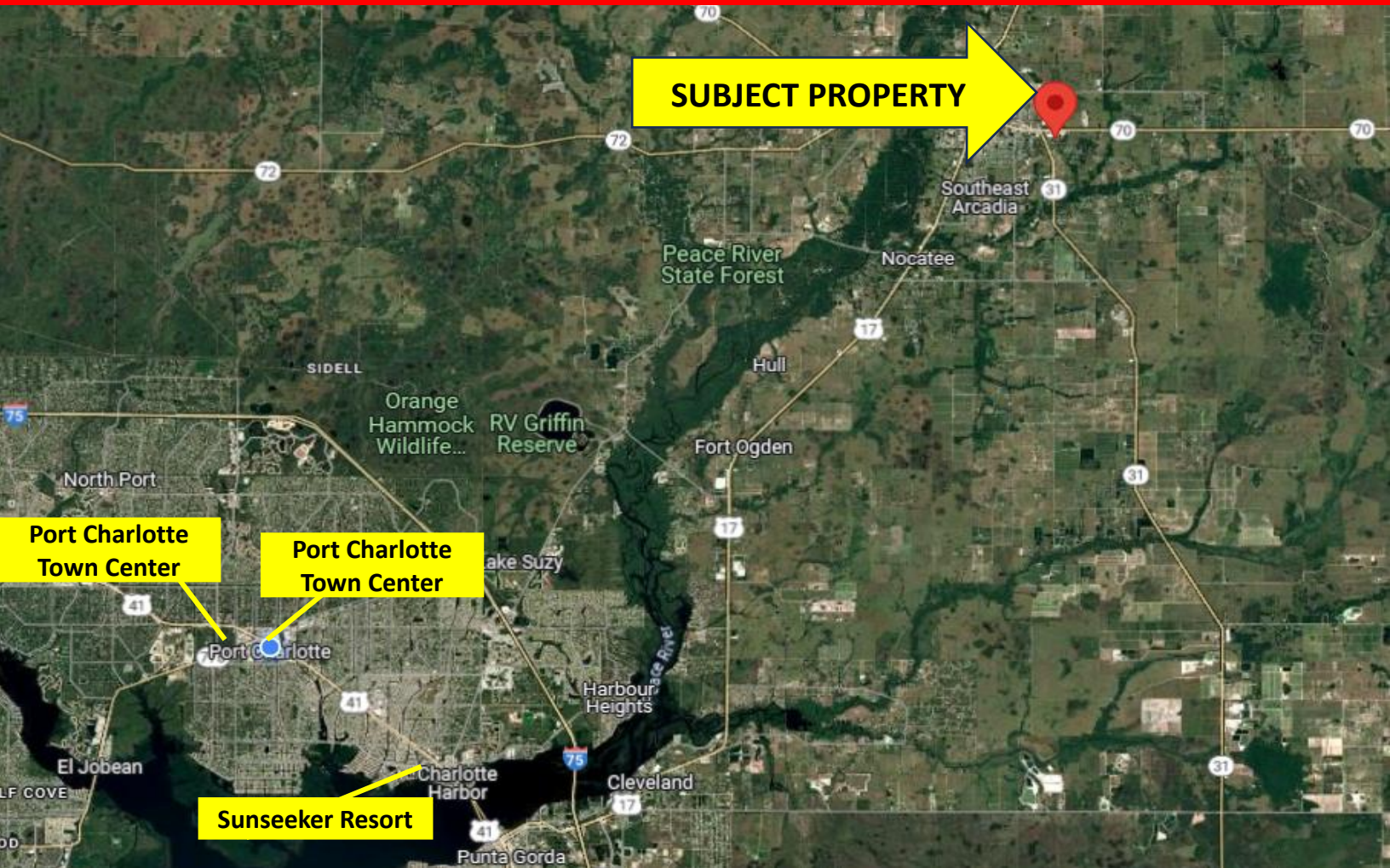


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AERIAL MAP



DeSoto County was created in 1887 and named after Spanish explorer Hernando de Soto, who landed in Florida in May, 1539 with nine ships and 620 men. Historians debate whether de Soto landed in Tampa Bay or Charlotte Harbor. Either way, he named the land Espiritu Santu, or Holy Spirit. Over the centuries, blessed by abundant sunshine and the fertile soil of the Peace River Valley, DeSoto County carved its success from the land. There is a heritage of being in touch with the outdoors. On January 10, 1909, the Tampa Morning Tribune summed it up this way: "The man who is looking for a comfortable home in a country where something more than a mere living can be made, will find no country that offers greater inducements than the Peace River country. Its soil, climate, healthfulness and natural advantages make it the finest and richest country on earth."

The city of Arcadia is the county seat for DeSoto County. It was founded in 1886 at what is now the crossroads of US-17 and State Road 70. Today, Arcadia is well known for its antique district. There are more than 25 antique stores in the historic downtown district. On the fourth Saturday of each month, vendors take over the streets to display their rare finds for public sale. Throughout the year, there are Watermelon and Orange Blossom Festivals, Beer Walks, Wine Walks, a Roaring 20's Gala for charity, car shows and a huge, 4-day rodeo every March. Culturally, Arcadia and DeSoto County display elements of Midwestern "niceness" and old-fashioned Southern charm. Manners matter here; "sir" and "ma'am" are heard often. During the winter months, a sizable contingent of Canadians arrives, drawn as much by these qualities as the exceptional weather.

<http://visitdesoto.com/about-desoto/heritage-and-culture>



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ABOUT CORR COMMERCIAL ADVISORS



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head-on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.

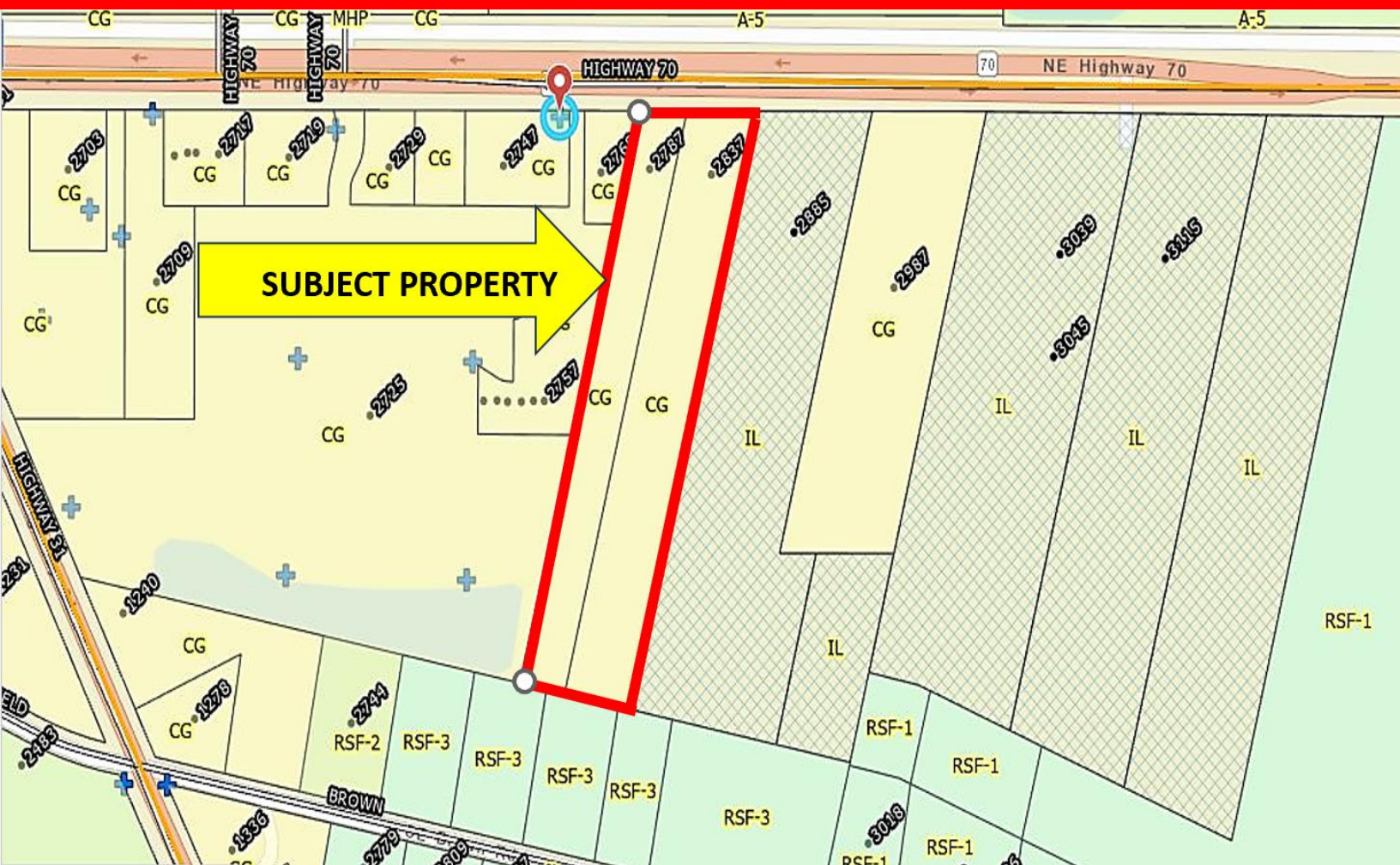


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