



# FOR SALE



**Project Name: Grand Oaks**

**Location: Highlands County, Avon Park, Florida**

**Size: 13 Acre ALF & 38 Duplex Lots**

**Price: \$6,000,000 (13 Acre – ALF)**

**Price: \$1,400,000 (38 Duplex Lots)**

**GRAND OAKS!!!**

**All Infrastructure in Place, Ready to Build. 13 Acres with Approved ALF (300 beds) on 13 Acres. Additional 38 Duplex Lots also Available. Project is Lakefront! Call for Details!**

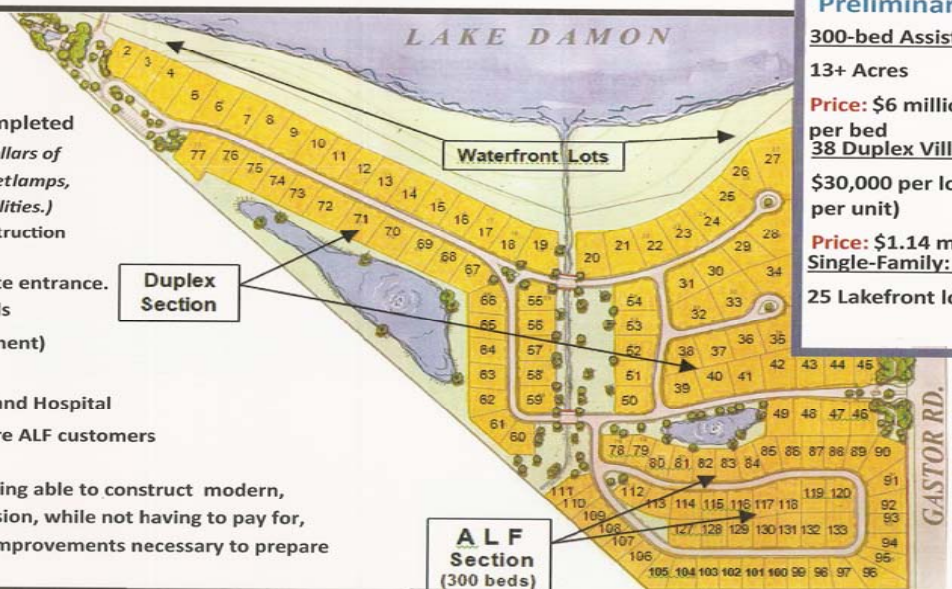


**Indian River**  
 Real Estate & Investment Group  
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**PRICE:** \$6,000,000 for 300-bed ALF parcel only (\$20,000 per bed)

- ALF section: 13 + acres Approved for 300 beds
- All infrastructure, improvements and utilities are completed and in place. (The development consists of several million dollars of infrastructure including, but not limited to: interior roads, streetlamps, ornamental bridges, perimeter wall, entrance gate, pool, all utilities.) Nearby hospitals, hotels, shopping, and major roadways. Construction can commence upon buyer's final site plan approvals.
- Gated (unmanned, electronic) – 13-acre ALF will have separate entrance.
- 5+ Acres of designated parks, picnic area and walking trails
- Part of a newly-zoned, City P.U.D (Planned Unit Development)
- Popular retirement destination area
- Close to numerous medical facilities / 6 miles to FL Heartland Hospital
- Adjacent to 88-home senior community of potential future ALF customers
- Market study available upon request

The buyer of this property will be in the ideal position of being able to construct modern, state-of-the-art facilities to fit their particular model and vision, while not having to pay for, nor wait for, the infrastructure, developmental work, and improvements necessary to prepare the property for construction.



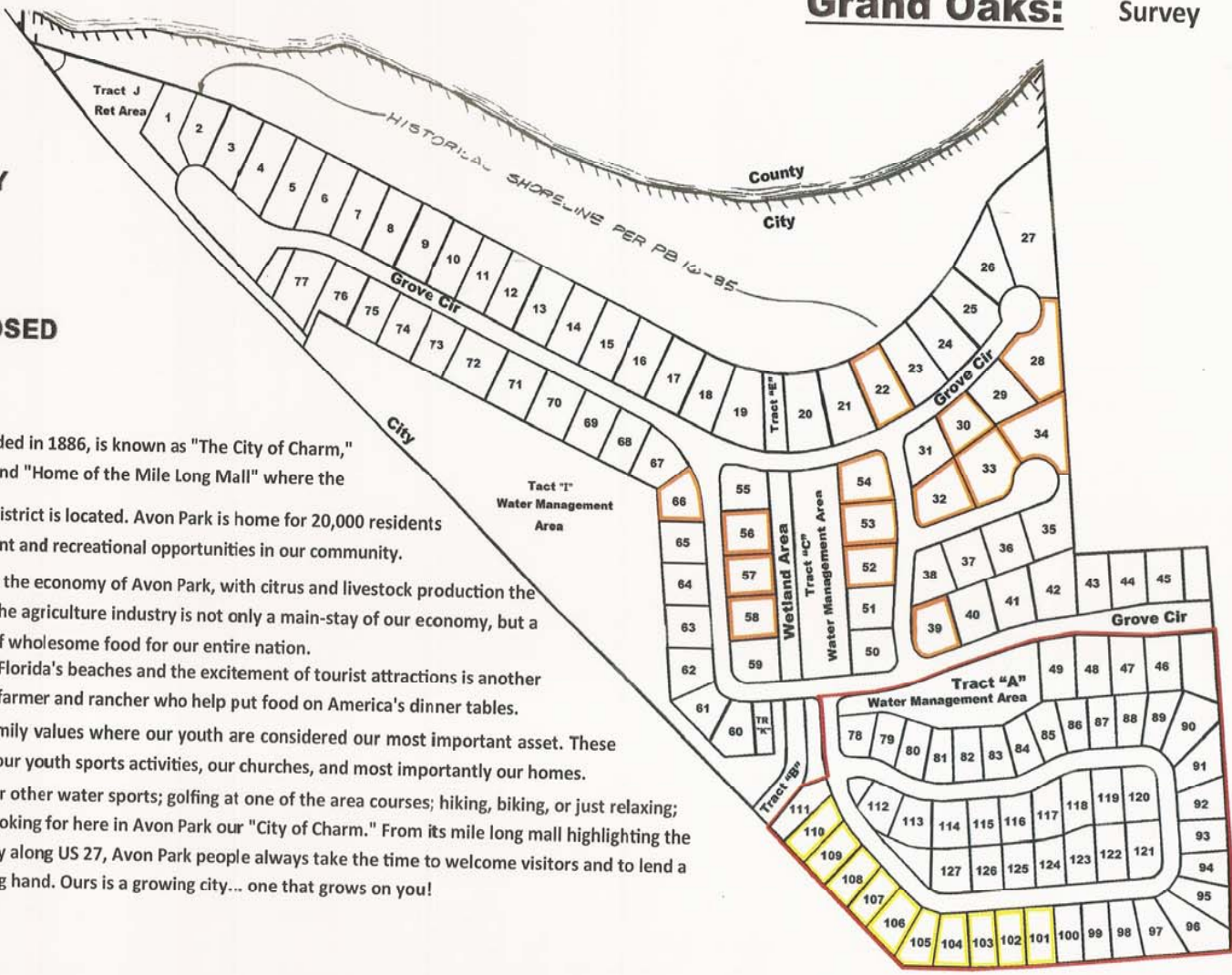
**Preliminary Layout**  
 300-bed Assisted Living:  
 13+ Acres  
**Price:** \$6 million / \$20,000 per bed  
 38 Duplex Villa Lots  
 \$30,000 per lot (\$15,000 per unit)  
**Price:** \$1.14 million  
 Single-Family: Lots 2-27  
 25 Lakefront lots





# Grand Oaks: Survey

- GREENWAY**
- SOLD**
- ALF PROPOSED**



The City of Avon Park, founded in 1886, is known as "The City of Charm," "The City of Champions", and "Home of the Mile Long Mall" where the center of the Downtown Business District is located. Avon Park is home for 20,000 residents that enjoy the many employment and recreational opportunities in our community.

Agriculture is a major contributor to the economy of Avon Park, with citrus and livestock production the predominant agricultural activities. The agriculture industry is not only a main-stay of our economy, but a source of wholesome food for our entire nation.

Just a few miles from the beauty of Florida's beaches and the excitement of tourist attractions is another Florida... the home of the Florida farmer and rancher who help put food on America's dinner tables.

Avon Park is a family town with family values where our youth are considered our most important asset. These values are reflected in our schools, our youth sports activities, our churches, and most importantly our homes.

Whether you enjoy fishing, boating or other water sports; golfing at one of the area courses; hiking, biking, or just relaxing; you are sure to find just what you're looking for here in Avon Park our "City of Charm." From its mile long mall highlighting the downtown, to the business and activity along US 27, Avon Park people always take the time to welcome visitors and to lend a helping hand. Ours is a growing city... one that grows on you!



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## **Contact Information**

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