



**FOR SALE
LAND
\$180,000**

SEBRING COMMERCIAL PROP.

3237 SCHUMACHER RD, SEBRING, FL 33872





OFFERING SUMMARY

Listing Price	\$180,000
Acres	1.79 Acres
Price Per Acre	\$100,559
County	Highlands
Zoning	Commercial
Parcel IDs	S22342805000300010, S22342805000300030, S22342805000300040, S22342805000300330
Coordinates	27.514366, -81.49847799999999
Real Estate Taxes	-

PROPERTY OVERVIEW

This 1.79-acre vacant commercial tract is in a great location and right next to a Walmart Shopping Center. There are many commercial uses for this land, and the property has 144 feet of frontage on Schumacher Road, and 600 feet of frontage on Corvette Avenue. There are water, sewer, electricity, telephone, and internet available on site. It is also only a short distance from many shops and restaurants. Don't miss out on this great commercial opportunity!

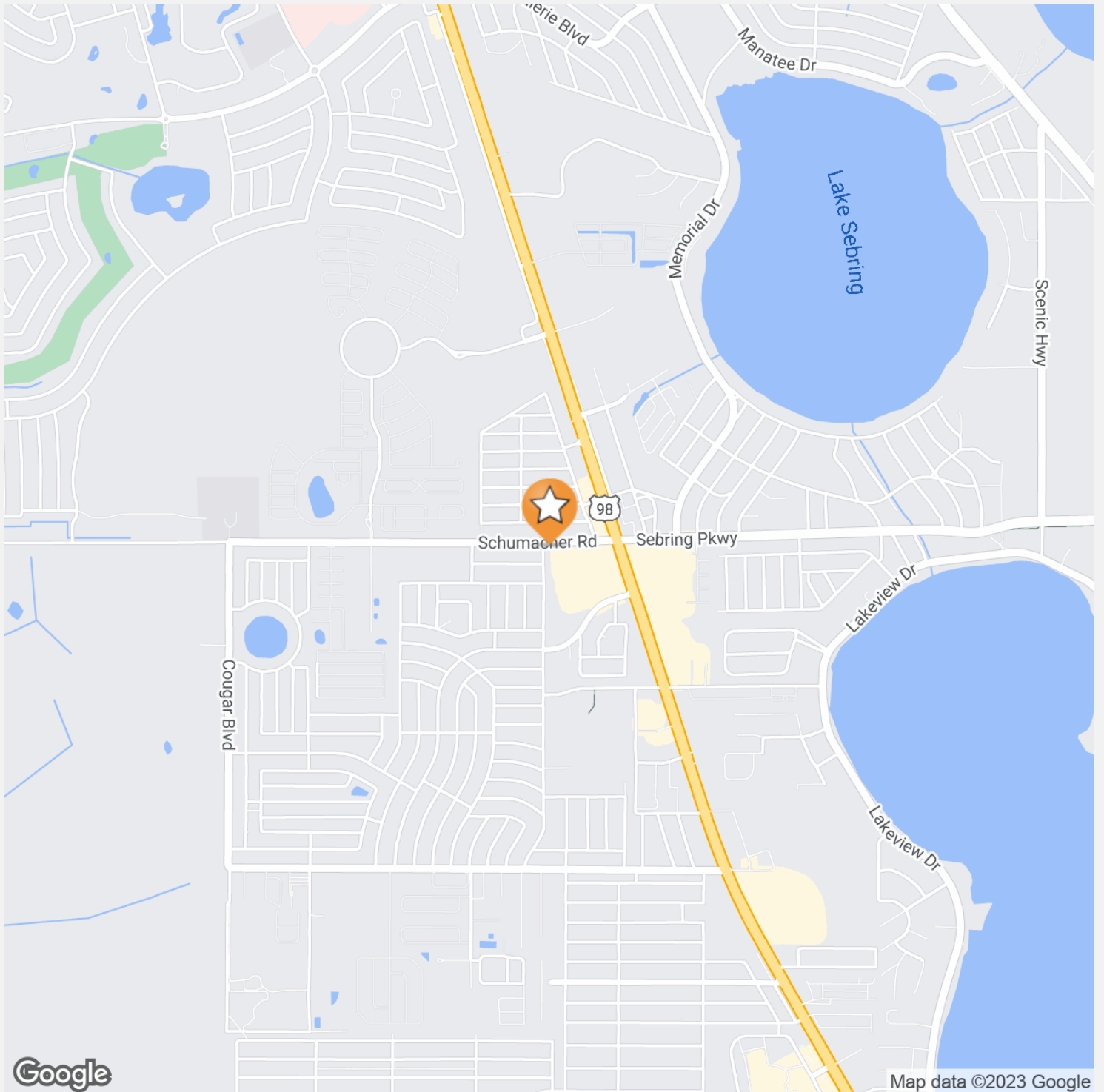
PROPERTY HIGHLIGHTS

- Zoned Vacant Commercial
- 1.79 acres high and dry
- 7200 cars per day on Schumacher Rd
- .20 miles to US 27

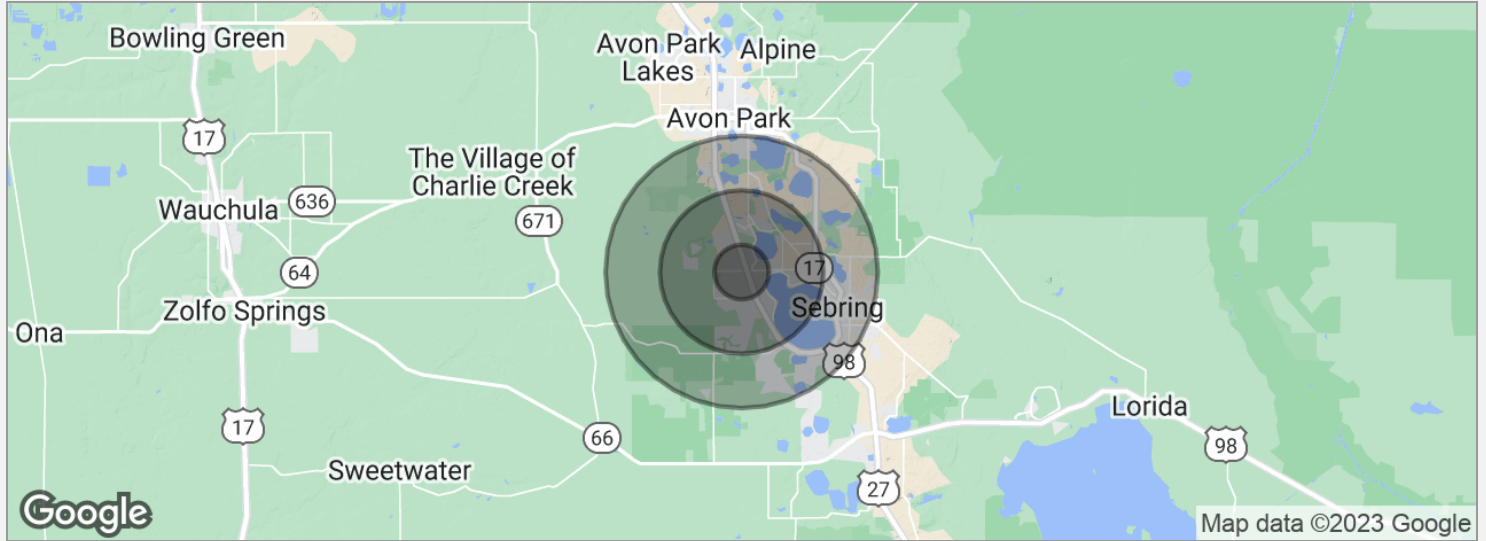
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,715	19,953	42,195
Median age	49.0	55.3	53.2
Median age (male)	47.7	53.9	52.5
Median age (Female)	50.0	56.4	53.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,581	8,536	17,643
# of persons per HH	2.3	2.3	2.4
Average HH income	\$49,516	\$46,825	\$46,266
Average house value	\$123,205	\$123,273	\$126,370

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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