

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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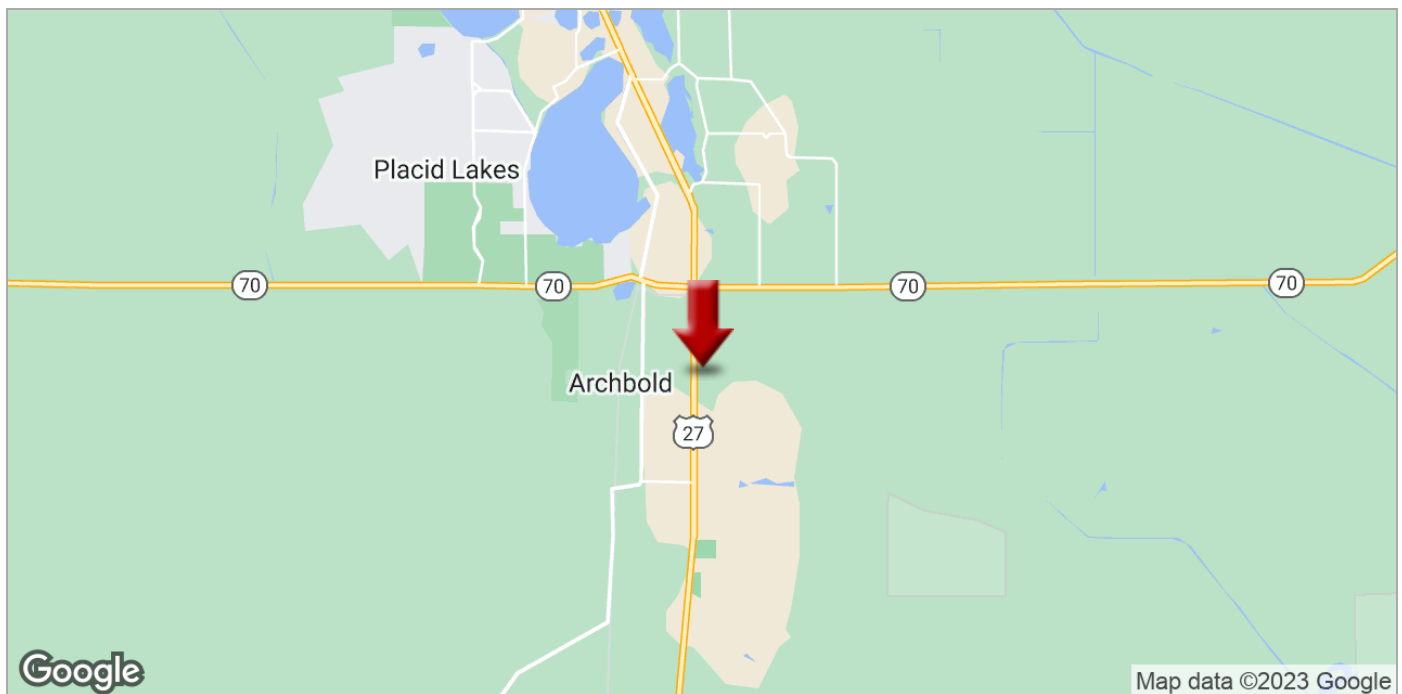
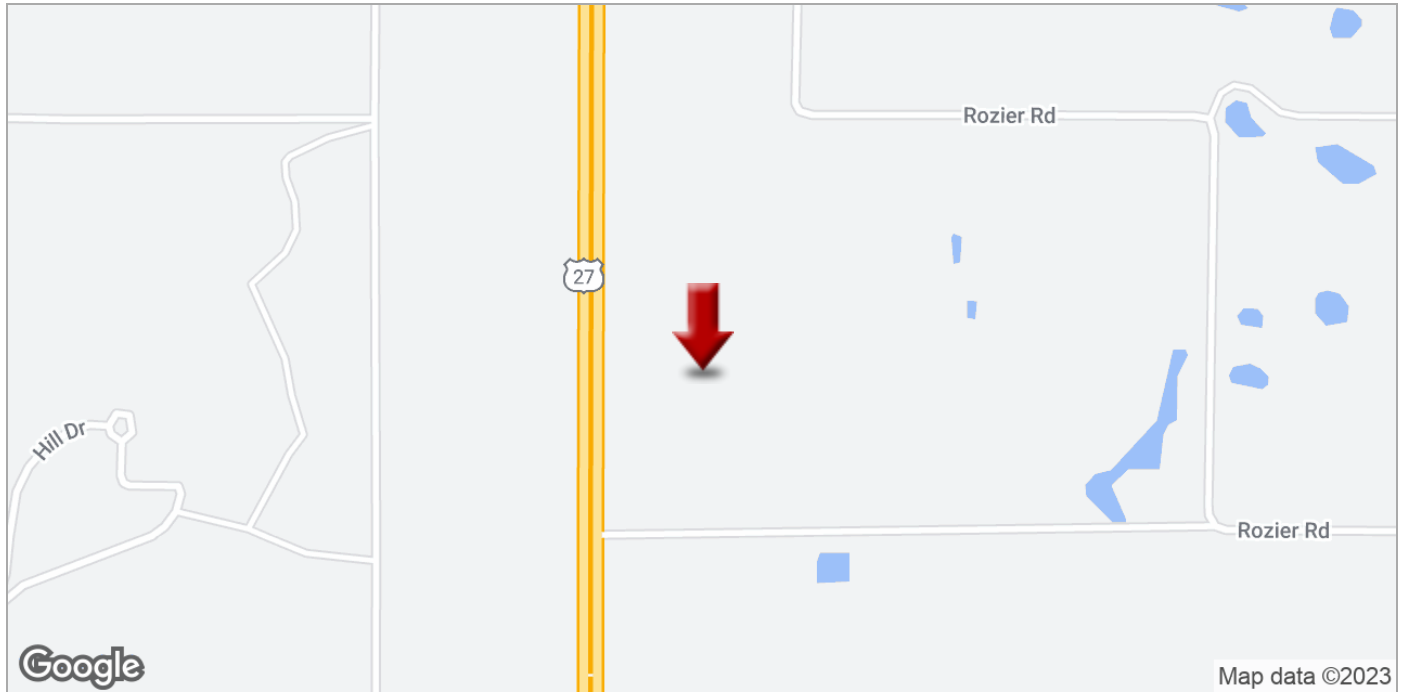
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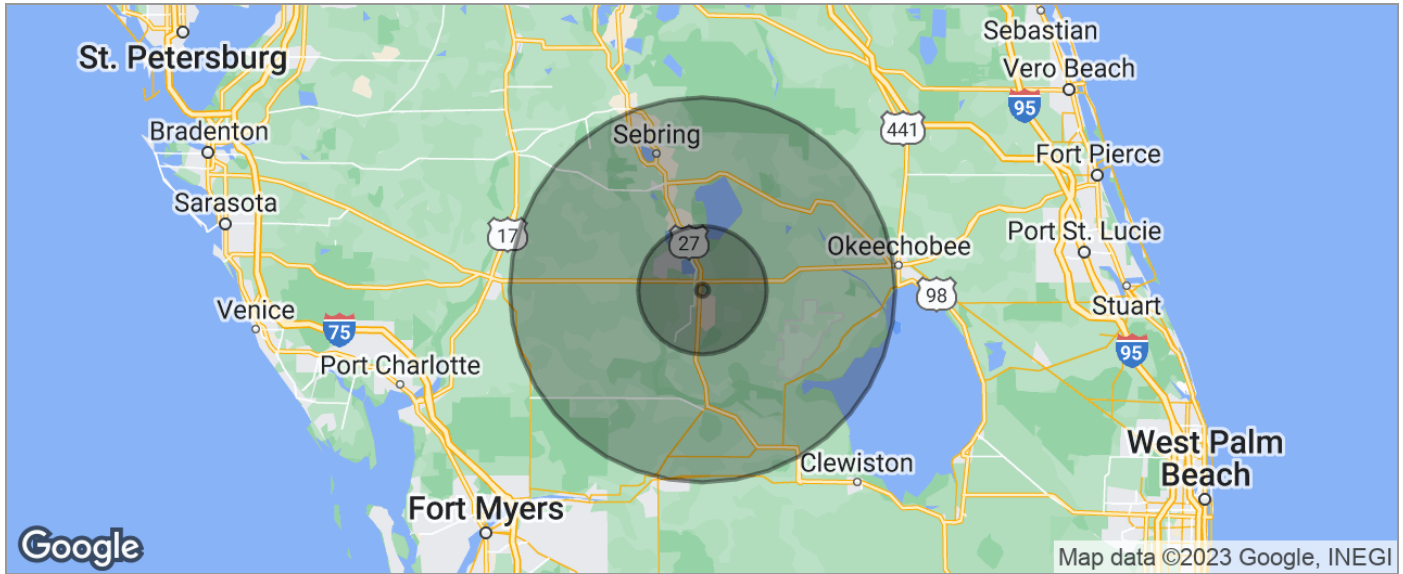
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	16	13,632	121,694
MEDIAN AGE	44.6	48.0	49.9
MEDIAN AGE (MALE)	44.8	44.6	49.0
MEDIAN AGE (FEMALE)	42.7	50.4	51.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	5	5,227	48,023
# OF PERSONS 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 2020 ACS - 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

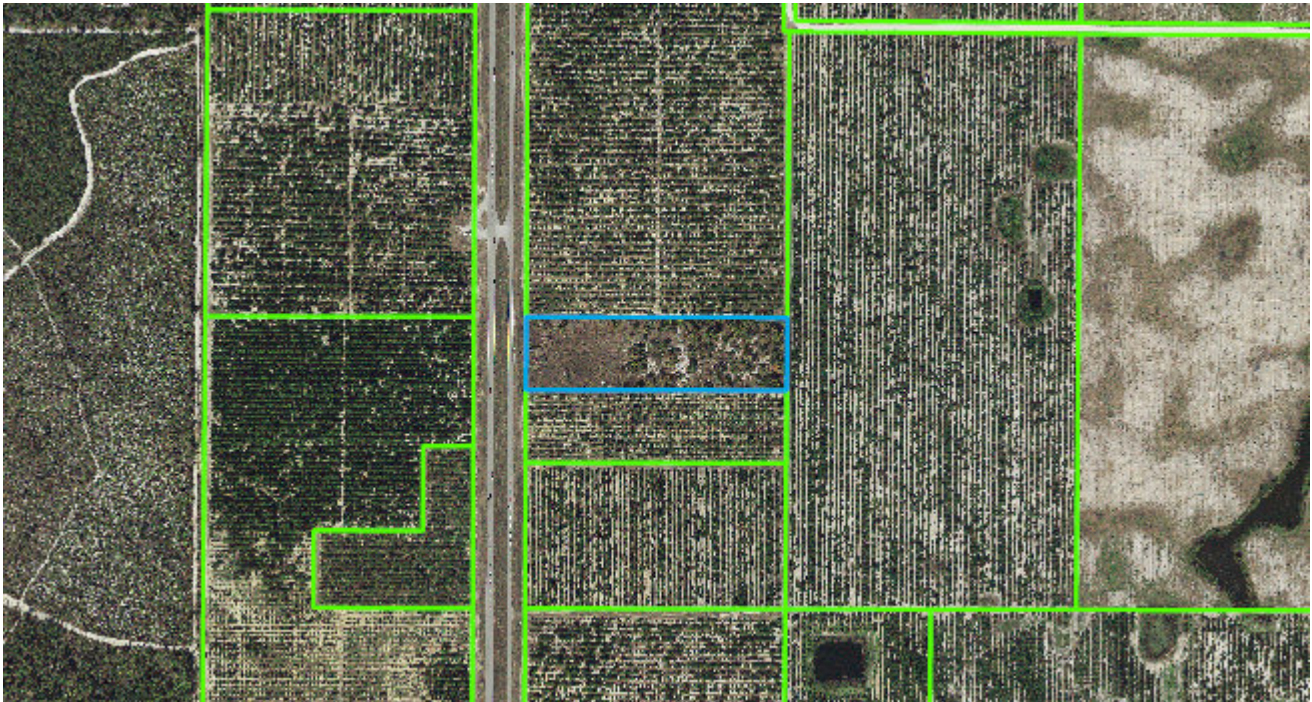
Neighborhood: 5173.00 - US 27 SR 70 TO COUNTY LINE

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 Inst	Qualified or Unqualified	Vacant or Improved	Reason 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 Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj 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 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