

# Lake Placid Waterfront Development

285 Sunset Ter, Lake Placid, Florida 33852

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## PROPERTY OVERVIEW



### Sale Price

\$25,000,000

### Offering Summary

Acreage:	240 Acres
Price / Acre:	\$103,985
City:	Lake Placid
County:	Highlands
PIN:	C18373001013100000
Zoning:	Estate District
Land Use:	Mixed Use
Additional Info:	<a href="https://lakeplaciddevelopment.com">https://lakeplaciddevelopment.com</a>
Property Type:	Development Land, Waterfront

### Property Overview

Lake Placid Waterfront Development presents a rare opportunity to control and monetize scale lakefront frontage in a Florida market where comparable supply is effectively capped. On Lake Placid, existing vacant 0.3-acre lakefront lots transact at approximately \$200,000, establishing a clear price floor for waterfront demand. The subject property's two miles of contiguous shoreline supports a conceptual yield of 100+ one-acre lakefront homesites offering a materially larger, more private product than what currently exists in the market. At even conservative price assumptions relative to existing lot sales, the lakefront component alone represents a compelling revenue driver, with significant upside created through lot size, unified planning, controlled architectural standards, and a cohesive luxury positioning rather than piecemeal individual ownership.

Equally relevant is what lies behind the water: more than 100 additional acres of non-lakefront land that can be purposefully programmed to support and amplify the value of the waterfront lots. This land provides flexibility for complementary residential phases, estate homes, amenities, or supporting uses that enhance absorption and pricing across the entire project. Unlike infill or fragmented lakefront offerings, Lake Placid Waterfront Development allows a developer to set the market establishing a flagship luxury lakefront destination in South Central Florida at a basis that remains well below coastal alternatives. The combination of proven lakefront demand, scalable density, and substantial expansion land positions this project not merely as a land play, but as a long-term value creation opportunity with multiple exit paths: phased lot sales, vertical development, or recapitalization once entitlements and absorption milestones are achieved.



## Complete Highlights

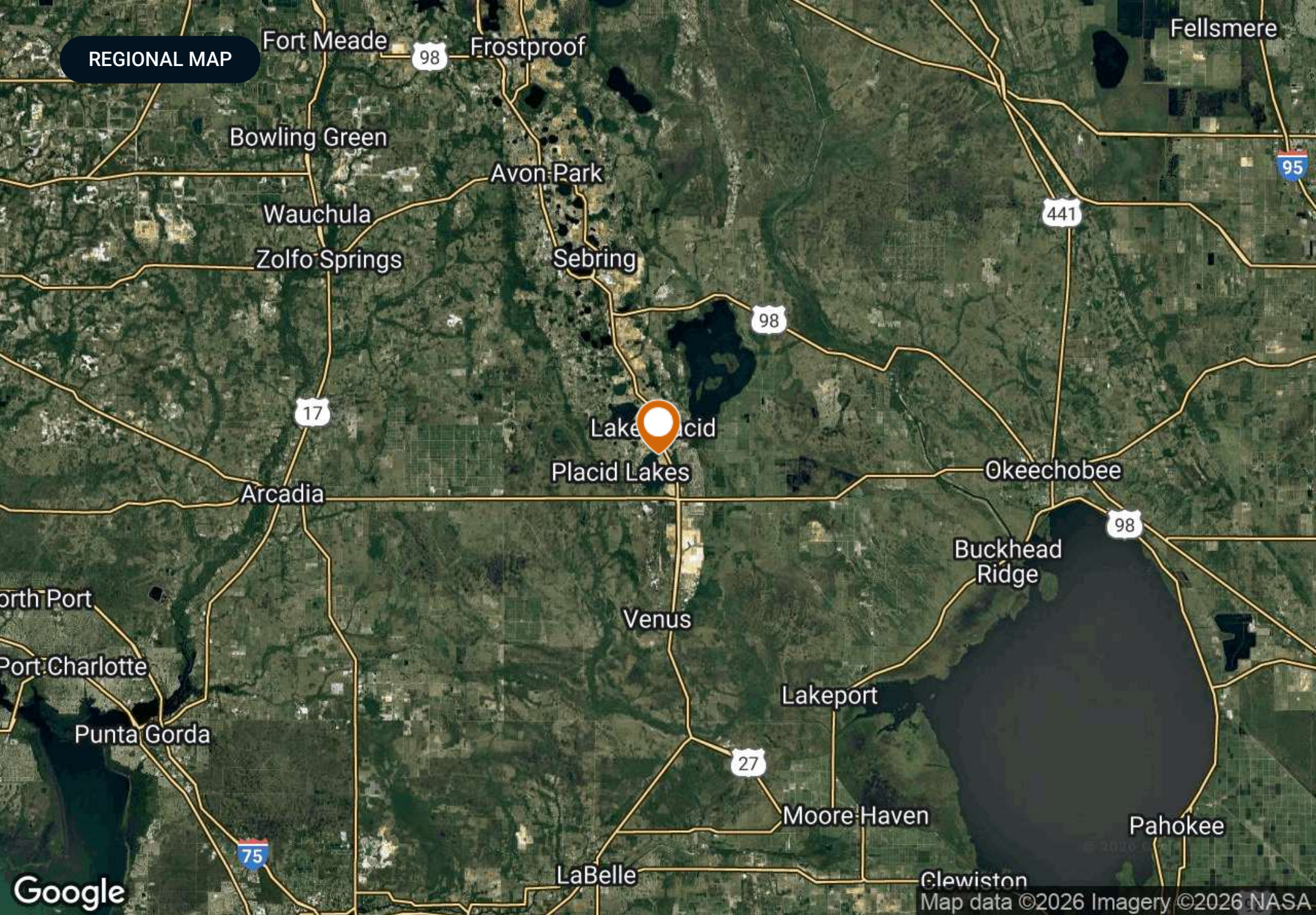
- Existing 0.3-acre vacant lakefront lots on Lake Placid transact at approximately \$200,000, establishing demonstrated demand and a clear pricing floor for waterfront homesites.
- More than two miles of contiguous shoreline support a conceptual yield of 100+ one-acre lakefront lots, offering scale, privacy, and a differentiated luxury product relative to existing supply.
- Unified ownership enables comprehensive master planning, architectural standards, and amenity integration creating a cohesive luxury lakefront destination rather than fragmented individual lot sales, while allowing the developer to control pricing, phasing, and absorption.
- Over 100 acres of non-lakefront acreage remain available for future development phases, providing flexibility for complementary residential, amenity, or supporting uses that enhance overall project value.
- This represents the last remaining lakefront development opportunity of this scale in the State of Florida which is a genuinely one-of-a-kind asset. Its near-equidistant proximity to Tampa, Orlando, and Miami creates a triangulated geographic position that is ideally suited to attract high-net-worth buyers seeking a convenient, private lakefront retreat within a single-day drive of Florida's largest metro markets.

## A Blank Canvas for a Premier Lakefront Legacy

Lake Placid is known as the Town of Murals and there is no greater canvas than Lake Placid Waterfront Development. A retired orange grove with two miles of pristine lakefront property, it's a blank slate ready to become the premier luxury lakefront destination of South Central Florida. Spanning over a scenic waterfront, the property offers sweeping lake views, mature natural surroundings, and the scale necessary to create a truly cohesive, master-planned community, one that blends privacy, elegance, and authentic Old Florida character in a way that cannot be replicated in today's constrained coastal markets.

Positioned within a growing region of Central Florida, Lake Placid Waterfront Development combines the scarcity of large-format lakefront land with the advantages of attainable pricing, favorable development dynamics, and strong lifestyle appeal. With proximity to major Florida metros, a community known for charm, art, and outdoor living, and a demographic increasingly drawn to luxury retreats away from congestion, this site is ideally suited for a signature development whether a legacy residential enclave, a branded luxury retreat, or a thoughtfully curated mixed-use lakefront destination. Opportunities of this scale, frontage, and flexibility are exceedingly rare; Lake Placid Waterfront Development represents not just a land investment, but the chance to define the future identity of a market on the rise.





REGIONAL MAP

Fort Meade

98

Frostproof

Fellsmere

Bowling Green

Avon Park

95

Wauchula

441

Zolfo Springs

Sebring

98

17

Lake Placid

Placid Lakes

Okeechobee

98

Arcadia

Buckhead  
Ridge

North Port

Venus

Port Charlotte

Lakeport

Punta Gorda

27

Moore Haven

Pahokee

75

LaBelle

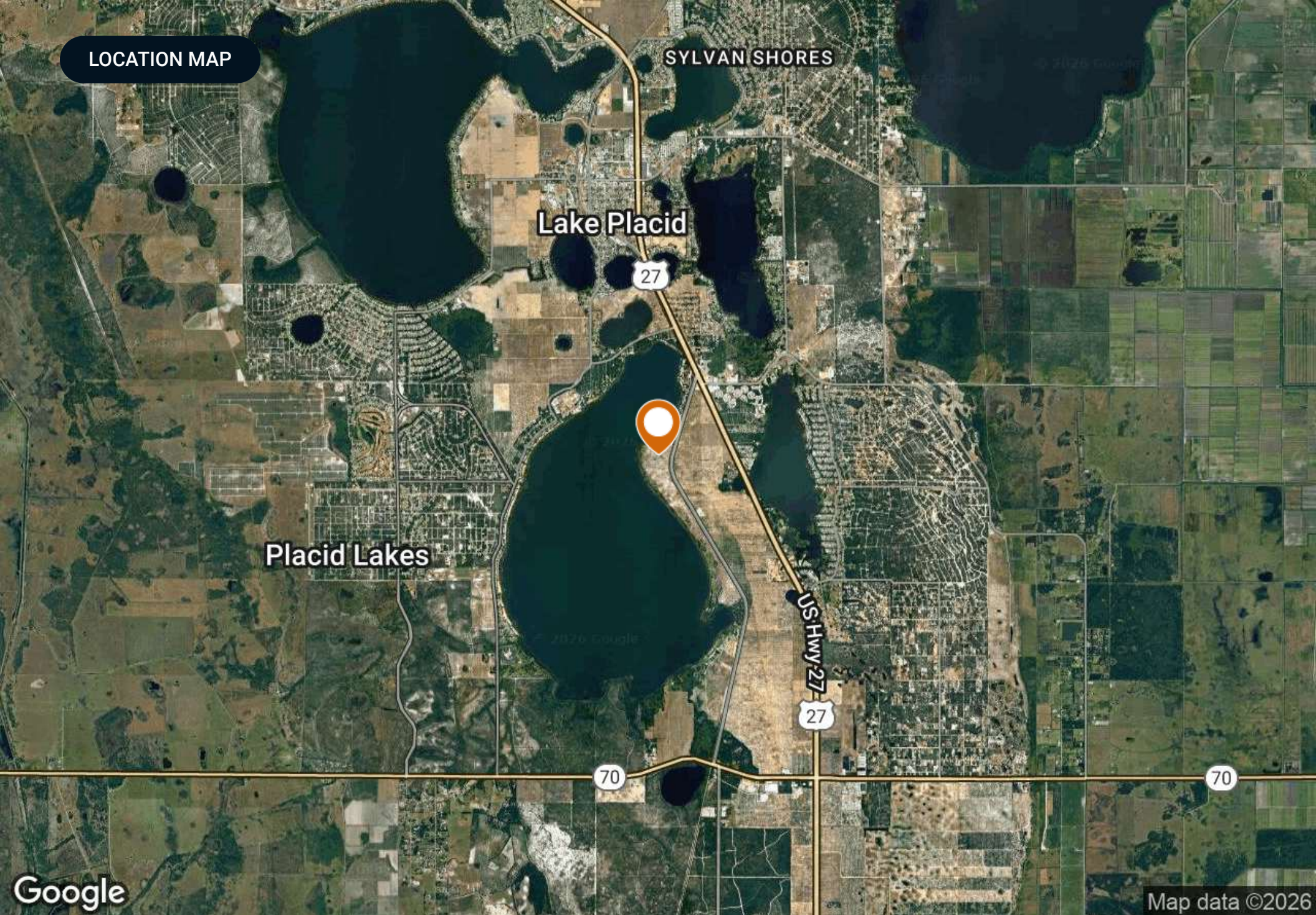
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Map data ©2026 Imagery ©2026 NASA



LOCATION MAP



SYLVAN SHORES

Lake Placid

27

Placid Lakes

US Hwy 27

27

70

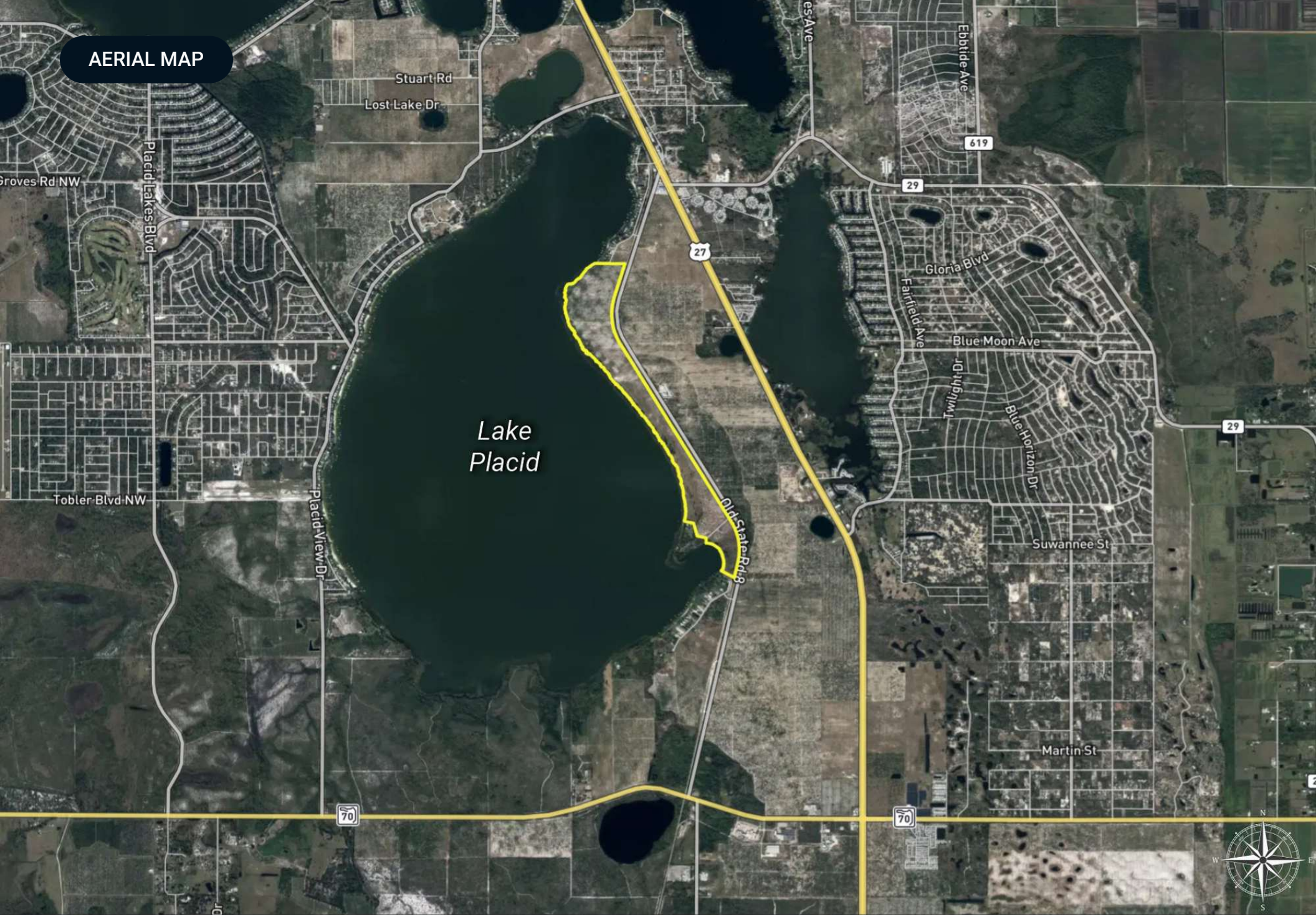
70

Google

Map data ©2026



# AERIAL MAP



Lake  
Placid



# WETLANDS MAP



## Wetlands NWI

- Polygon
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PEM1F	Freshwater Emergent Wetland	5.34
L1UBH	Lake	0.03
<b>TOTAL UPLAND</b>		<b>235.04</b>
<b>TOTAL WETLAND</b>		<b>5.38</b>
<b>TOTAL</b>		<b>240.42</b>



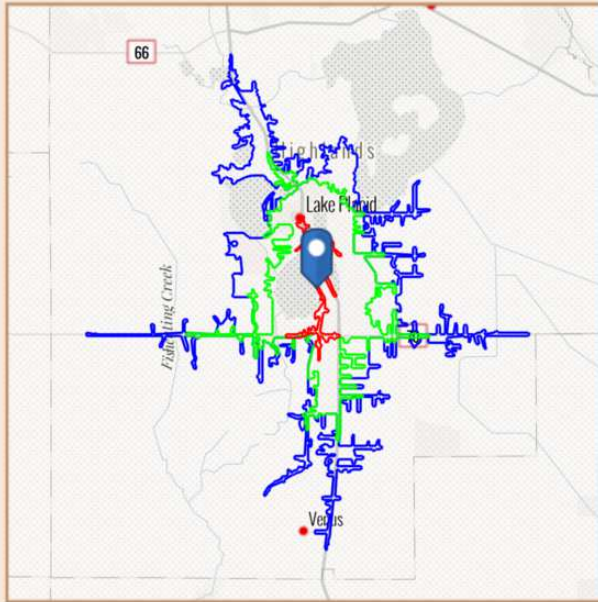
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# BENCHMARK DEMOGRAPHICS

285 Sunset Ter, Lake Placid, Florida, 33852

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



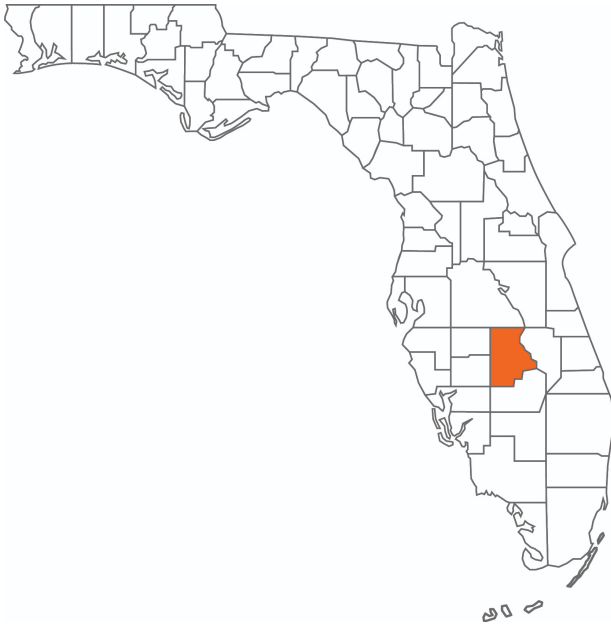
	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Highlands County	CBSAs Sebring, FL Metropolitan Statistical Area	States Florida	USA
<b>AGE SEGMENTS</b>							
0 - 4	3.82%	4.11%	4.11%	4.12%	4.12%	4.69%	5.39%
5 - 9	4.28%	4.51%	4.45%	4.39%	4.39%	5.03%	5.75%
10 - 14	4.83%	5.00%	4.88%	4.87%	4.87%	5.34%	5.98%
15 - 19	4.28%	5.14%	4.97%	5.03%	5.03%	5.84%	6.47%
20 - 34	11.81%	13.64%	12.80%	13.03%	13.03%	18.43%	20.33%
35 - 54	18.00%	18.06%	17.89%	18.74%	18.74%	24.41%	25.20%
55 - 74	32.86%	30.62%	31.40%	30.34%	30.34%	25.55%	22.82%
75+	19.64%	18.90%	19.45%	19.49%	19.49%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	14.5%	13.9%	10.9%	13.5%	13.5%	8.0%	8.3%
\$15,000-\$24,999	9.6%	8.4%	9.3%	8.4%	8.4%	5.8%	5.9%
\$25,000-\$34,999	7.3%	7.2%	7.0%	7.6%	7.6%	6.7%	6.3%
\$35,000-\$49,999	19.0%	19.3%	17.5%	16.3%	16.3%	10.5%	9.8%
\$50,000-\$74,999	19.0%	18.4%	19.1%	21.8%	21.8%	16.9%	15.6%
\$75,000-\$99,999	8.6%	11.4%	12.0%	10.6%	10.6%	12.9%	12.5%
\$100,000-\$149,999	14.8%	14.4%	14.9%	11.9%	11.9%	18.4%	17.8%
\$150,000-\$199,999	5.2%	4.0%	4.9%	5.4%	5.4%	8.7%	9.8%
\$200,000+	2.1%	3.2%	4.5%	4.5%	4.5%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	891	10,594	19,332	103,847	103,847	23,027,836	339,887,819
Daytime Population	764	11,458	17,752	102,733	102,733	22,846,618	338,218,372
Employees	276	3,666	7,034	35,651	35,651	10,832,721	167,630,539
Households	385	4,752	8,676	46,731	46,731	9,263,074	132,422,916
Average HH Size	2.30	2.19	2.19	2.19	2.19	2.43	2.50
Median Age	57.3	54.5	55.7	54.8	54.8	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	279,137	240,762	247,188	221,234	221,234	416,969	370,578
Owner Occupied %	74.5%	77.6%	80.3%	78.2%	78.2%	67.2%	64.2%
Renter Occupied %	25.4%	22.4%	19.7%	21.8%	21.8%	32.8%	35.8%
Total Housing Units	574	7,123	12,123	60,195	60,195	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$49,809	\$51,689	\$56,579	\$54,812	\$54,812	\$78,205	\$81,624
Per Capita Income	\$32,285	\$31,068	\$33,978	\$32,958	\$32,958	\$44,891	\$45,360
Median Net Worth	\$158,445	\$201,975	\$253,862	\$226,140	\$226,140	\$253,219	\$228,144





## Highlands County

### FLORIDA



<b>Founded</b>	1921	<b>Density</b>	103.3 (2019)
<b>County Seat</b>	Sebring	<b>Population</b>	103,502 (2023)
<b>Area</b>	1,028 sq mi	<b>Website</b>	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are Health Care & Social Assistance (6,071 people), Retail Trade (5,595 people), and Construction (3,356 people). The highest-paying industries are Information (\$82,176), Wholesale Trade (\$53,542), and Public Administration (\$44,274).



ADDITIONAL PHOTOS







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REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

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