

# **COURT ORDERED ONLINE REAL ESTATE AUCTION**

**12.57± Acre Residential Development Site  
with .48± Acre Waterfront Lot  
Lake Placid, Florida**

**Begins: June 12<sup>th</sup> @ 10 AM ET**

**Ends: June 14<sup>th</sup> @ 2 PM ET**

**Lakeview Road**

**SUBJECT 12.57± ACRES**

Exclusively Presented By:



*Fisher Auction Company is pleased to present a 12.57± Acre Residential Development Site with a .48± Acre Waterfront Lot on Lake Clay. They are prime the be the area's newest Development.*



## Table of Contents

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Executive Summary	3
Area Overview	6

## DISCLAIMER AND CONFIDENTIALITY

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EXECUTIVE SUMMARY

Lake Clay

*SUBJECT .48± ACRES*

Alderman Drive

## OVERVIEW

Fisher Auction Company, as exclusive marketing agent, is pleased to offer via Online Auction a Prime 12.57± Acre Residential Multifamily Development Site with a .48± Acre Lakefront Lot in Lake Placid, Florida

## Property Highlights

- Close to Holiday Inn Express and Boutique Rental Properties
- Prime Location with easy access to I-95 and I-75 via Highway 70
- Perfect Development Opportunity with 6 Units/Acre Zoning
- Lakefront Access via Waterfront Lot on beautiful Lake Clay
- Close proximity to Successful Retail/Commercial Development and Residential Subdivisions

## PROPERTY DETAILS

<b>Address</b>	700 S Lakeview Road, Lake Placid, FL 33852- (12.57± Acres) 183 Alderman Drive, Lake Placid, FL 33852- (.48± Acres)
<b>Location</b>	700 S Lakeview Road- South side of Lakeview Road ¼ Mile East of Us Highway 27 183 Alderman Drive- East side of Alderman Drive on Lake Clay
<b>Zoning</b>	700 S Lakeview Road – R2A 183 Alderman Drive – R1A See Uses and Building Requirements in Zoning Section
<b>Utilities</b>	Public Water and Sewer, Electric, Cable, Telephone
<b>Lot Size</b>	12.57± Acres / 547,549± SF .48± Acres / 20,908± SF
<b>Frontage</b>	700 S Lakeview Road - 549± Feet along S Lakeview Road 882± Feet along Alderman Drive 183 Alderman Drive - 109± Feet along Alderman Road 109± Feet on Lake Clay
<b>Flood Zone</b>	700 S Lakeview Road – Zone X - Not located in Flood Hazard 183 Alderman Drive – Zone AE
<b>Taxes</b>	See Attached

## AUCTION DETAILS

<b>Highest Bids:</b>	<b>Subject To Seller Confirmation</b>
<b>Auction Begins:</b>	Tuesday, June 12, 2018 @ 10:00 AM ET
<b>Auction Ends:</b>	Thursday, June 14, 2018 @ 2:00 PM ET
<b>Auction Location:</b>	Online. Visit fisherauction.com for Online Bidding Registration
<b>Property Tours:</b>	Please drive by the Properties at your convenience
<b>Initial Escrow Deposit:</b>	Bidders must provide a valid credit card in which a \$10,000 pre-authorization hold will be placed. OR Bidders can choose to wire the \$10,000 in U.S. Funds, to Chicago Title Insurance Company Custodial Escrow Account no later than 5:00 PM ET, Wednesday, June 13, 2018.
<b>Broker Participation:</b>	2% of the Final Bid Price. Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



# AREA OVERVIEW





## ABOUT LAKE PLACID

One of Florida's prettiest small towns, Lake Placid boasts nearly 50 outdoor murals adorning its downtown buildings. Found in the lake-intensive center of the state and known as the Caladium Capital of the World, Lake Placid's attractions include 27 freshwater lakes, and a small-town charm people love. The annual Caladium Festival is held the end of July. Henscratch Farms Vineyard & Winery hosts an annual Grape Stomp in August, and a Saturday Morning Market is held on the second Saturday of each month October through March. Enjoy the area's unique ecosystem at Archbold Biological Station, as well as a historically good time at the Depot Museum, home of the red caboose and local history artifacts displayed by the Lake Placid Historical Society. In 2012, Reader's Digest named Lake Placid "America's Most Interesting Town."

## ACCESSIBILITY

Lake Placid is easily accessed from US Highway 27 by Highway 70 to the South and Highway 60 to the North. Both Highway 70 and Highway 60 provide easy access to Florida's east or West Coast



Lake Clay

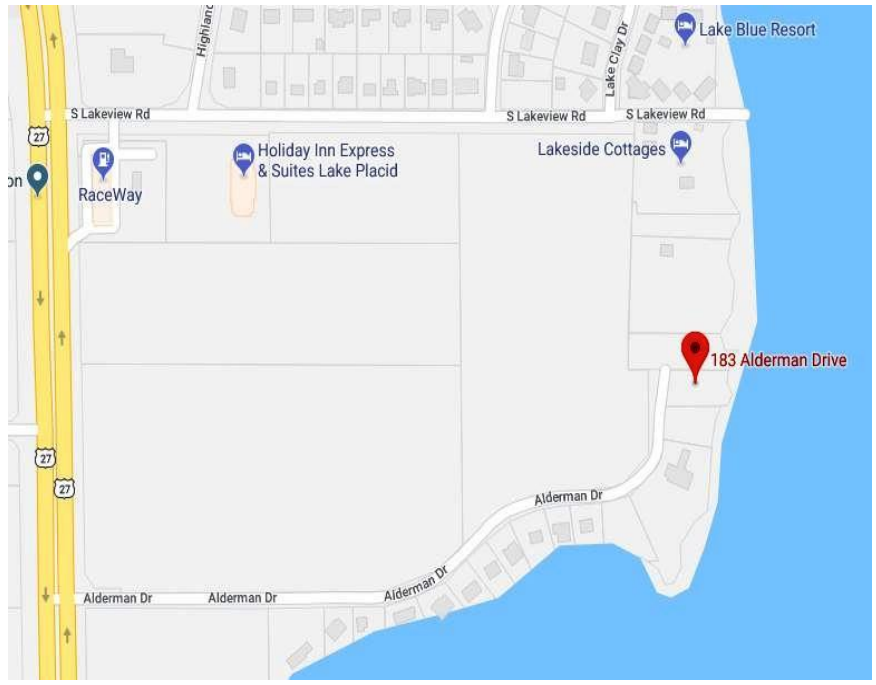


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# AREA OVERVIEW

## LOCATION MAPS AND DIRECTIONS



**DIRECTIONS TO PROPERTY**

**700 S Lakeview Road**  
From Highway 70 go North on US 27 to S Lakeview Road. Turn right to address.

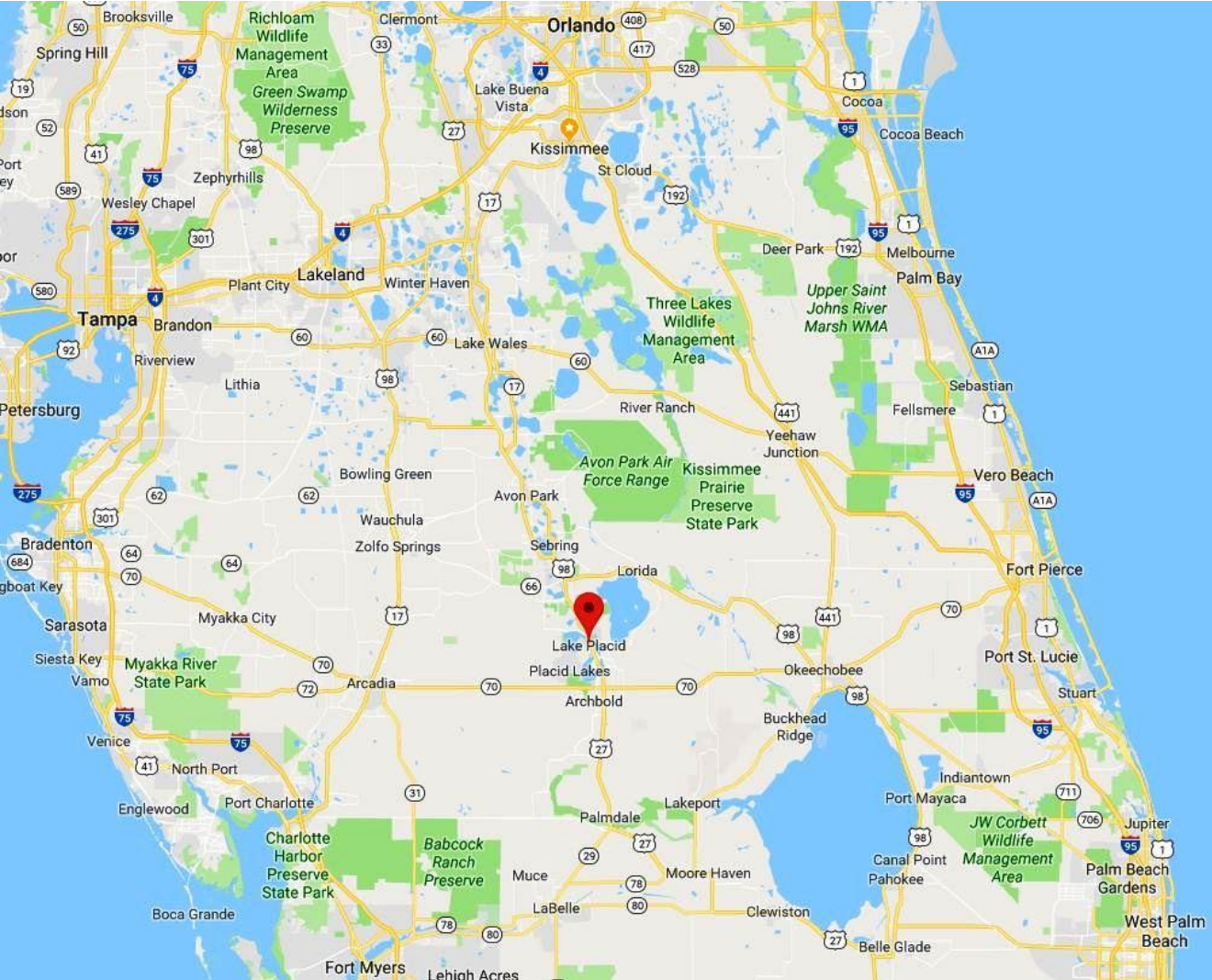
**183 Alderman Drive**  
From Highway 70 go North on US 27 to Alderman Drive. Turn right to address.





# AREA OVERVIEW

## REGIONAL MAP







# AREA OVERVIEW

## PROPERTY AERIALS





For additional information contact:  
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