

Riverline Ranch and Development

Southeast Highway 70, Arcadia, Florida 34266

Keat Waldron, ALC
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PROPERTY OVERVIEW



Sale Price

\$2,800,000

Offering Summary

Acreage:	139 Acres
Price / Acre:	\$20,144
City:	Arcadia
County:	DeSoto
Property Type:	Development Land, Ranches and Pastureland
Video:	<u>View Here</u>

Property Overview

Riverline Ranch is one of the largest tracts of land available just outside the city limits of Arcadia. With ample road frontage on both HWY 70 and SE Hansel Ave, this property allows for multiple points of access for a future landowner or developer. The property can also be accessed from the east via SE Hagen St. Currently zoned A-5 for low density residential development (1 dwelling per 5 acres), this land also has the potential for a zoning change to Industrial use given the standards described in the DeSoto County Comp plan. The landowner is willing to subdivide off a 30 acre portion along HWY 70 at an adjusted price. Reach out to Keat Waldron, ALC, for details.

Located only 40 minutes from the west coast, this land serves as a great investment for the rancher or farmer who wants to benefit from the continued agricultural use of the land and the low carrying costs due to greenbelt exemption. Arcadia is constantly growing with sewer already available at the site and water located 2 miles to the west off of HWY 70. DeSoto County is currently expanding their water infrastructure in three phases, allowing for future growth to occur.

Comprised of nearly 95% uplands, the land is mostly pasture, with some large oak trees lining the perimeter fencing. It has been maintained as a cattle ranch for many years with electricity, cow pens, and well water on site - making it easy to continue the current agriculture operation while allowing appreciation of the underlying land value to take place.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	95% uplands <ul style="list-style-type: none">• Predominantly Smyrna
Soil Types:	<ul style="list-style-type: none">• Ona• and Basinger Fine Sand
Taxes & Tax Year:	2023 total Tax Bill: \$1,108.36
Zoning / FLU:	Zoning is A-5 and FLU is Rural
Water Source & Utilities:	Sewer located on HWY 70 and there is a well on site.
Road Frontage:	1,330+/- feet on both HWY 70 & SE Hansel Ave. There is also access via SE Hagen St, totaling 3 points of access.
Nearest Point of Interest:	Arcadia - 3 minutes (2.8 miles from city limits) Punta Gorda - 35 minutes Port Charlotte - 45 minutes Fort Myers - 1 hour Tampa & Naples - 1 hour 40 minutes
Fencing:	Perimeter and cross fenced
Current Use:	Agricultural - cattle ranch
Grass Types:	Native Grasses - Bahia
Survey or Site Testing Reports:	Survey Available.

LOCATION



Location & Driving Directions

Parcel: 03-38-25-0000-0122-0000
& 02-38-25-0000-0140-0000

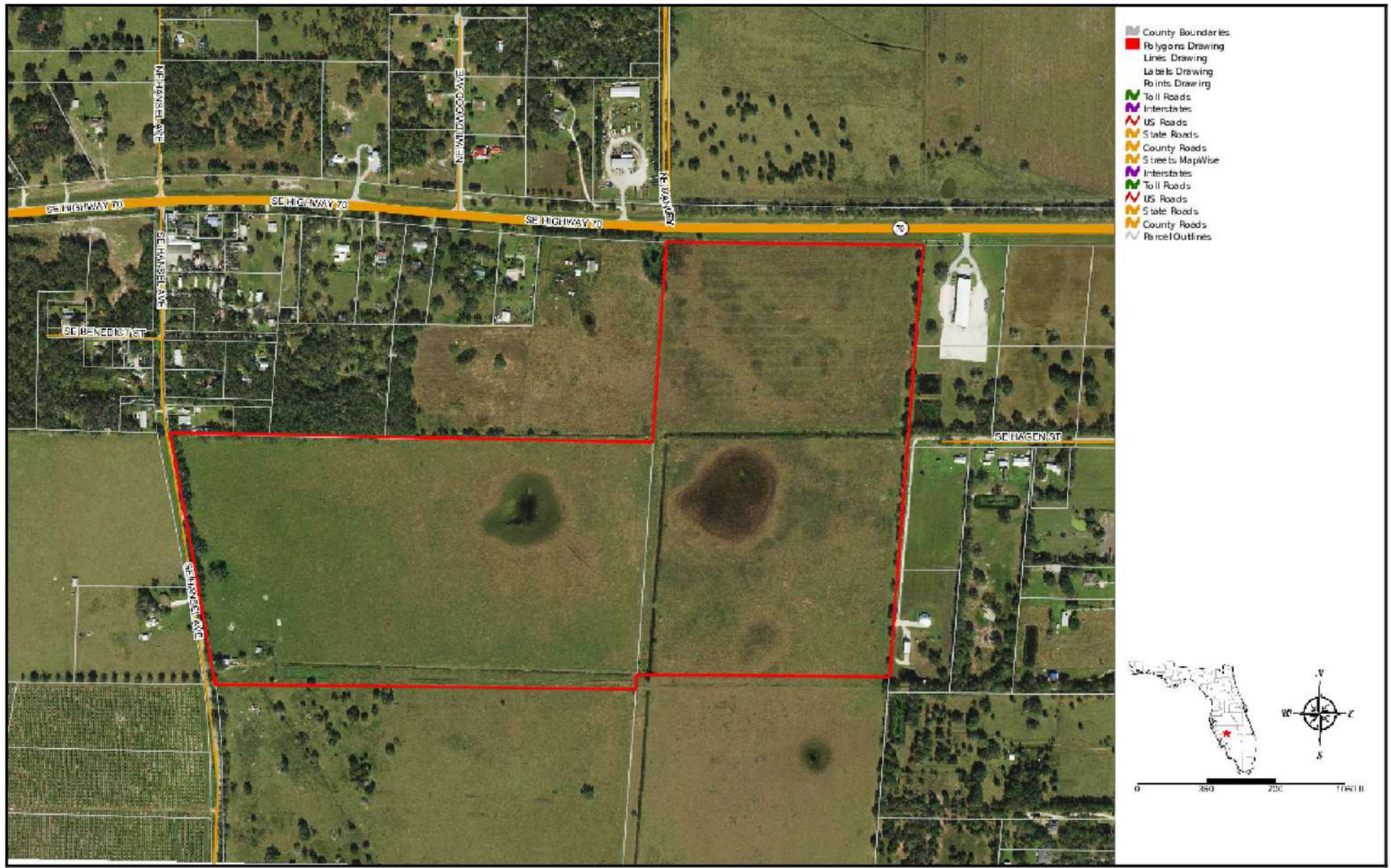
GPS: 27.2080888, -81.7900038

Driving Directions: From the intersection of HWY 17 and HWY 70 in Arcadia, take HWY 70 east approximately 4 miles and the property will be on your right (south side of HWY 70)

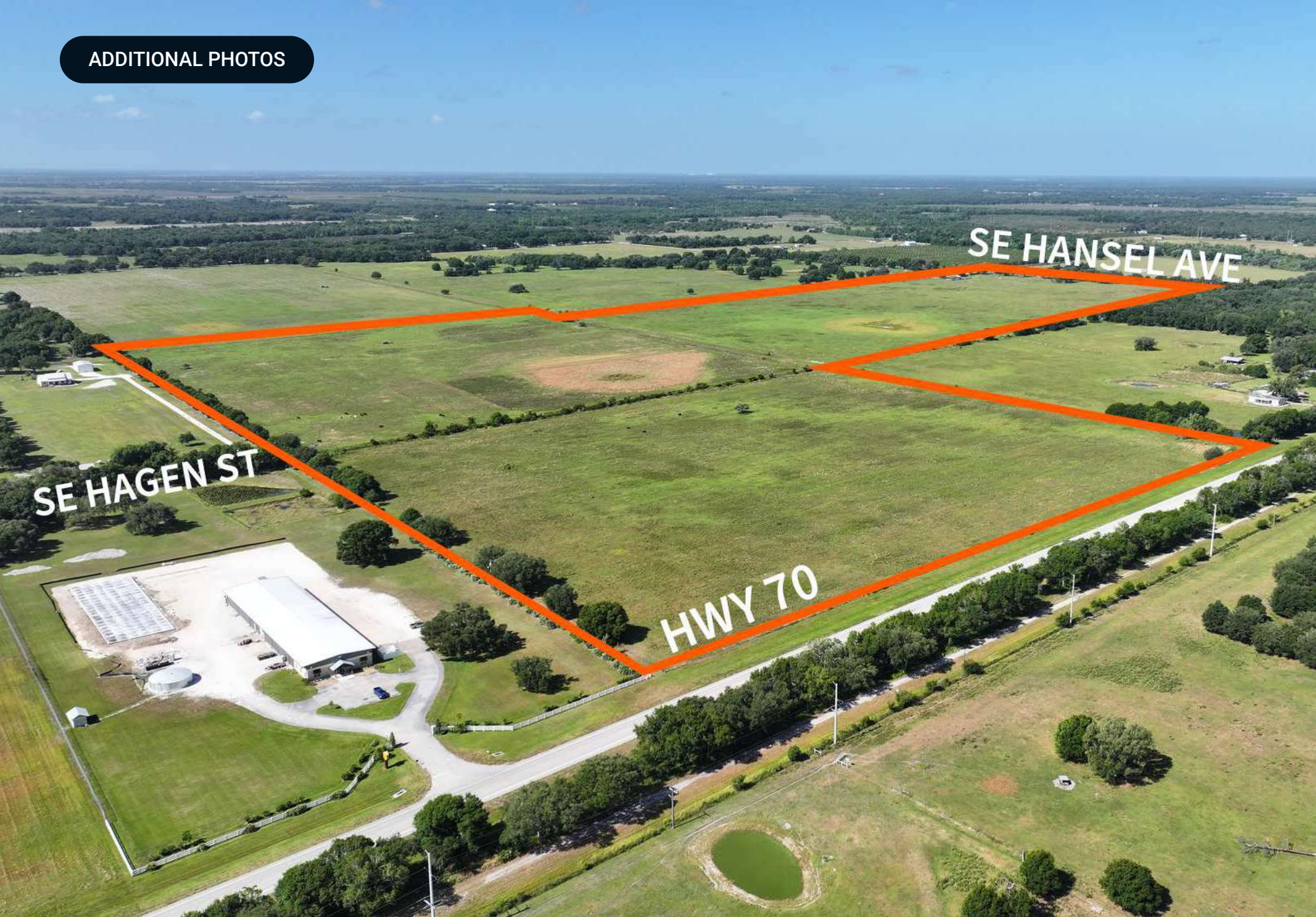
Showing Instructions: Contact Keat Waldron.



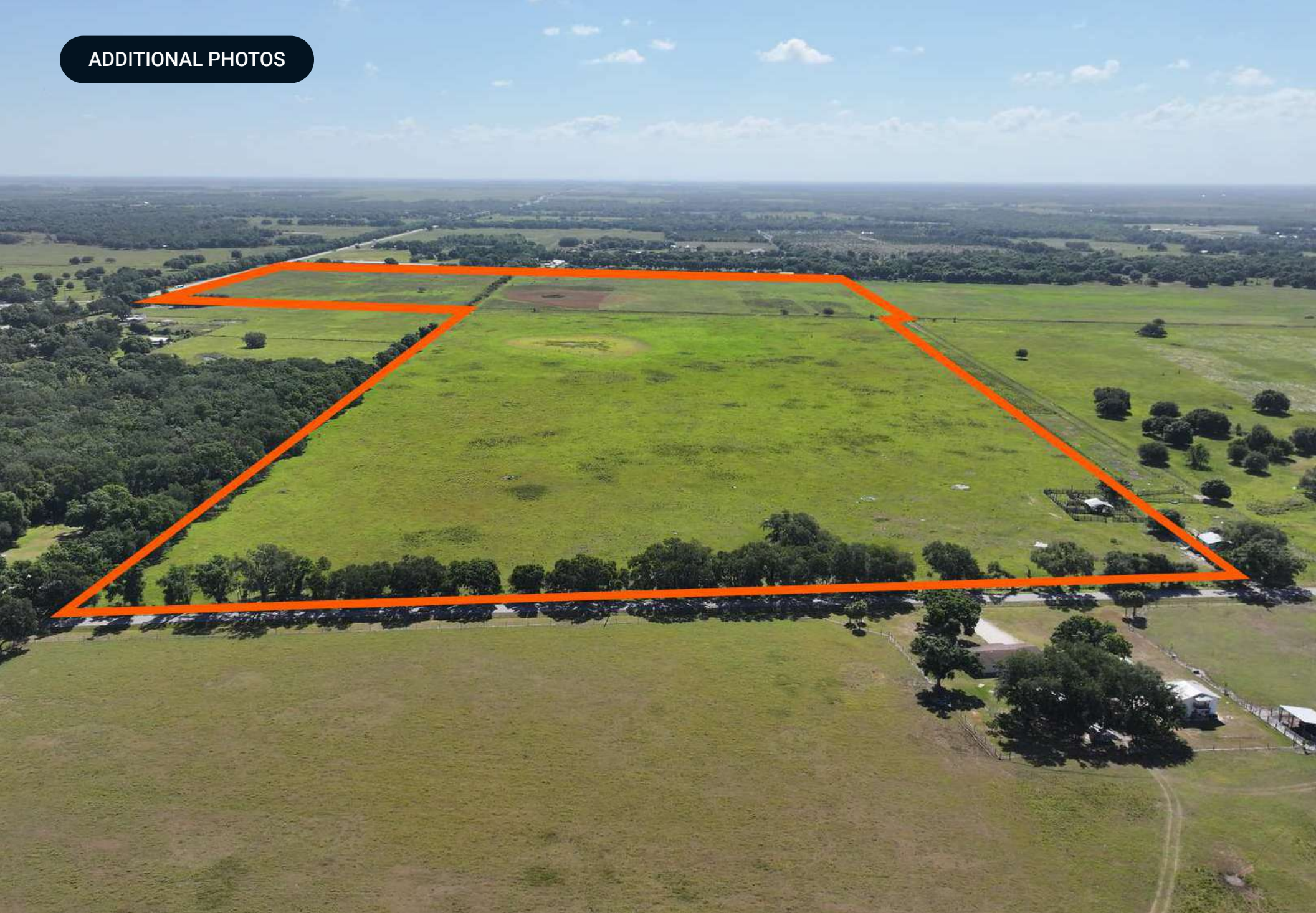
AERIAL MAP







ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ARCADIA

SE HANSEL AVE

HWY 70

SE HAGEN ST

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





DeSoto County

FLORIDA



Founded	1887	Density	59.6 (2019)
County Seat	Arcadia	Population	34,504 (2023)
Area	637 sq mi	Website	desotobocc.com

DeSoto County comprises the Arcadia Metropolitan Statistical Area, which is included in the North Port-Sarasota, FL Combined Statistical Area. Created in 1887 from part of Manatee County, DeSoto County, and was named for Spanish explorer Hernando de Soto. In 1921, the Florida legislature created four new counties out of DeSoto County: Charlotte, Glades, Hardee, and Highlands.

According to DataUSA, the population of DeSoto County grew from 36,903 to 37,371 between 2019 and 2020. This 1.27% increase in population speaks to the county's growing economy and appeal to new residents. Desoto's economy employs over 13,000 people with some of the largest industries including Construction, Agriculture, and Retail Trade. Some of the highest paying industries include Finance, Insurance, and Real Estate. DeSoto County is also part of the Florida Heartland Economic Region of Opportunity.



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