

**Sale price: \$7,950,000**

## The Heartland's Premier Residential/ RV Resort Development Opportunity

- Lost Lake, a ±7 acre private lake with office and barn
- Zoned R1A
- 4 gross units per acre / 3 net units per acre (1,008 potential units)
- Option to annex into Lake Placid
- Potential access to canal from Property
- Approximately 1.5 hours to Orlando, Tampa, Fort Myers and West Palm
- Located in Highlands County with 86% of Florida's population within a four-hour radius (over 18 million people)
- The cost of living in Highlands County is approximately 15% lower than state average
- ±800 feet of frontage on Catfish Creek Canal (Golf Course and canal homes on the opposite side of canal)

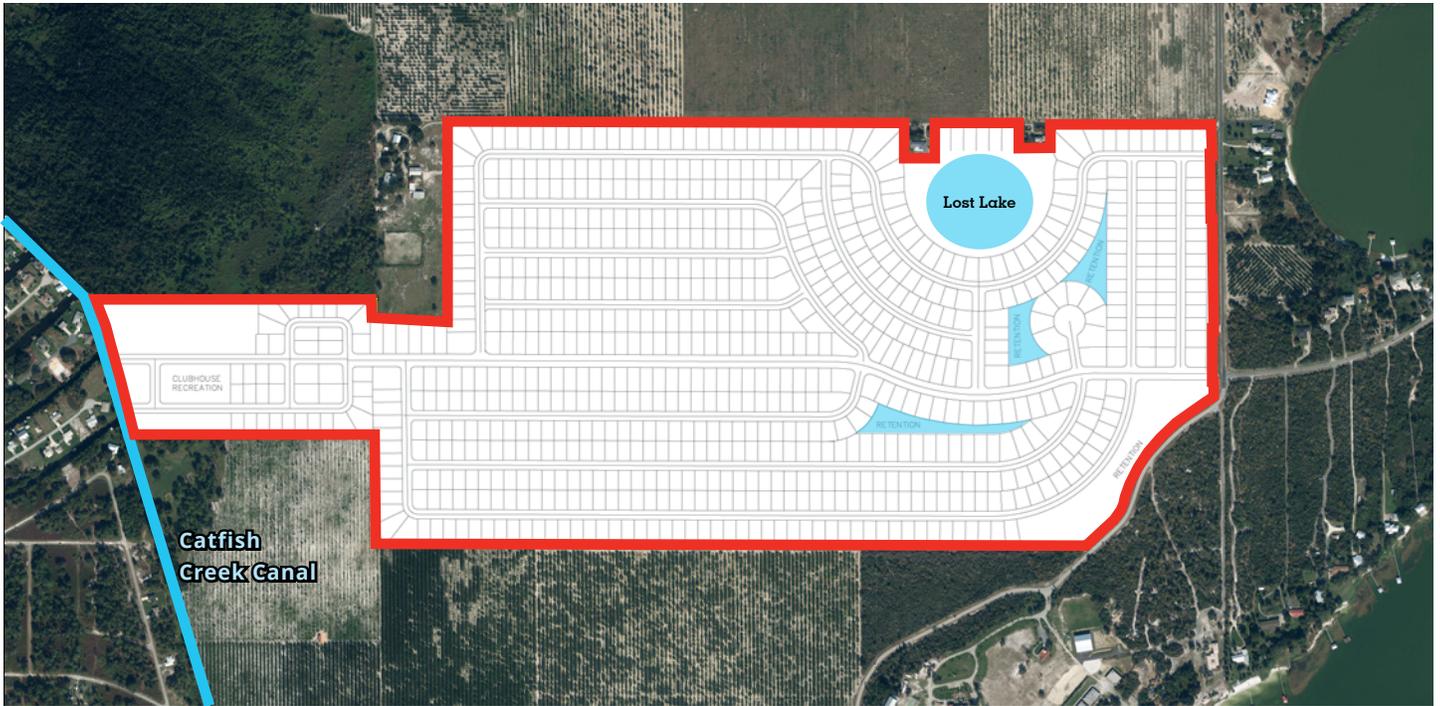


## Get more information

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Conceptual site plan

## Highlights

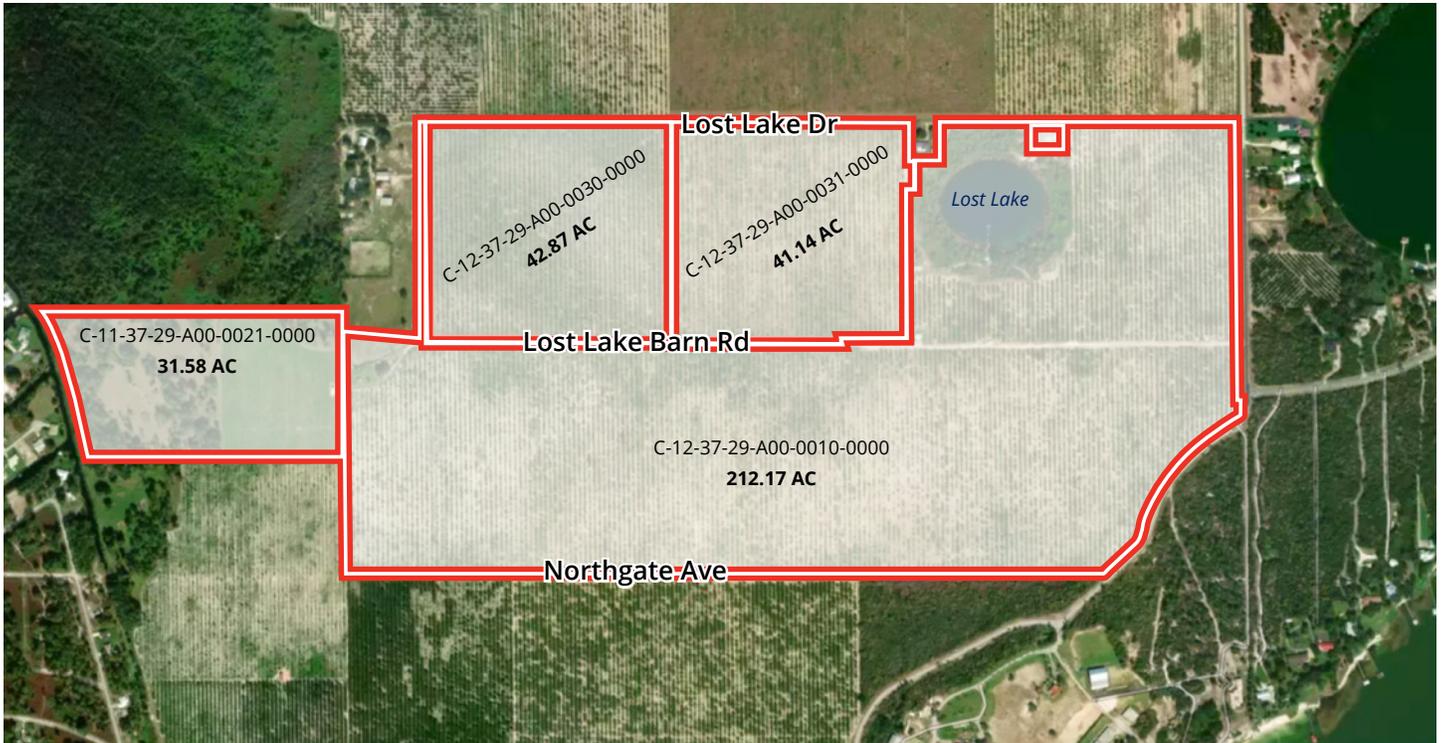
- Multiple potential residential developments: 55+ community; upscale waterfront access home-sites & RV's with central clubhouse to all.
- Surrounded by lakes, the property is truly "Lost Lake, the Land between Lakes" with excellent elevation leaving the Property "high and dry"
- Lost Lake is ±7 acres in size, spring fed and 35 feet deep
- Property is approximately 95% uplands
- ±3,000 feet of paved road frontage; ±4,000 feet of shell interior roads.
- Utilities forthcoming, ask Broker for details
- Sand bottom / ski / fishing lakes enjoy recreation resort type vacationers from both coasts.
- Lake Placid is the Caladium Capital of the World, growing 95% of the world's caladiums. Also known as the "town of Murals" - the town showcases over 50 murals (some interactive) on town buildings.
- Lake Placid is home to 27 freshwater lakes as well as June-in-Winter Scrub Preserve State park, an 845-acre preserve.

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## Location

Highlands County is in close proximity to Florida’s major metro areas with a growing population of over 105,000 residents. The county offers 113 idyllic lakes and waterways, world-renown Sebring International raceway, and 16 golf courses that attract visitors from across the globe.

Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community.



**Connectivity**



**Affordability**



**Community & Lifestyle**

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**±327 Acres of Land For Sale**

300 Lost Lake Barn Rd, Lake Placid, FL



**Canal Frontage**



**Catfish Creek Canal**

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## Lake Placid & Surrounding Areas

Nestled on The Lake Wales Ridge, Highlands County & Lake Placid Florida, have become increasingly more popular throughout time, and offer so much more than a visitor’s winter hideout from the cold, or an agricultural town steeped in a deep history of cattle, citrus and farming.

The secret is getting out. People are moving to Florida at a record pace, and Lake Placid is an area many have their eyes set on as a place to permanently move to, raise family, live, and enjoy all that this boutique community has to offer.

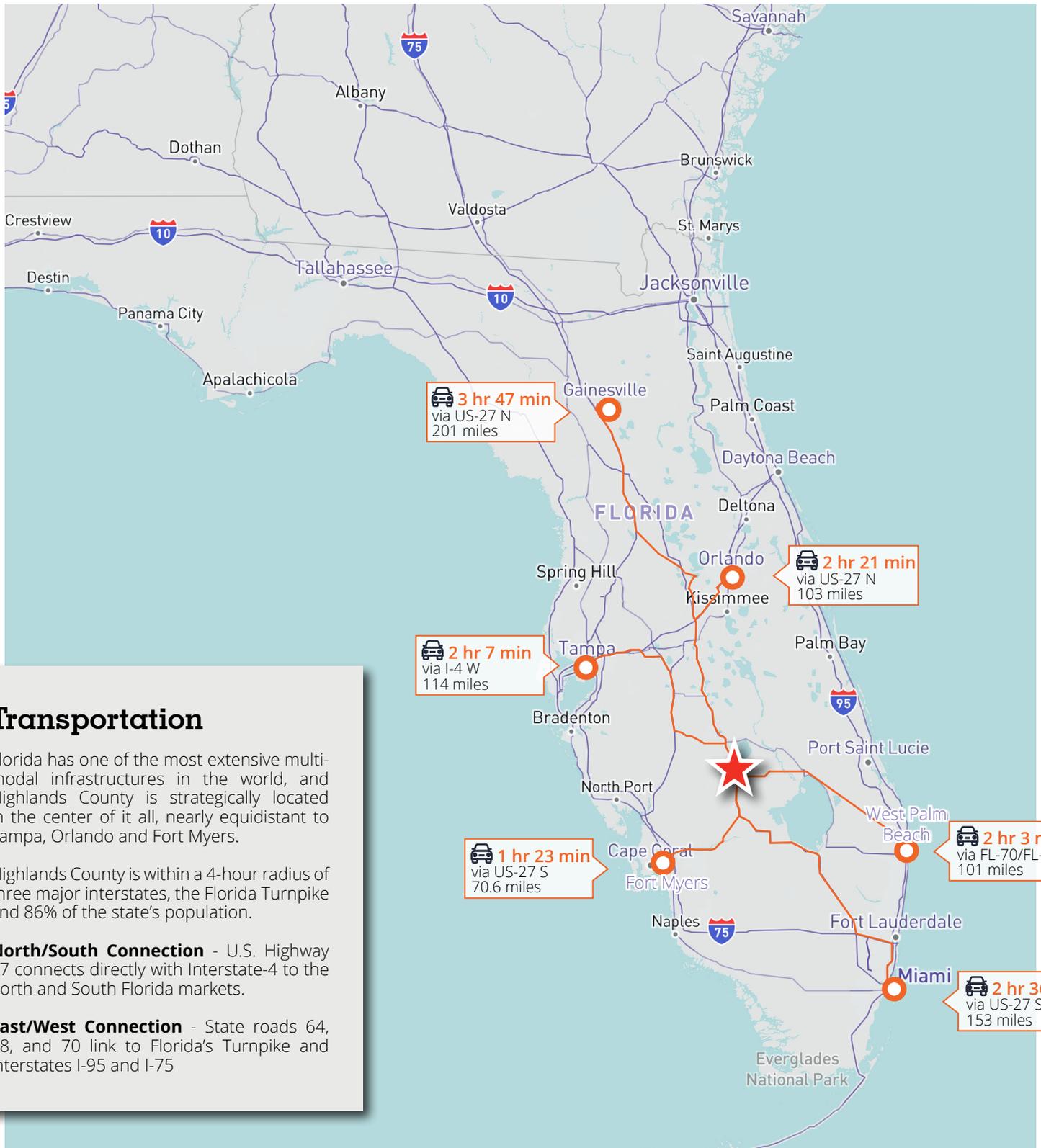
### Lake Placid and Highlands County Offer:

- Water! Water! Water! Highlands County boasts 113 Pristine Lakes and Waterways to the use and enjoyment of the public – boating, skiing, wake boarding, fishing, tubing, paddle boarding and other water sports are abundant and easy to access.
- Natural Beauty! Archibold Biological Station and Highlands Hammock State Park are all within a short driving distance (as well as access to hundreds of thousands of acres of public conservation land to explore)
- World known, Sebring International Raceway
- All of the conveniences of large cities are within minutes of Lost Lake: Publix, pharmacies, butcher shops, liquor stores, wine shops, retail stores, bars, grills, restaurants, etc.
- Things to do: Sugar Sand Distillery, Gatorama, Lake Placid Mural Society, Caladium Arts and Crafts Cooperative, The Secret Garden Winery, and so much more!
- Within two hours of beaches, major coastal cities, and other attractions in Florida

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### Transportation

Florida has one of the most extensive multi-modal infrastructures in the world, and Highlands County is strategically located in the center of it all, nearly equidistant to Tampa, Orlando and Fort Myers.

Highlands County is within a 4-hour radius of three major interstates, the Florida Turnpike and 86% of the state's population.

**North/South Connection** - U.S. Highway 27 connects directly with Interstate-4 to the north and South Florida markets.

**East/West Connection** - State roads 64, 98, and 70 link to Florida's Turnpike and interstates I-95 and I-75

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