

## LAND FOR SALE

VACANT LAND - VENUS, FLORIDA ON US 27 SOUTH OF SEBRING

1857 US 27 N, Venus, FL 33960



|                 |                          |
|-----------------|--------------------------|
| SALE PRICE:     | \$230,000                |
| PRICE PER ACRE: | \$25,499                 |
| LOT SIZE:       | 9.02 Acres               |
| APN #:          | C-09-38-30-A00-0050-0000 |
| ZONING:         | 99-Non Ag Acreage        |
| MARKET:         | South Highlands County   |
| CROSS STREETS:  | SR 70                    |

### PROPERTY OVERVIEW

9.02 acres of agricultural and or developable land for industrial use located approximately 1.5 miles south of SR70 on the east side. Easily identified by billboard located on property. Billboard generals between \$1,100 per year plus 20% of income.

### PROPERTY FEATURES

- Approximately 9.02 Acres of vacant land
- Surrounded by citrus groves
- Billboard signage income
- High traffic US27

**KW COMMERCIAL**  
11420 N. Kendall Dr.,  
Ste. 207  
Miami, FL 33176

**PAUL L. WHITE**  
Managing Director  
O: 305.270.0710  
paulwhite@plwa.biz

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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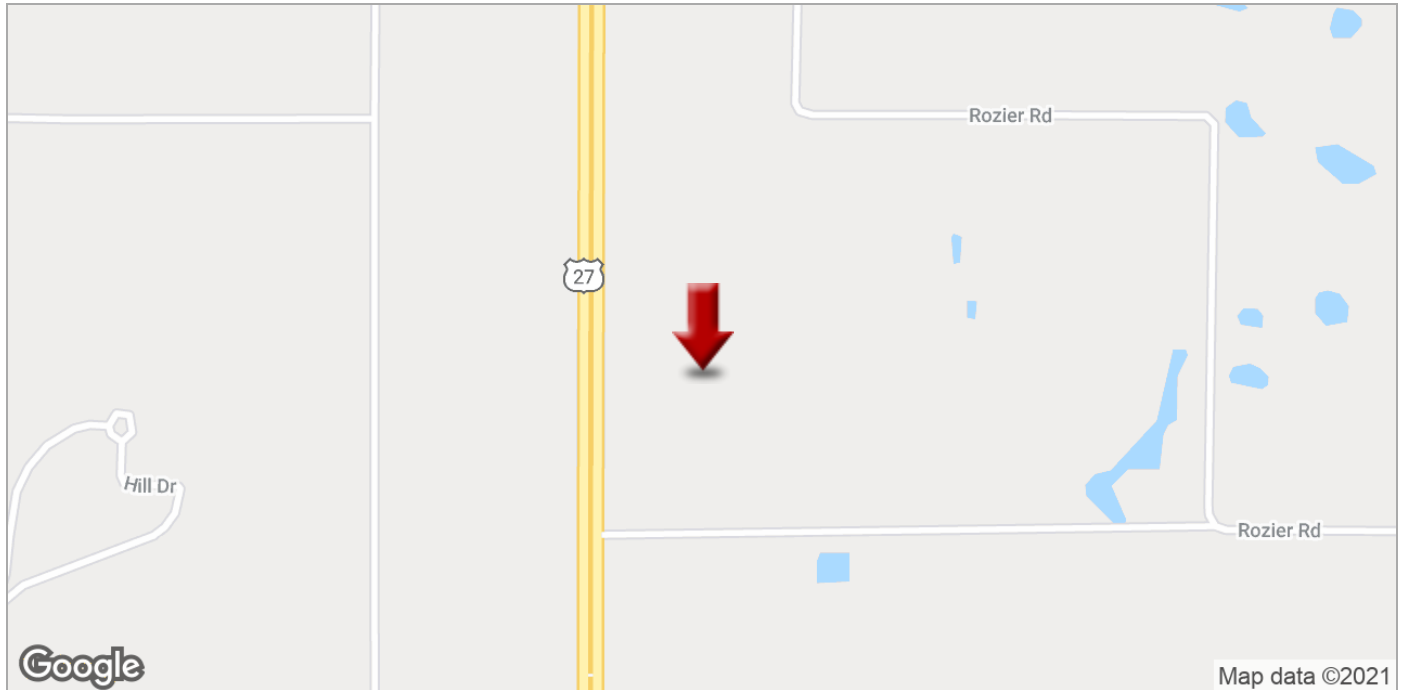
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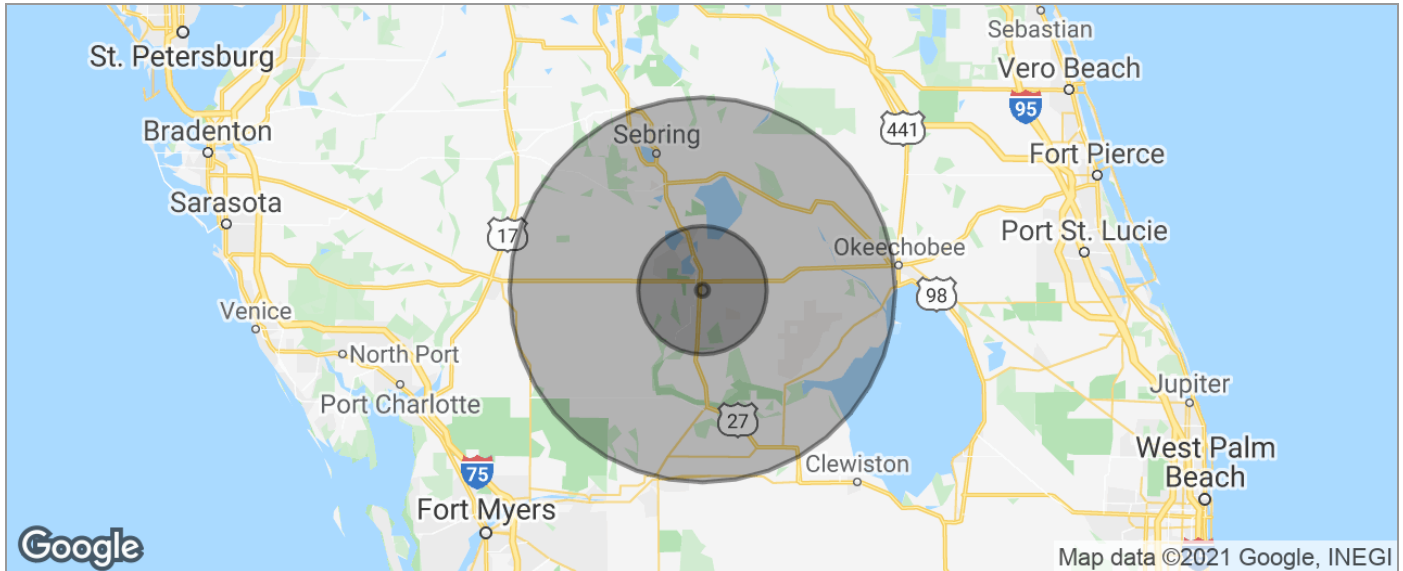
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| POPULATION          | 1 MILE   | 10 MILES  | 30 MILES  |
|---------------------|----------|-----------|-----------|
| TOTAL POPULATION    | 16       | 13,632    | 121,694   |
| MEDIAN AGE          | 44.6     | 48.0      | 49.9      |
| MEDIAN AGE (MALE)   | 44.8     | 44.6      | 49.0      |
| MEDIAN AGE (FEMALE) | 42.7     | 50.4      | 51.5      |
| HOUSEHOLDS & INCOME | 1 MILE   | 10 MILES  | 30 MILES  |
| TOTAL HOUSEHOLDS    | 5        | 5,227     | 48,023    |
| # OF PERSONS PER HH | 3.2      | 2.6       | 2.5       |
| AVERAGE HH INCOME   | \$37,930 | \$46,952  | \$46,664  |
| AVERAGE HOUSE VALUE |          | \$205,675 | \$167,417 |
| RACE                | 1 MILE   | 10 MILES  | 30 MILES  |
| % WHITE             | 100.0%   | 86.8%     | 85.7%     |
| % BLACK             | 0.0%     | 8.2%      | 8.8%      |
| % ASIAN             | 0.0%     | 0.1%      | 1.1%      |
| % HAWAIIAN          | 0.0%     | 0.0%      | 0.0%      |
| % INDIAN            | 0.0%     | 2.1%      | 0.9%      |
| % OTHER             | 0.0%     | 1.7%      | 2.4%      |
| ETHNICITY           | 1 MILE   | 10 MILES  | 30 MILES  |
| % HISPANIC          | 12.5%    | 26.4%     | 17.0%     |

\* Demographic data derived from 2010 US Census

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**Parcel C-09-38-30-A00-0050-0000**

1857 US 27 N  
VENUS, FL 33960

**Owners:**

Y Y M PROPERTIES INC

**Mailing Address**

93 CENTER ST  
BROCKTON, MA 02301

**DOR Code:** 99 - NON-AG ACREAGE

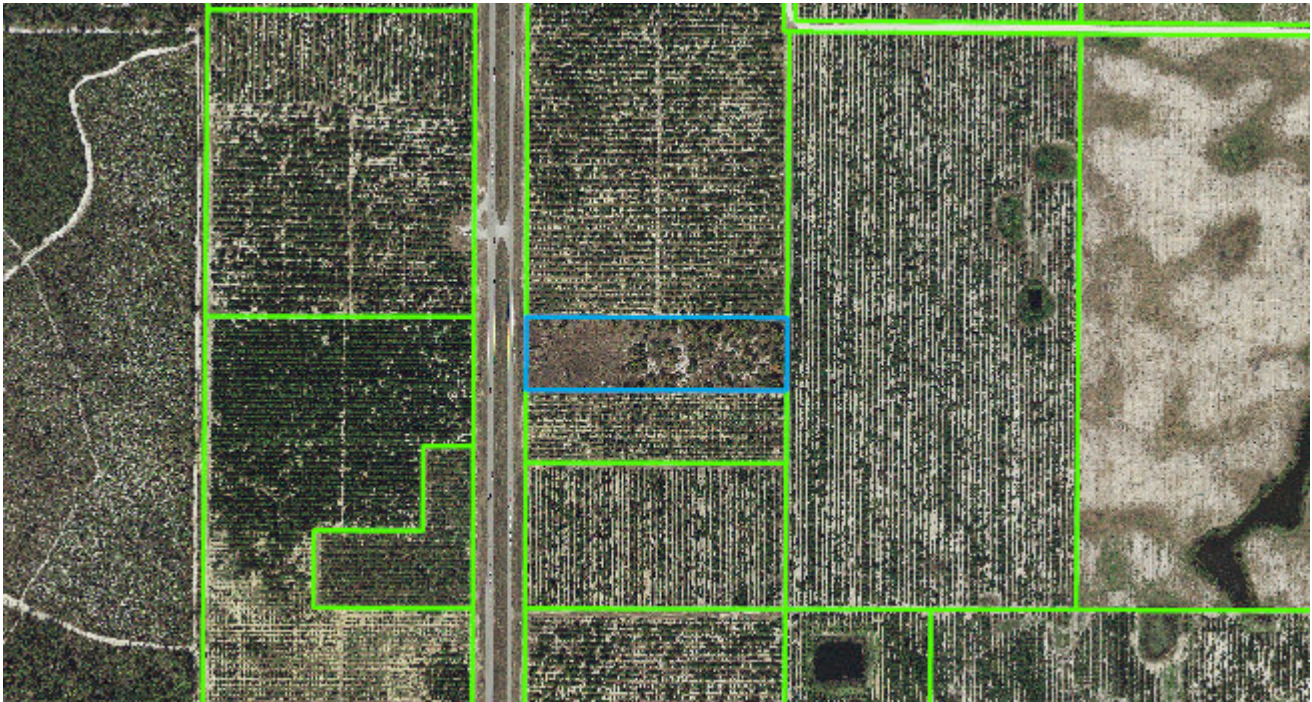
**Neighborhood:** 5173.00 - US 27 SR 70 TO COUNTY LINE

**Millage:** 40 - County Southwest Water

**Map ID:** 163C

**Legal Description**

N 1/2 OF N 1/2 OF SE 1/4  
OF NW 1/4 LESS RDS R/WS  
9-38-30/5  
9.02 ACRES



## Value Summary

|                            |          |
|----------------------------|----------|
| Total Building Value       | \$0      |
| Total XF Value             | \$0      |
| Total Land Value           | \$81,670 |
| Total Land value - Agri.   | \$81,670 |
| Income                     | NA       |
| Total Classified Use Value | \$81,670 |
| Total Just Value           | \$81,670 |

## Taxable Value Summary

|                      |          |
|----------------------|----------|
| Total Assessed Value | \$81,670 |
| Total Exemptions     | \$0      |
| Total Taxable Value  | \$81,670 |

Please note that property values in this office are being updated throughout the year. The final values are certified in October.

## Sales History

| Official Record |      | Date  |      | Type<br>Inst | Qualified<br>or<br>Unqualified | Vacant<br>or<br>Improved | Reason<br>Code | Sale Price |
|-----------------|------|-------|------|--------------|--------------------------------|--------------------------|----------------|------------|
| Book            | Page | Month | Year |              |                                |                          |                |            |
| 1835            | 562  | 03    | 2005 | WD           | Qualified                      | Vacant                   | 00             | \$250,000  |
| 1270            | 1749 | 08    | 1994 |              | Unqualified                    | Improved                 | 01             | \$1        |
| 1061            | 212  | 07    | 1989 |              | Unqualified                    | Improved                 | 01             | \$1        |

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

| Code | Descr        | RD | Zone | Front  | Depth   | Land<br>Units | Unit<br>Type | Depth<br>Factor | Cond<br>Factor | Total<br>Adj | Unit<br>Price | Adj<br>Unit Prc | Value    | Notes |
|------|--------------|----|------|--------|---------|---------------|--------------|-----------------|----------------|--------------|---------------|-----------------|----------|-------|
| 1100 | US 27        | B  | I1   | 333.00 | 1198.00 | 9.02          | AC           | 1.00            | 1.00           | 1.00         | 0.00          | 8,500.00        | \$76,670 |       |
| 9110 | SIGN<br>SITE |    | I1   | 0.00   | 0.00    | 1.00          | UT           | 1.00            | 1.00           | 1.00         | 0.00          | 5,000.00        | \$5,000  |       |

**DISCLAIMER:**

Please note that property values on this site are continuously being updated and are a work in progress throughout the year. The final values are certified in October of each year.

Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659