SAUNDERS LAND

Avon Park 10 Acre Grove

3961 Byron Boulevard, Avon Park, Florida 33825

David Hitchcock, ALC
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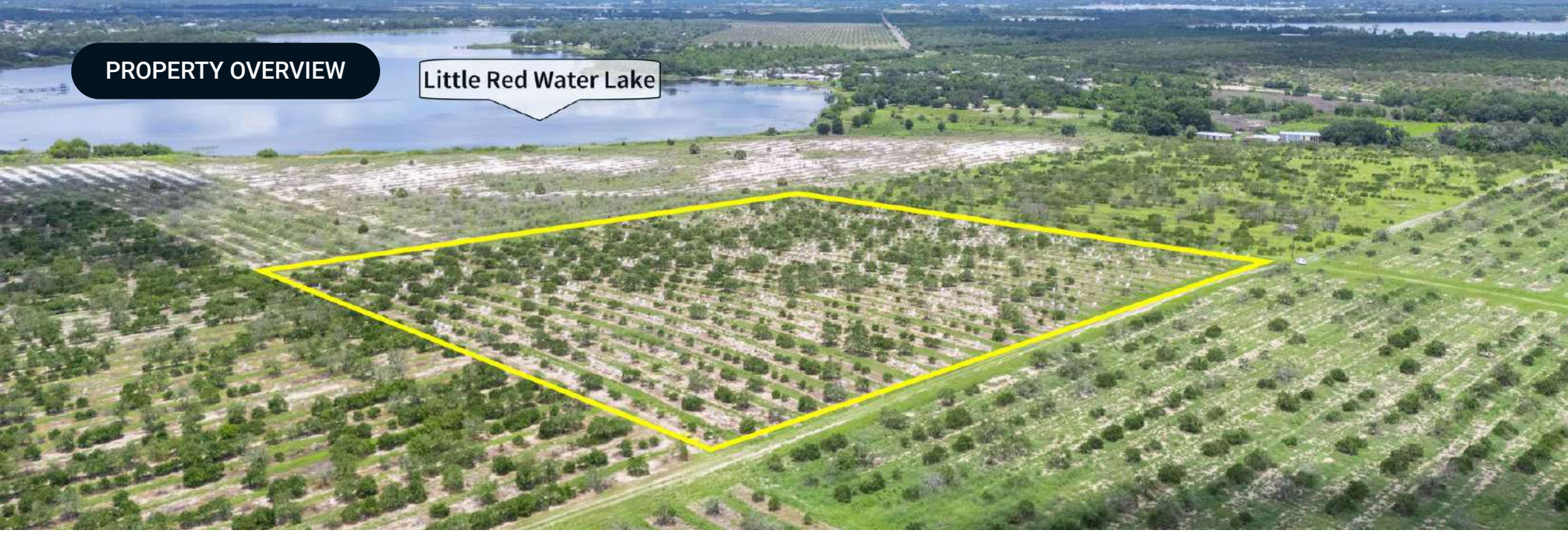


Sale Price $300,000

Offering Summary

Acreage:	10.23 Acres
Price / Acre:	$29,326
Zoning:	Agricultural
Uplands/Wetlands:	100% Uplands
State:	Florida
City:	Avon Park
County:	Highlands
Property Type:	Citrus, Acreage and Estates

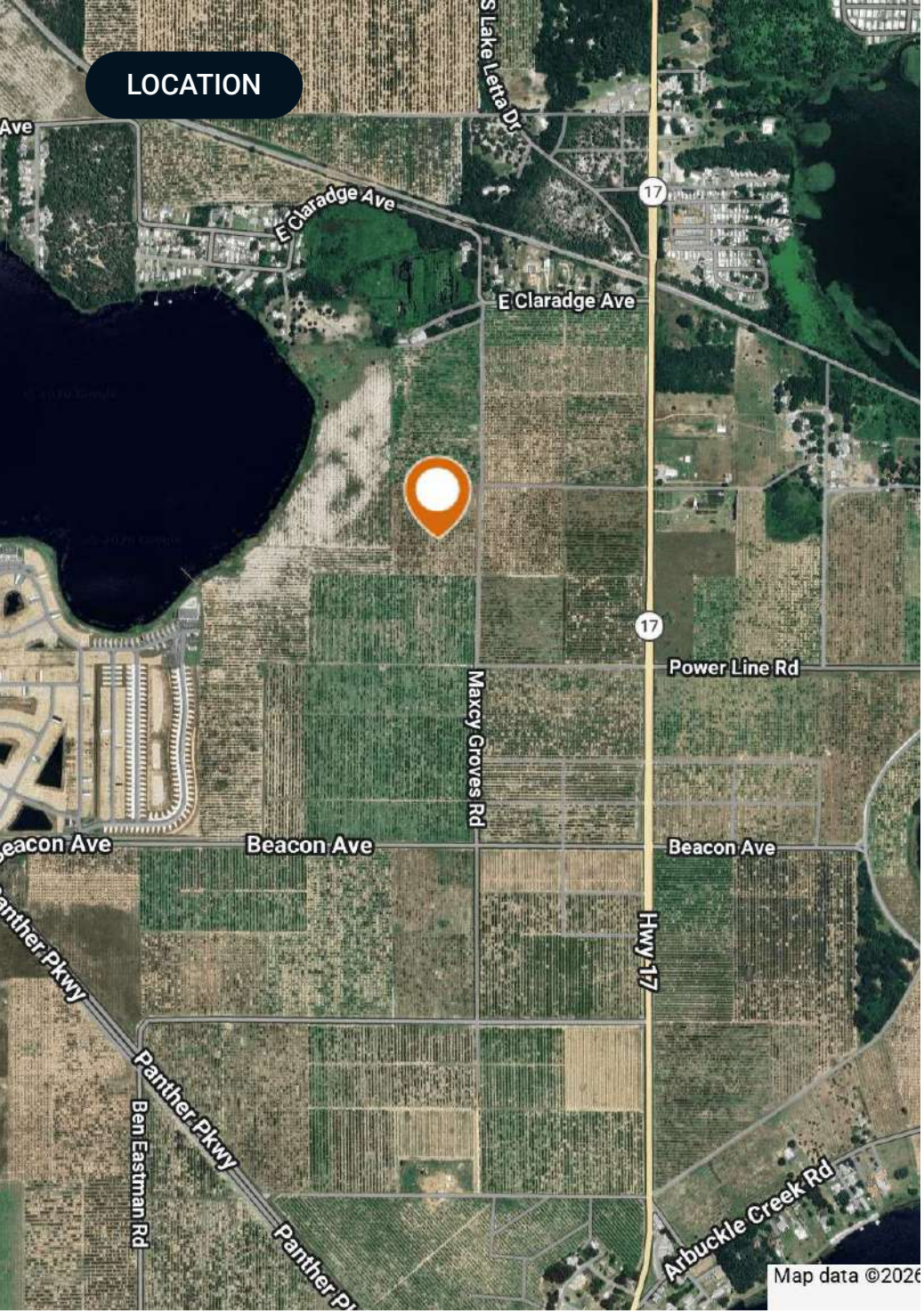
Property Overview

This is a 10+ acre Valencia grove located in Highlands County, FL overlooking Little Red Water Lake. The property is situated in unincorporated Highlands County, but is adjacent to the City of Sebring on the west side.

The property sits on a hill overlooking Little Red Water Lake, which gives tremendous views to the west. It has Agricultural Zoning and Future Land Use, which allows 1 residential unit per 5 acres.

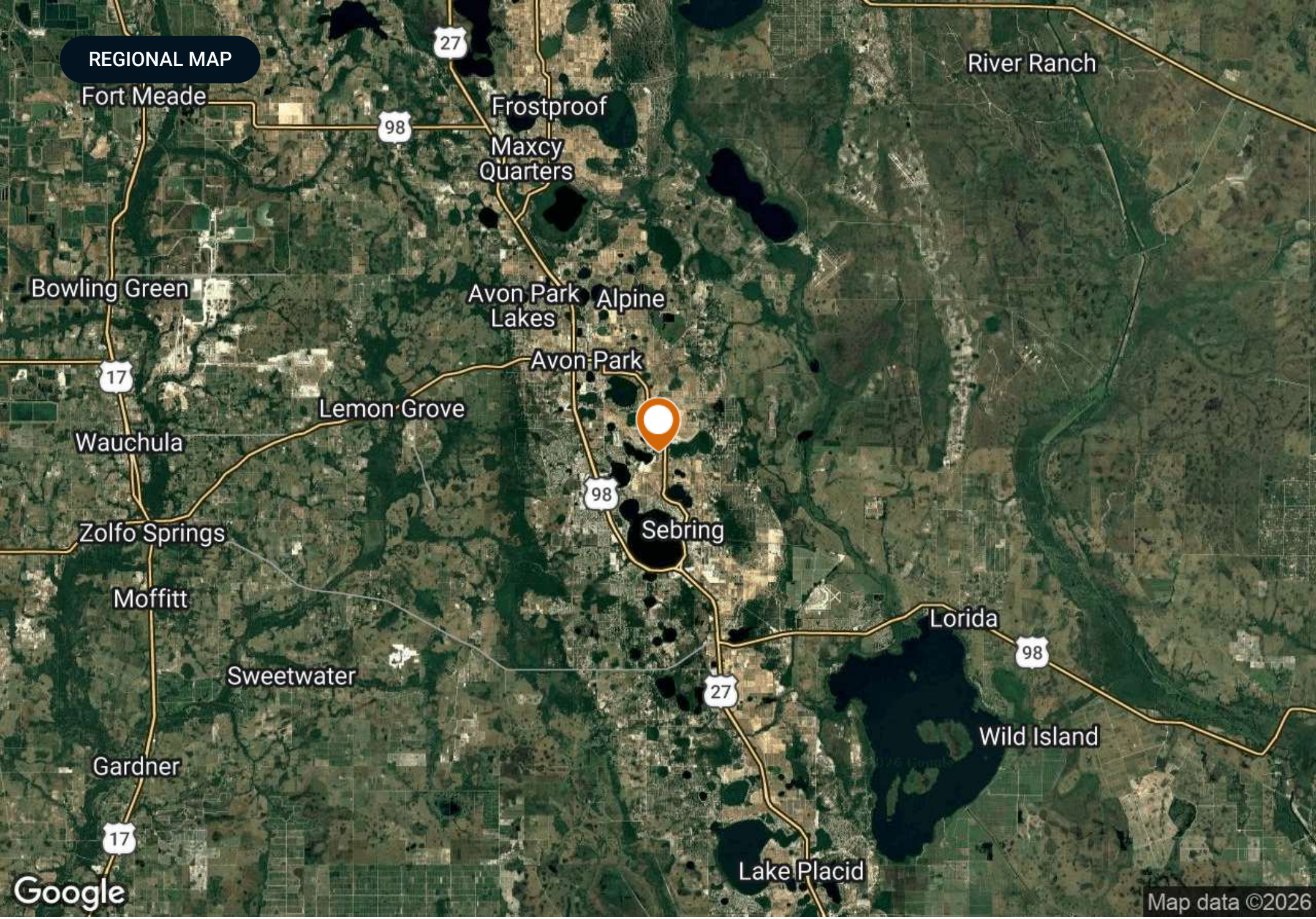
Specifications & Features

Soil Types:	Astatula Sand
Taxes & Tax Year:	2025-$125.00
Zoning / FLU:	Agriculture/Agriculture
Water Source & Utilities:	4" Well

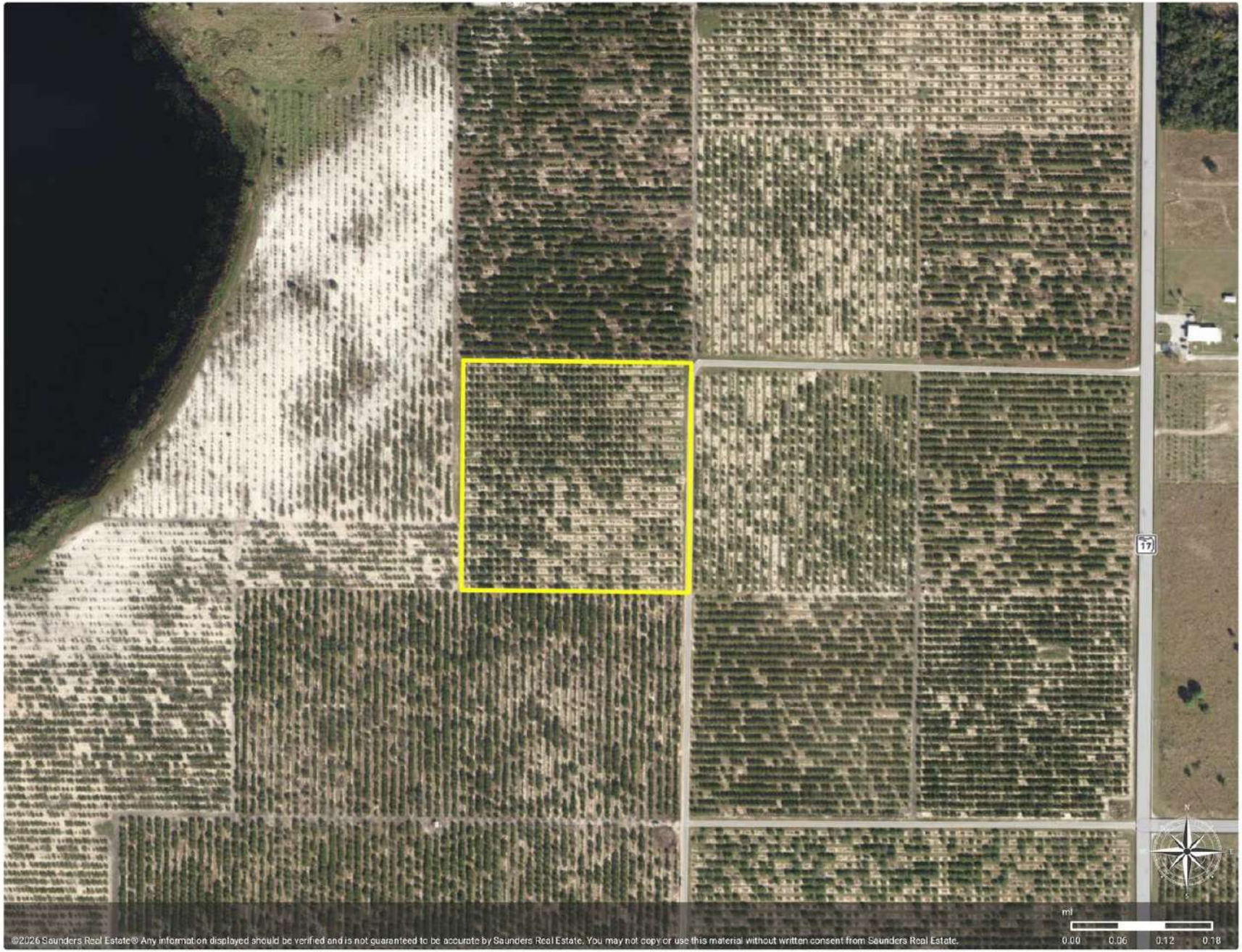


Location & Driving Directions

Parcel:	C-07-34-29-A00-0070-0000
GPS:	27.5367202, -81.4584654
Driving Directions:	• From US 27 in Avon Park, FL take SR-17 seven miles to Tappan Lane • Take a right on Tappan Lane and go 1/4 mile, the property will be on the left
Showing Instructions:	Call David Hitchcock


REGIONAL MAP
Fort Meade
27
Frostproof
98
Maxcy
Quarters
River Ranch
Bowling Green
Avon Park
Lakes
Alpine
Avon Park
17
Lemon Grove
Wauchula
98
Sebring
Zolfo Springs
Moffitt
Lorida
98
Sweetwater
27
Wild Island
Gardner
17
Lake Placid
Google
Map data ©2026

PROPERTY OUTLINE



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

ADDITIONAL PHOTOS

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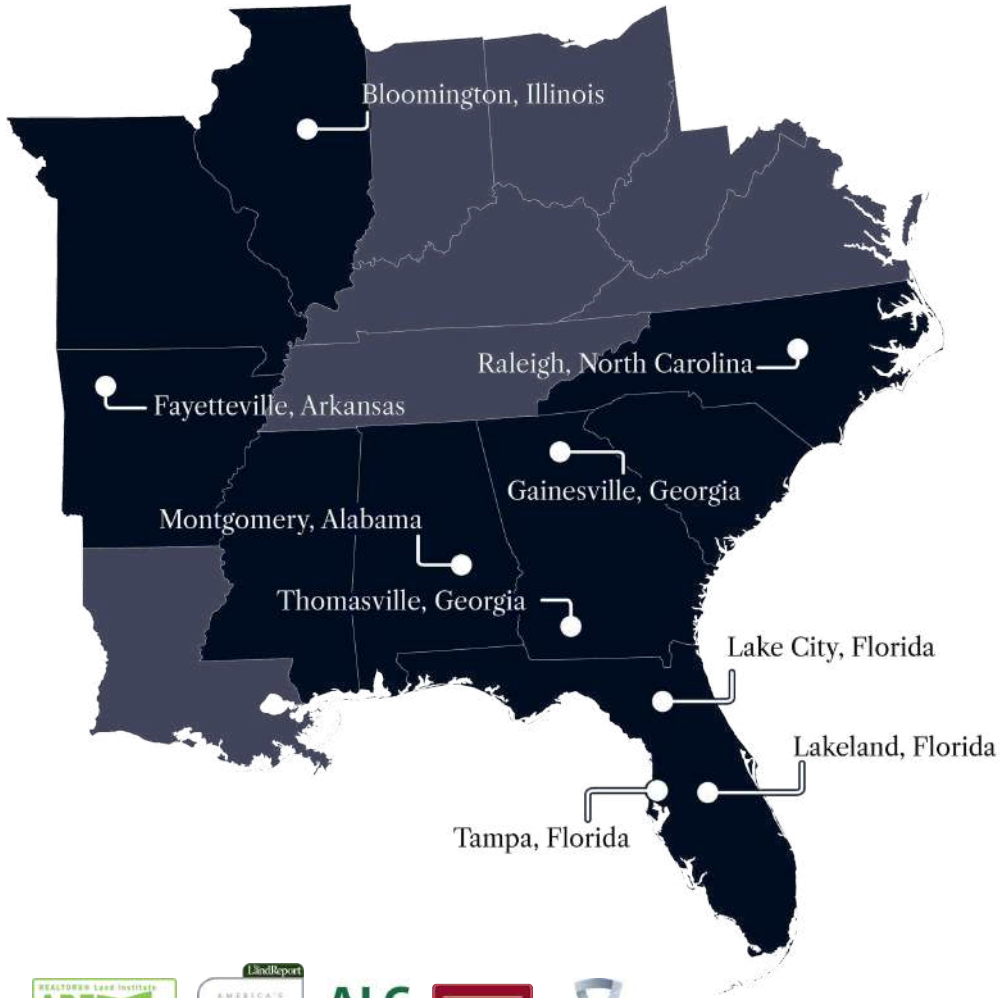

APEX AWARDS · BEST BROKERAGES · ALC · CCIM · SIOR

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