



Sebring Multifamily Development Site

Panther Parkway, Sebring, Florida 33870

Trace Linder
863-287-3281
trace@saundersrealestate.com

Sid Bhatt, CCIM, SIOR
704-930-8179
sid@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,091,200
Acreage:	19.84 Acres
Price / Acre:	\$55,000
Uplands/Wetlands:	100% Uplands
Zoning:	R-3 / MDR
State:	Florida
City:	Sebring
County:	Highlands
PIN:	S-13-34-28-A00-0050-0000
GPS:	27.5279364, -81.4667461
Taxes & Tax Year:	171.39 (2025)
Property Type:	Development Land (Multifamily)

Property Overview

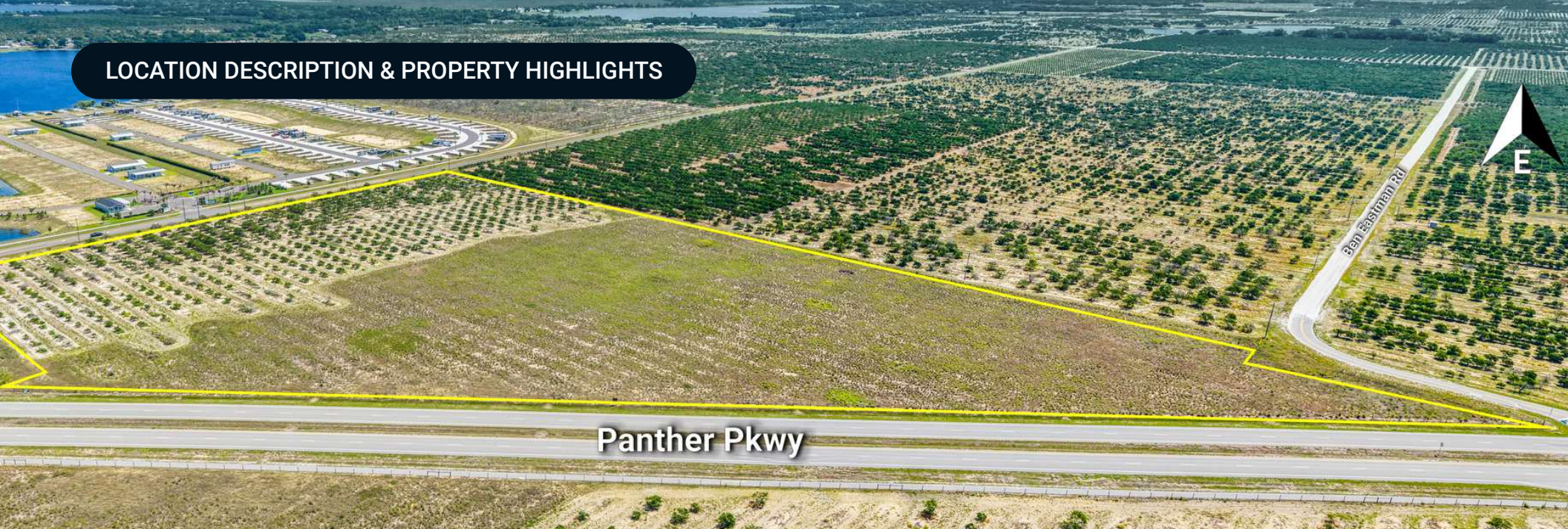
Situated at the corner of Panther Parkway and Beacon Avenue, this permit-ready 19.84± acre parcel is one of Highlands County's most compelling development plays. Recently rezoned to City of Sebring R-3 (RM FLU), and annexed into the City of Sebring, the site allows for immediate site planning for townhomes, multifamily, or single-family subdivisions without further zoning hurdles.

Featuring a clean rectangular configuration and flat topography, the property offers dual-road frontage and access to municipal utilities. This prime infill location with high density residential zoning in place offers an ideal multifamily or single family development opportunity in a high-demand growth corridor.

The R-3 zoning and RM future land use positions this property as a high-yield infill location with the potential for over 200+ multifamily units or a high-density townhome community.

R-3 multiple-family district is a multi-family zone that allows single-family and two-family dwellings with a lot area of 15,000 square feet for multi-family and a maximum density of 12 dwelling units per acre.

LOCATION DESCRIPTION & PROPERTY HIGHLIGHTS



Location Description

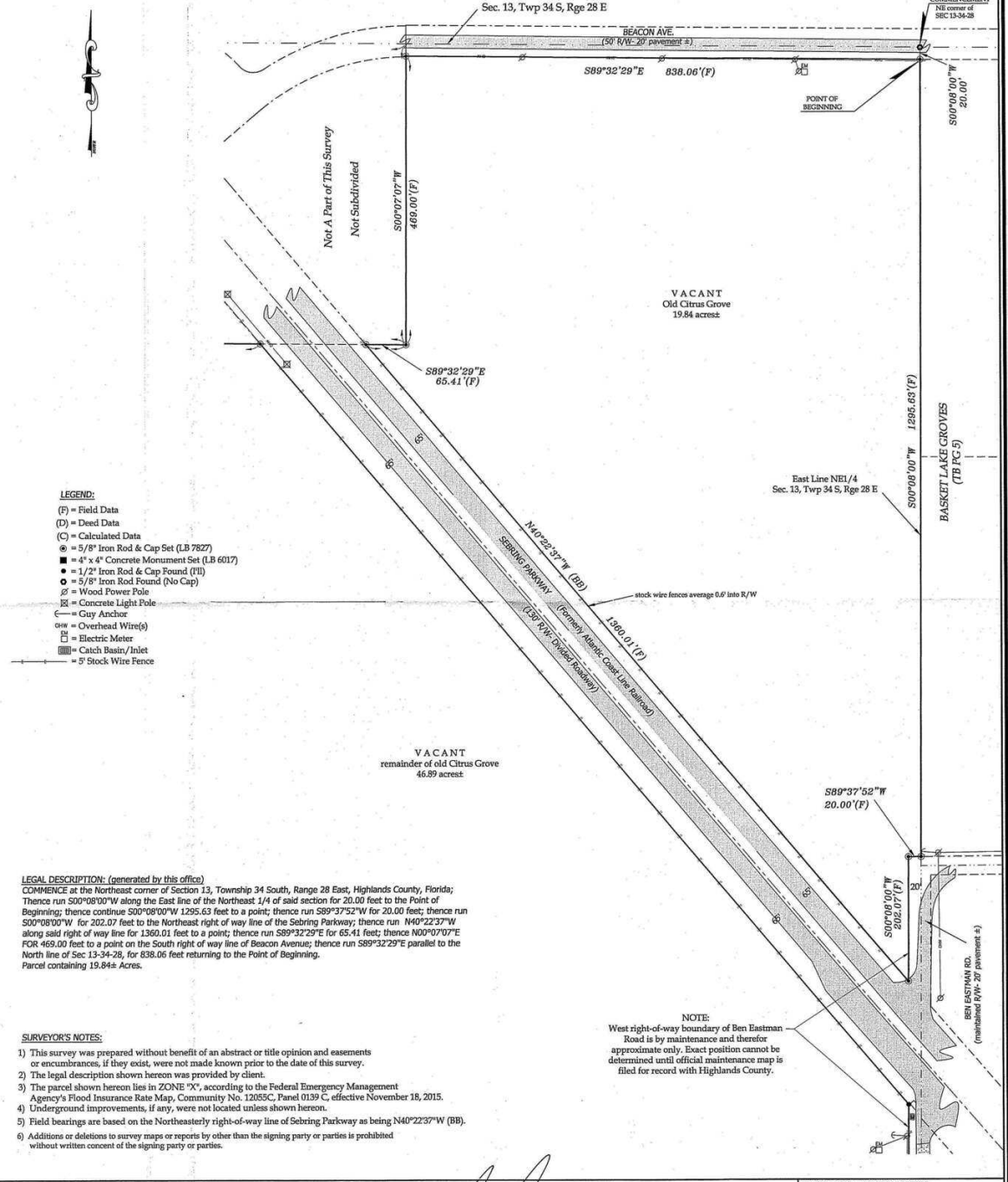
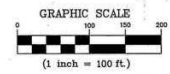
Strategically located at the high-visibility corner of Panther Parkway and Beacon Avenue, this 19.84± acre infill site sits in the heart of Sebring's primary residential growth corridor. Just minutes from the US-27 commercial spine, the property offers unparalleled connectivity to major regional employers like AdventHealth Sebring, the Lakeshore Mall retail hub, and South Florida State College. The surrounding area is defined by a rapid transition toward modern residential neighborhoods, evidenced by nearby new construction from national and regional builders. Residents enjoy proximity to the world-renowned Sebring International Raceway and the natural beauty of Highlands Hammock State Park, while the site's dual-road frontage and access to municipal utilities make it the premier choice for a high-density multifamily or townhome community in a market driven by consistent in-migration and robust workforce housing demand.

Property Highlights

- **Versatile Development:** Entitlements allow for for multifamily, townhomes, or high density single family
- **Frontage:** Prime frontage on the new Panther Parkway and Beacon Ave
- **Utility Ready:** City of Sebring municipal water and sewer available

BOUNDARY SURVEY

SURVEY



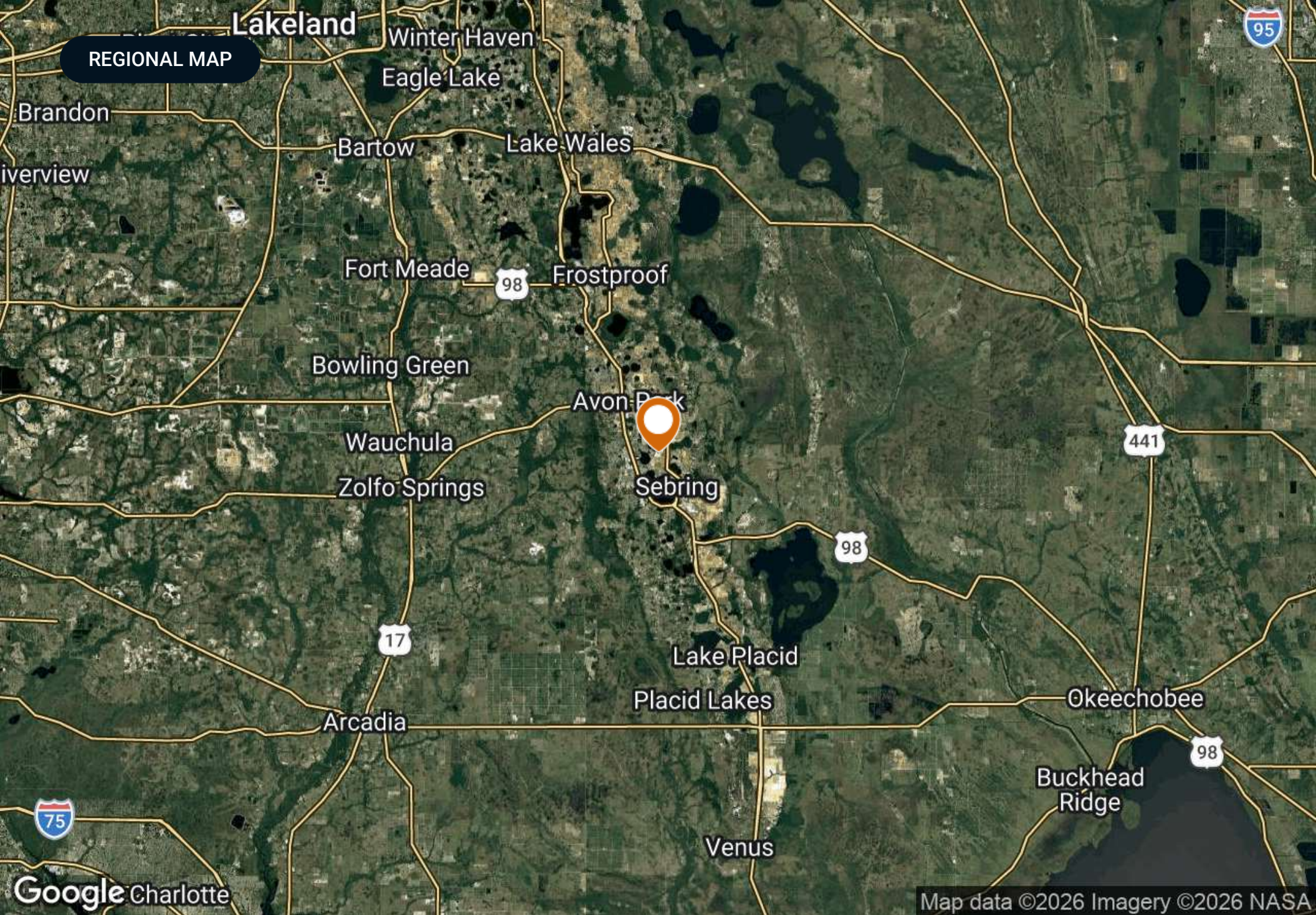
- LEGEND:**
- (F) = Field Data
 - (D) = Deed Data
 - (C) = Calculated Data
 - ⊙ = 5/8" Iron Rod & Cap Set (LB 7827)
 - = 4" x 4" Concrete Monument Set (LB 6017)
 - = 1/2" Iron Rod & Cap Found (FI)
 - = 5/8" Iron Rod Found (No Cap)
 - ⊕ = Wood Power Pole
 - ⊖ = Concrete Light Pole
 - ⊙ = Guy Anchor
 - OHW = Overhead Wire(s)
 - ⊖ = Electric Meter
 - ⊖ = Catch Basin/Inlet
 - = 5' Stock Wire Fence

LEGAL DESCRIPTION: (generated by this office)
 COMMENCE at the Northeast corner of Section 13, Township 34 South, Range 28 East, Highlands County, Florida; Thence run 500°08'00"W along the East line of the Northeast 1/4 of said section for 20.00 feet to the Point of Beginning; thence continue 500°08'00"W 1295.63 feet to a point; thence run S89°37'52"W for 20.00 feet; thence run 500°08'00"W for 202.07 feet to the Northeast right of way line of the Sebring Parkway; thence run N40°22'37"W along said right of way line for 1360.01 feet to a point; thence run S89°32'29"E for 65.41 feet; thence N00°07'07"E FOR 469.00 feet to a point on the South right of way line of Beacon Avenue; thence run S89°32'29"E parallel to the North line of Sec 13-34-28, for 838.06 feet returning to the Point of Beginning.
 Parcel containing 19.84± Acres.

- SURVEYOR'S NOTES:**
- 1) This survey was prepared without benefit of an abstract or title opinion and easements or encumbrances, if they exist, were not made known prior to the date of this survey.
 - 2) The legal description shown hereon was provided by client.
 - 3) The parcel shown hereon lies in ZONE "Y", according to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community No. 12055C, Panel 0139 C, effective November 18, 2015.
 - 4) Underground improvements, if any, were not located unless shown hereon.
 - 5) Field bearings are based on the Northeastly right-of-way line of Sebring Parkway as being N40°22'37"W (BB).
 - 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

NOTE:
 West right-of-way boundary of Ben Eastman Road is by maintenance and therefore approximate only. Exact position cannot be determined until official maintenance map is filed for record with Highlands County.





REGIONAL MAP

Lakeland

Winter Haven

Eagle Lake

Brandon

Bartow

Lake Wales

iverview

Fort Meade

98

Frostproof

Bowling Green

Avon Park

Wauchula

Zolfo Springs

Sebring

441

17

Lake Placid

Placid Lakes

Arcadia

98

Okeechobee

75

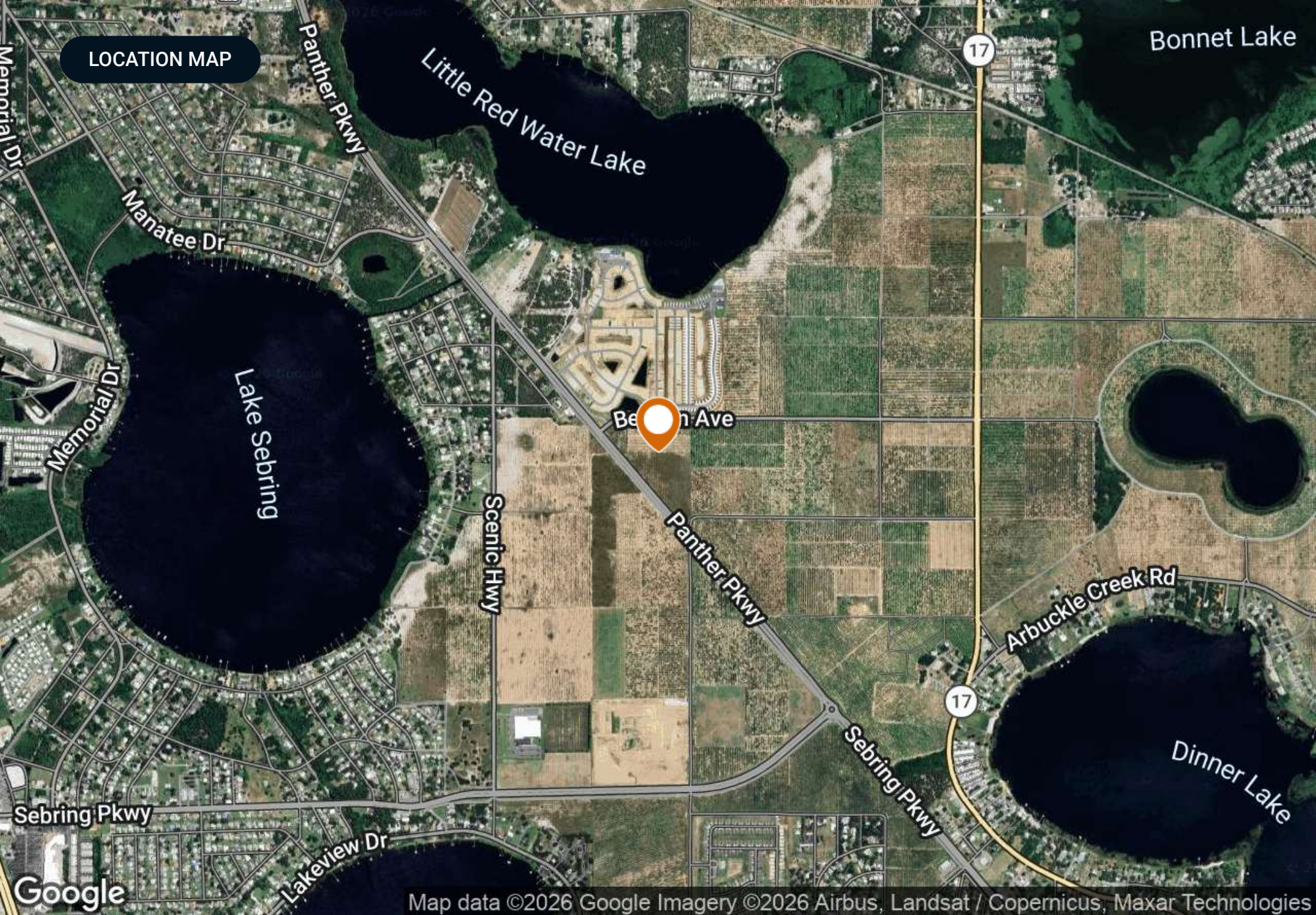
Venus

Buckhead Ridge

98

Google Charlotte

Map data ©2026 Imagery ©2026 NASA



LOCATION MAP

Bonnet Lake

Little Red Water Lake

Lake Sebring

Dinner Lake

Sebring Ave

Memorial Dr

Manatee Dr

Panther Pkwy

Memorial Dr

Scenic Hwy

Panther Pkwy

Sebring Pkwy

Arbuckle Creek Rd

Sebring Pkwy

Lakeview Dr

Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

RETAILER MAP



Advent Health

Suncoast Credit Union

Wawa

MIDFLORIDA

Seacoast Bank

DOLLAR GENERAL

Denny's

Auto Zone

Publix

WELLS FARGO

Walmart

BANK OF AMERICA

DUNKIN' DONUTS

PAPA JOHN'S

Winn-Dixie

Advance Auto Parts

CHASE

Chick-fil-A

ALDI

LOWE'S

Thunderbird Rd

THE HOME DEPOT

Michaels

five BELOW

PETCO

Starbucks

Wendy's

Jersey Mikes SUBS

SUBJECT

CIRCLE K

DOLLAR GENERAL

FAMILY DOLLAR

Sebring Downtown Historic District

Sebring

Google

RESIDENTIAL DEVELOPMENTS MAP

Waterside Retirement Community - Completed
(339 Mobile Home/RV Lots)

Waterside RV Park Expansion - Approved
(348 RV Lots)

Scenic Residential - Approved
(220-lot Subdivision)

SUBJECT

Stone Ridge Subdivision - Completed
(188-lot Subdivision)

Sebring Parkway Townhomes - Under Construction
(300 Townhomes)

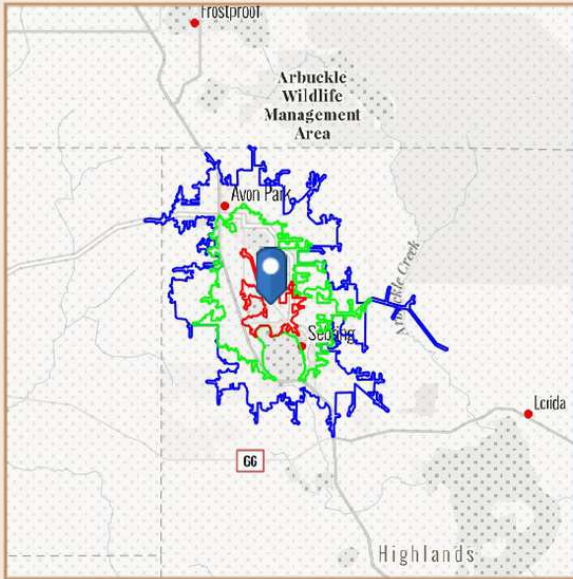
Central Park Apartments - Under Construction
(25 Multifamily Buildings - 529 Units)

The Landings at Lake Jackson - Approved
(118-lot Subdivision)

BENCHMARK DEMOGRAPHICS

Sebring, Florida, 33870

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties Highlands County
 CBSAs Sebring, FL Metropolitan Area
 States Florida
 USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Area	Florida	USA
0 - 4	4.52%	4.25%	4.44%	4.12%	4.12%	4.69%	5.39%
5 - 9	4.87%	4.40%	4.58%	4.39%	4.39%	5.03%	5.75%
10 - 14	5.38%	4.83%	5.08%	4.87%	4.87%	5.34%	5.98%
15 - 19	5.61%	5.18%	5.25%	5.03%	5.03%	5.84%	6.47%
20 - 34	14.49%	13.93%	13.74%	13.03%	13.03%	18.43%	20.33%
35 - 54	21.35%	19.08%	18.84%	18.74%	18.74%	24.41%	25.20%
55 - 74	28.44%	28.99%	28.84%	30.34%	30.34%	25.55%	22.82%
75+	15.46%	19.30%	19.27%	19.49%	19.49%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Area	Florida	USA
<\$15,000	13.0%	13.2%	15.2%	13.5%	13.5%	8.0%	8.3%
\$15,000-\$24,999	7.2%	7.8%	8.3%	8.4%	8.4%	5.8%	5.9%
\$25,000-\$34,999	8.0%	7.9%	8.3%	7.6%	7.6%	6.7%	6.3%
\$35,000-\$49,999	13.9%	16.8%	16.0%	16.3%	16.3%	10.5%	9.8%
\$50,000-\$74,999	23.3%	24.8%	23.3%	21.8%	21.8%	16.9%	15.6%
\$75,000-\$99,999	9.8%	10.5%	9.9%	10.6%	10.6%	12.9%	12.5%
\$100,000-\$149,999	13.1%	10.8%	10.1%	11.9%	11.9%	18.4%	17.8%
\$150,000-\$199,999	5.7%	4.1%	4.6%	5.4%	5.4%	8.7%	9.8%
\$200,000+	6.0%	4.2%	4.2%	4.5%	4.5%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Area	Florida	USA
Population	4,680	31,259	57,091	103,847	103,847	23,027,836	339,887,819
Daytime Population	3,404	36,494	62,203	102,733	102,733	22,846,618	338,218,372
Employees	1,821	10,631	19,143	35,651	35,651	10,832,721	167,630,539
Households	2,064	14,087	25,631	46,731	46,731	9,263,074	132,422,916
Average HH Size	2.27	2.17	2.19	2.19	2.19	2.43	2.50
Median Age	49.7	53.3	53.1	54.8	54.8	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Area	Florida	USA
Median Home Value	228,161	166,652	188,495	221,234	221,234	416,969	370,578
Owner Occupied %	76.8%	73.0%	73.1%	78.2%	78.2%	67.2%	64.2%
Renter Occupied %	23.2%	27.1%	26.9%	21.8%	21.8%	32.8%	35.8%
Total Housing Units	2,357	17,829	32,371	60,195	60,195	10,635,372	146,800,552

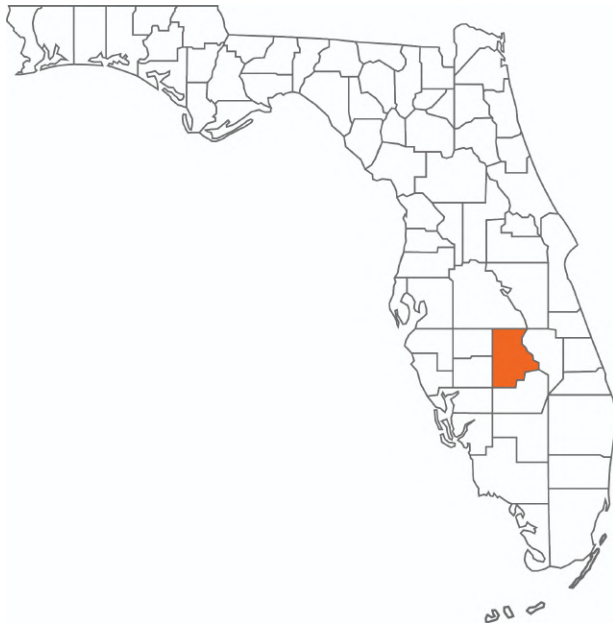
INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Area	Florida	USA
Median HH Income	\$58,238	\$53,873	\$52,095	\$54,812	\$54,812	\$78,205	\$81,624
Per Capita Income	\$36,307	\$32,028	\$30,965	\$32,958	\$32,958	\$44,891	\$45,360
Median Net Worth	\$228,715	\$197,060	\$177,624	\$226,140	\$226,140	\$253,219	\$228,144



Highlands County

FLORIDA



Founded	1921	Density	103.3 (2019)
County Seat	Sebring	Population	103,502 (2023)
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida’s population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are Health Care & Social Assistance (6,071 people), Retail Trade (5,595 people), and Construction (3,356 people). The highest-paying industries are Information (\$82,176), Wholesale Trade (\$53,542), and Public Administration (\$44,274).

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Trace Linder

Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: 877-518-5263 x484 | Cell: 704-930-8179

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

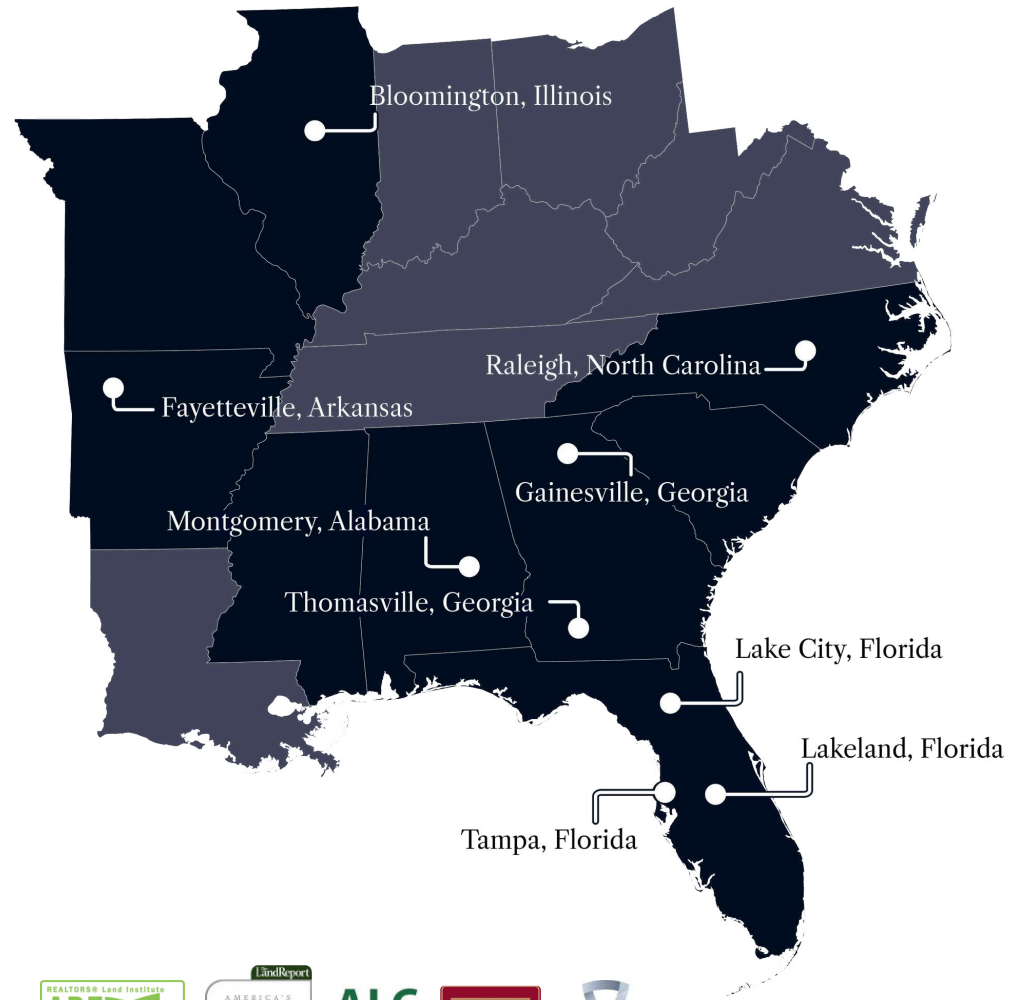
Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.