

# Lost Lake Groves

300 Lost Lake Barn Rd, Lake Placid



## Confidential Offering Memorandum

The Heartland's Premier Residential Development Opportunity



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**AVISON  
YOUNG**

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Catfish Creek Canal

Lake June

**± 327 AC**

Lake Placid



# Property overview



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# Introduction

## Lost Lake Groves Lake Placid, Florida

Avison Young and MoonBeam Land Company are pleased to present **Lost Lake Groves** (“The Property”), an exceptional opportunity to purchase ±327 acres of residential development land with a private 7-acre lake, office and barn located in the Caladium Capital of the World - Lake Placid, Florida.

### Property

The Area offers a variety of residential developments, including a 55+ community, upscale waterfront home-sites, and RV accommodations, all centered around a central clubhouse. Surrounded by lakes, the Property is aptly named “Lost Lake, the Land Between Lakes,” and boasts excellent elevation to remain “high and dry” which might adapt well for this property.

Approximately 95% of the Property consists of uplands, featuring ±3,000 feet of paved road frontage and ±4,000 feet of shell interior roads. Located in Lake Placid, the heart of Central Florida, the Property is nearly equidistant from Tampa, Orlando, and Fort Myers.

Highlands County, where the Property is situated, is within a 2-hour radius of seven deep water ports, 10 international/commercial airports, three major interstates, the Florida Turnpike, and over 17 million people. This inland location provides ample room for growth and miles of uncongested routes outside of Florida’s metro areas. US Highway 27 offers north/south access to markets in South Florida and beyond.







### 300 Lost Lake Barn Road | Lake Placid, Florida

<b>Folios</b>	C-12-37-29-A00-0010-0000 (212.17 AC) C-11-37-29-A00-0021-0000 (31.58 AC) C-12-37-29-A00-0030-0000 (42.87 AC) C-12-37-29-A00-0031-0000 ( 41.14 AC)
<b>Total Land Area (AC)</b>	<b>±327.76 AC</b>
<b>In-Place Zoning</b>	R-1A (Single-family [large lot] residence district) 1,008 potential units (4 gross units per acre / 3 net units per acre )
<b>Environmental</b>	Property has recent, clean Phase 1 Environmental report



# Investment highlights

**Lost Lake Groves**  
Lake Placid, Florida

-  Land area ±327 acres (approximately 95% uplands)
-  1,008 Potential units (4 gross units per acre/ 3 net units per acre)
-  Multiple residential development opportunities
-  Surrounded by lakes with excellent elevation
-  Located in Highlands County, Lake Placid, Florida
-  Sand bottom / ski / fishing lakes enjoy recreation resort type vacationers from both coasts

**NO** impact fees in Lake Placid or Highlands County



**Forcemain**

Stuart Rd

Lake Dr/E

Mirror Lake

Lost Lake Dr

C-12-37-29-A00-0030-0000  
42.87 AC

C-12-37-29-A00-0031-0000  
41.14 AC

Lost Lake

Lost Lake Barn Rd

C-11-37-29-A00-0021-0000  
31.58 AC

C-12-37-29-A00-0010-0000  
212.17 AC

**Water main**

**Lift station**

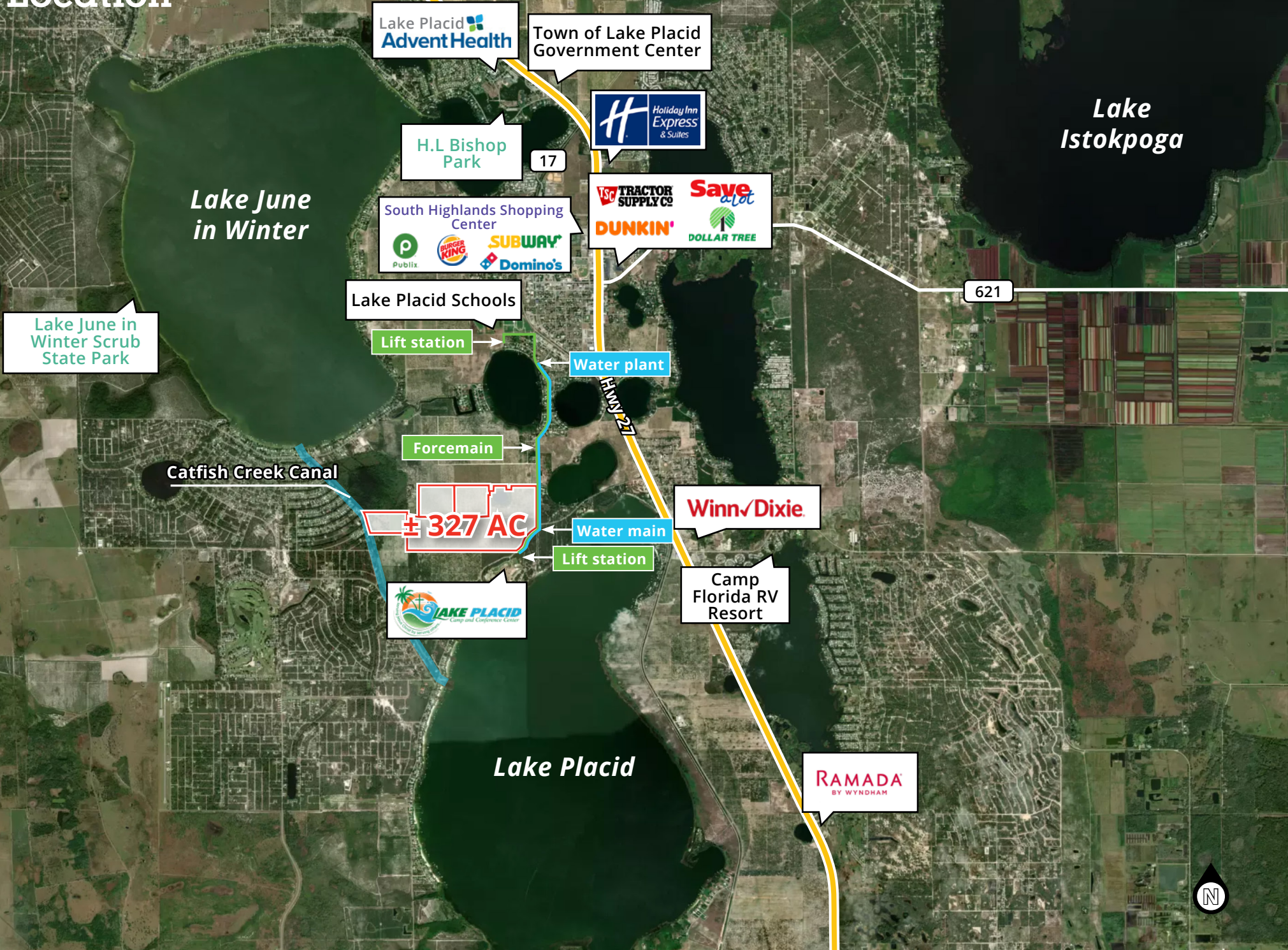


Lake Placid

Placid View Dr



# Location





Lake Placid Camp & Conference Center

**Subject Property**

Lake Placid



Lake Pearl

Lake Sirena

Lake Placid High School

Lake Placid Middle School

S Main Ave

Lake Placid Memorial Library

Lake Placid Historical Society

Devane Park

Stuart Park







27

Lake Istokpoga

HWY 27

Lake Placid Schools

Camp Florida RV Resort

Lift station

Water plant

27

Forcemain

Lake June in Winter

Lake Dr E

Placid View Dr

Water main

Lift station

Lake Placid

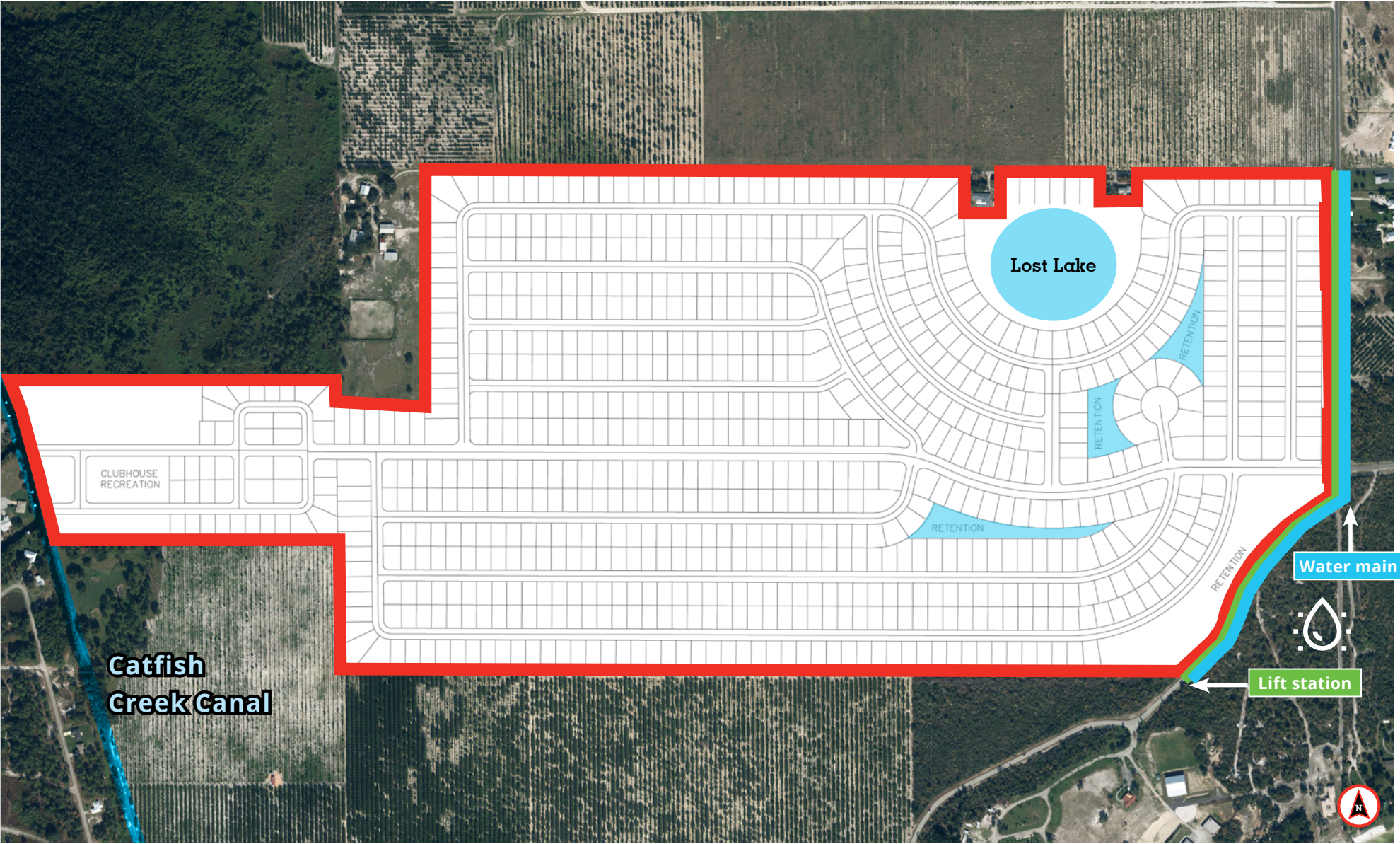
Catfish Creek Canal

+327 AC



# Site plan - conceptual

# Lost Lake Groves Lake Placid, Florida



Conceptual site plan



Catfish Creek Canal

Lake June

± 327 AC

Lake Placid



# Area overview



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# Area overview

## Lost Lake Groves Lake Placid, Florida

Nestled on The Lake Wales Ridge, Highlands County & Lake Placid Florida, have become increasingly more popular. 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.

The greater Lake Placid area includes 29 named lakes with over 11,000 acres of surface water, as well as Lake Istokpoga, Florida's fifth largest lake at 27,692 acres. There is an incredible diversity of lakes in the area that ranges from large deep, clear lakes such as Placid and June-in-Winter to shallower, highly productive lakes such as Apthorpe, Crews, and Carrie that support excellent fish populations. Lake Istokpoga, world-renowned for its fishing, also supports resident populations of osprey and bald eagles, as well as many other forms of wildlife.

The town has two nicknames—"Town of Murals" and "The Caladium Capital of the World." Lake Placid has more than 40 murals painted on buildings throughout the town, and 98 percent of the world's caladium bulbs come from Lake Placid. The Town combines a colorful combination of caladiums and murals.

- Lake Placid is the Caladium Capital of the World, growing 95% of the world's caladiums.
- Lake Placid is home to 29 freshwater lakes as well as June-in-Winter Scrub Preserve State park, an 845-acre preserve.



# Area overview

# Lost Lake Groves

Lake Placid, Florida



With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow. Highlands County has a growing population of over 105,000 residents. Highlands' ideal climate and amenities make it a popular seasonal destination attracting about 20 percent more people to the county in season. Highlands County also attracts significant regional traffic of people who commute to the community for work, dining, shopping, and health care.



### CONNECTIVITY

Highlands County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. **Location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.**



### WORKFORCE

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. **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.



### AFFORDABILITY

Highlands County offers an advantageous business climate, a recent analysis conducted by Site Selection Group found that Highlands County offers an overall **cost savings of 10 to 15 percent compared to nearby metro areas.** Highlands also offers an advantage in low labor costs and competitive real estate options.



### COMMUNITY & LIFESTYLE

**Highlands County's cost of living is about 15 percent lower than the state average.** 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.

Home to Costa Farms, Sebring International Raceway, Lockwood Aviation, Advanced Drainage Systems, and other well-known companies, the economy is balanced by a combination of health care, manufacturing, agriculture, aviation, sports and tourism, education, and government as major employers in the region.

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. **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.

**This unique region of Florida has an abundant supply of land for business growth, allowing for site-specific development.**



### Top 10 Private Employers in Highlands County

Company	Employees
AdventHealth	1,633
Walmart	834
Publix	509
The Results Company	400
Highlands Regional Medical Center (HCA)	330
Alan Jay Automotive Network	320
Costa Farms	467
Bowman Steel	228
The Palms of Sebring	176
Central Florida Healthcare	219

### Top Public Employers in Highlands County

Company	Employees
School Board	1,782
South Florida State College	445
Board of County Commissioners	388
Highlands County Sheriff's Office	356
Avon Park Correctional Institute	380



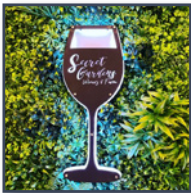
### 1. Veterans Memorial

The Veterans Memorial, located at US Hwy 27S & Anderson Street in Lake Placid is a 7 1/2 foot tall fountain, 2 majestic eagles, plants, flowers and a sidewalk with seating.



### 2. Sugar Sand Distillery

Sugar Sand Distillery is Florida's estate grown sugarcane farm distillery. Nestled in the middle of a 10 acre Sugar Cane Farm, Sugar Sand Distillery is a true Farm-To-Bottle operation



### 3. Secret Gardens Winery

Located in the countryside of Sebring, Florida, Secret Gardens Winery & Farm specializes in semi-sweet muscadine & fruit wines. The Winery sits on 10 acres with a 5.5-acre muscadine vineyard.



### 4. Wet Dogs Brewing

Wet Dogs Brewing is a local BewPub that features live entertainers, open mic, trivia, games and movie nights



### 5. Henscratch Vineyard & Winery

The winery is housed in a converted agricultural grain bin. The metal bin has been outfitted with heavy timber beams, a second floor, guest viewing area, and an outside crushing porch.



### 6. Highlands Hammock State Park

Supporting a beautiful yet delicate ecosystem, central Florida's Highlands Hammock possesses one of the state's most unique and richly divergent collection of plant and animal life.



### 7. Toby's Clown School

There may be only one museum dedicated to American Clowns and you'll find it in Lake Placid, Florida! At last count, more than 1,500 significant pieces of clown memorabilia are located within the walls of the American Clown Museum and School.



### 8. Sebring International Raceway

Sebring International Raceway is home to the legendary Mobil 1 Twelve Hours of Sebring, as well as year-round on-track activities including car clubs, performance driving schools, manufacturer testing and international races.



### 9. Lake Placid Mural Society

Founded by Bob & Harriet Porter in 1992, the Lake Placid Mural Society formed to beautify the town and tell its history. Over 47 beautiful larger than life murals. Some of these murals have sound, while most of them have hidden items.



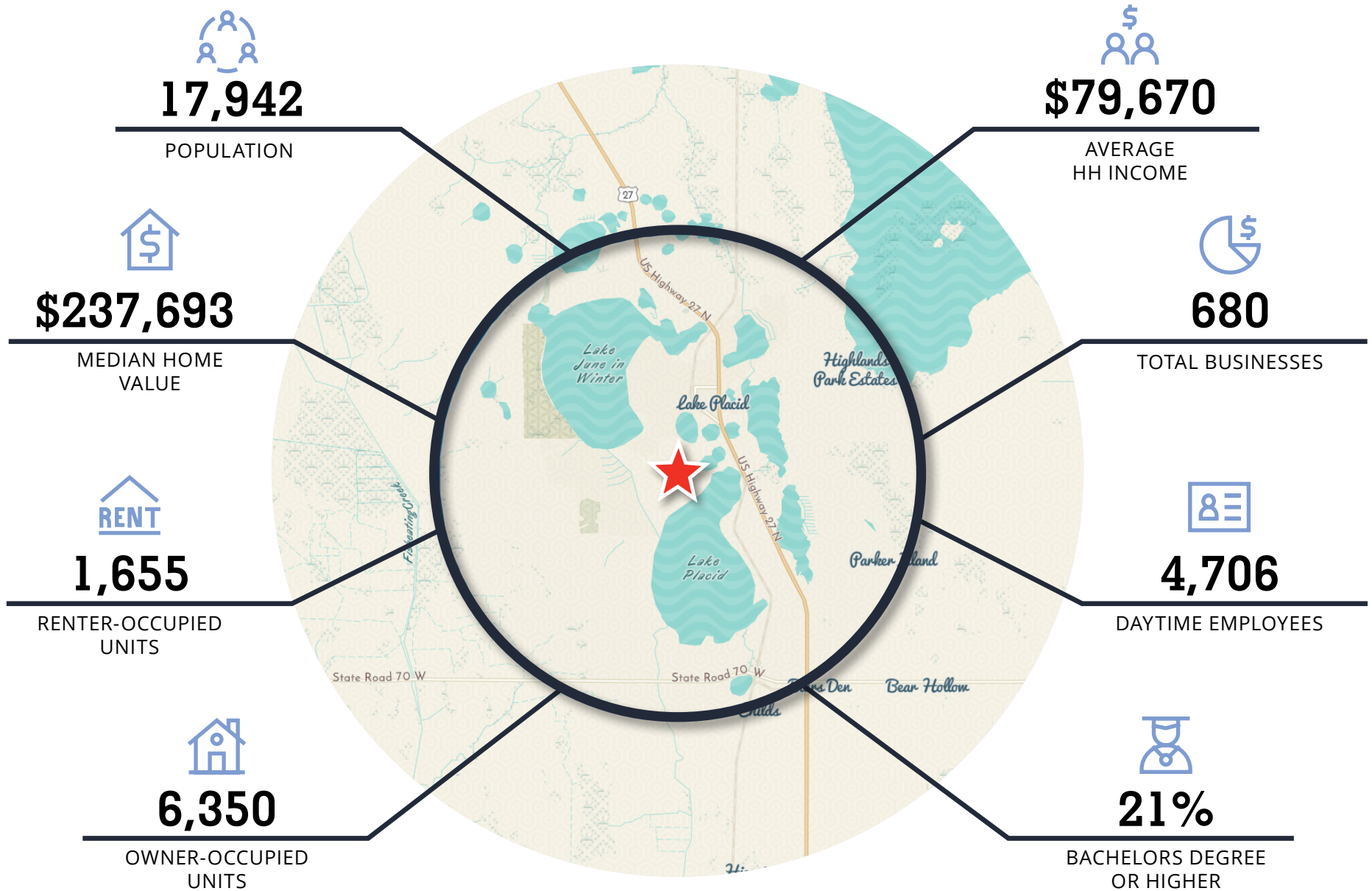
### 10. LaLa Land

LaLa Land is a private 50 acre farm located in Lake Placid. The property features oak hammock, bay head, Florida grassland pastures and two fish ponds. Your private guided visit will include viewing and/or individual interaction with exotic animals.



# Demographics - 5 miles

## Lost Lake Groves Lake Placid, Florida



Demographics Provided by ESRI

## Confidential information and disclaimer

The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young, MoonBeam Land Company, Inc., and the offer or makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young, MoonBeam Land Company, Inc., and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

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# If you would like more information on this offering please get in touch.

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