



For Sale

Sebring, Florida

Senior Living Campus Development 160 Units



\$3,200,000



**Vacant Land
Senior Living**



13.12 Acres

Presented by

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Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



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Property Highlights

- 160 Unit Senior Living Campus
- Villas, Independent Apartments, Assisted Living, & Memory Care
- Conceptual designs available
- Prime location at the entrance to the Golf Resort.
- No Impact fees
- Infrastructure in place for growth
- Developer friendly
- Tremendous demand for housing
- No existing competition

Offering Summary

Sale Price:	\$3,200,000
Lot Size:	13.12 Acres

Custom Header

This is a unique opportunity to build a senior living village that offers many types of living options and services. This parcel is in a premium location within this golf community and is approved for a 160-unit Senior Living Campus. We have created a few different concepts for developers to consider. One of these conceptual site plans offers 72 independent villas, 63 assisted living apartments, and a 25-bed memory care cottage.

Independent villas could be sold individually or rented to best meet your investment criteria. Within this Spring Lake community, developers are buying in-fill lots and building single-family and duplexes. These properties sell very quickly and for a good price.



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72 Villas
25 Bed ALF
63 IL Apartments
160 Capacity

Property Description

KW Commercial and My ALF Consultant are offering exclusively this prime 13-acre senior living development opportunity

The property is located at the entrance to the Sebring International Golf Resort and is considered one of the best lots available for sale in Spring Lake. This parcel has approvals in place for up to 160 units. These units can be used for villas, independent living apartments, assisted living, or memory care. We have several conceptual designs with a variety of unit mix options. We created a conceptual brand and website for this Senior Living village called Oasis Gardens at Sebring Resort. The website is <https://oasissl.com/>

The property is located within Spring Lake, a Special Taxing Improvement District in Sebring FL. Over the past 6 years, \$16M+ of infrastructure upgrades and capital projects have been installed by the Improvement District, positioning the community for rapid growth and development. These projects include:

- Wastewater Treatment Plant (\$3,400,000)
- Capable of servicing up to 1,500 additional residences, and able to be modularly expanded by the District when needed.
- 6.4 miles of new Sewer Mains installed by the District (\$2,500,000)
- Upgraded Pump Station (\$500,000)
- Maintains water levels of over 17 miles of canals and is capable of pumping 250,000 gallons per minute
- Award-winning Eco Park and Stormwater Retention Center (\$3,500,000)
- Community Dog Parks and Other Parks (\$150,000)
- Other Water System Projects (\$6,300,000)
- High-speed fiber optic internet installed

In addition to these improvements, the county is very friendly to developers. They are excited about the future of the Spring Lake area, and currently, there are no impact fees imposed by the local municipalities.



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Sale Price	\$3,200,000
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Property Information	
Property Type	Vacant Land Senior Living
Property Subtype	Multifamily
Zoning	R3PD
Lot Size	13.12 Acres
APN #	C-16-35-30-010-00A0-0000
Amenities	12 Hole Par-3 Golf Course 27 Hole Golf Course Club House, Speakeasy Craft Bar and Kitchen Pickleball Dog Park and Eco Park
Power	Yes

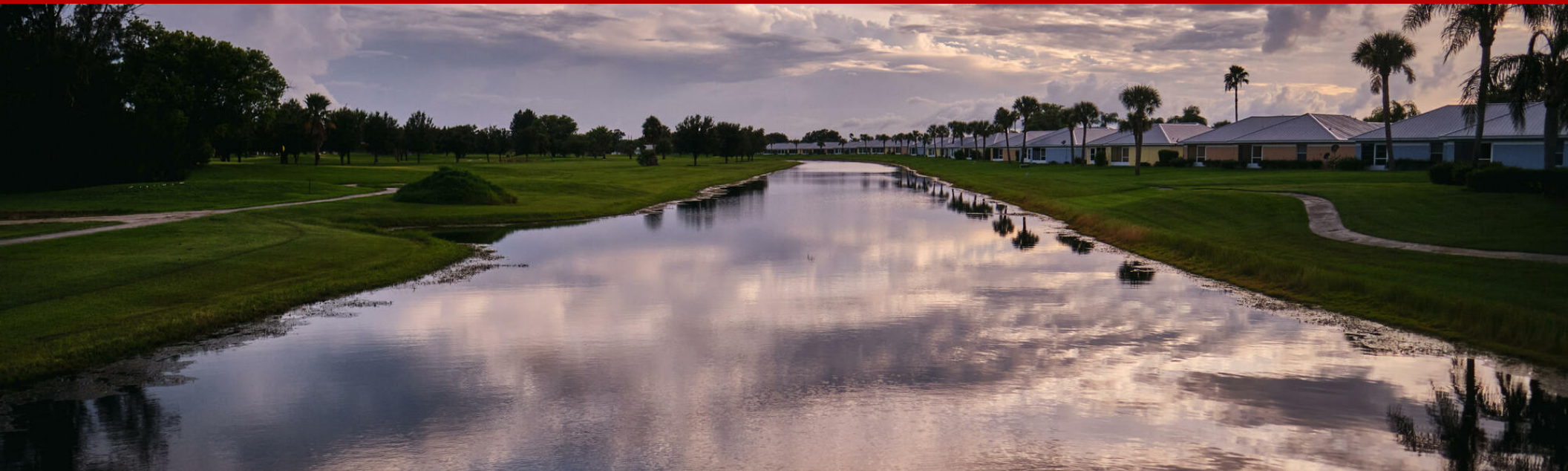
Location Information	
Building Name	Vacant Land in Sebring
Street Address	624 Duane Palmer Blvd
City, State, Zip	Sebring, FL 33876
County	Highlands County

Building Information	
Building Size	0 SF
Best Use	Senior Living



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Oasis Gardens

Senior Living at Sebring Resort

[Home](#) [About](#) [Services](#) [Lifestyle](#) [Tours](#) [Contact](#)

321-591-4113

Conceptual Website Oasissl.com



Intentional Senior Living

Our unique life plan model supports seniors at all levels of need



Independent Living

Lovely villas, cottages, garden homes, and apartments – Thoughtfully designed.

[Click Here](#)



Assisted Living

State of the art residential assisted living offering 24-hour personalized care.

[Click Here](#)



Adult Day & Homecare

Home Care & Adult Day Care offer support before the need for Assisted Living.

[Click Here](#)



Memory Care

Personalized care in a residential setting is offered on our senior campus.

[Click Here](#)



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Additional Photos



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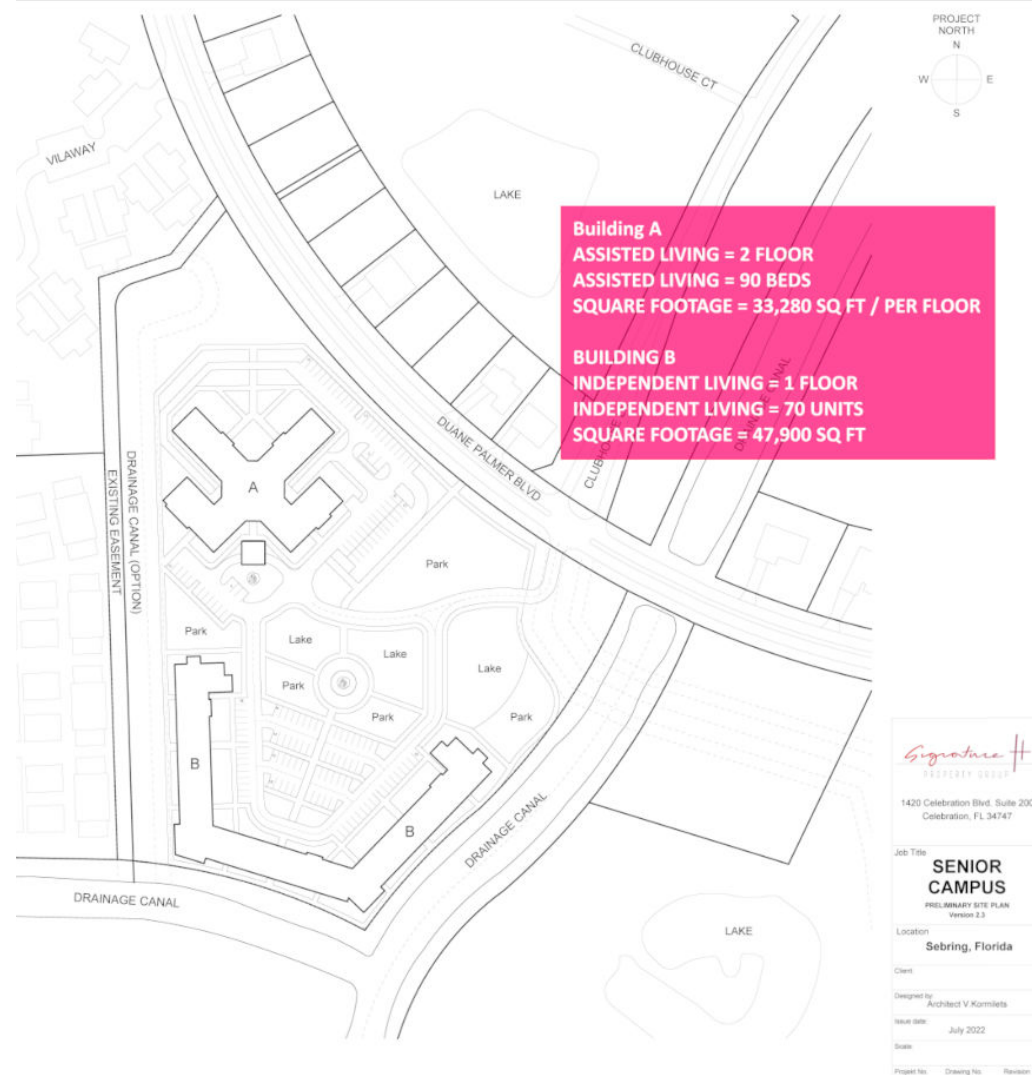


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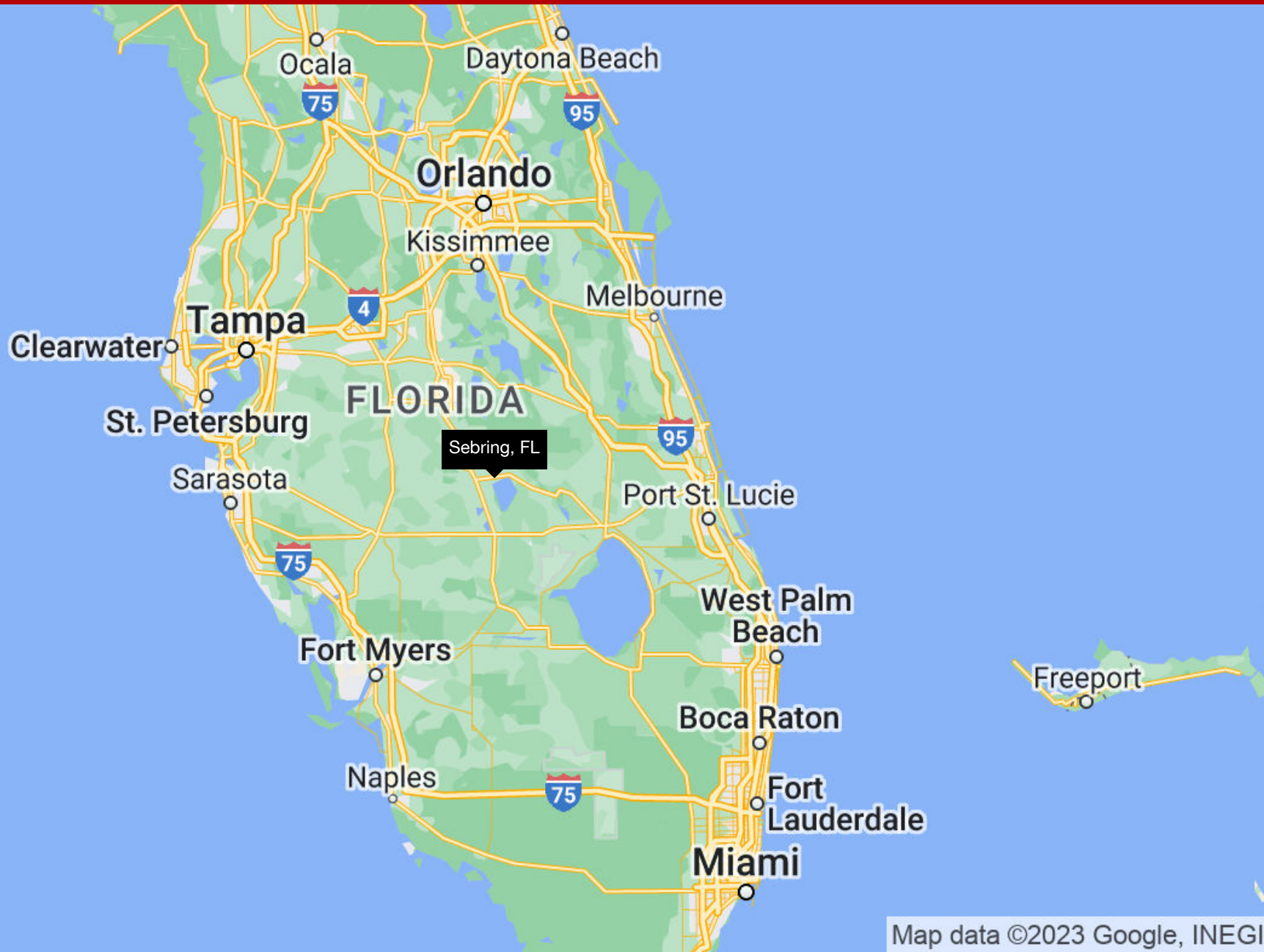
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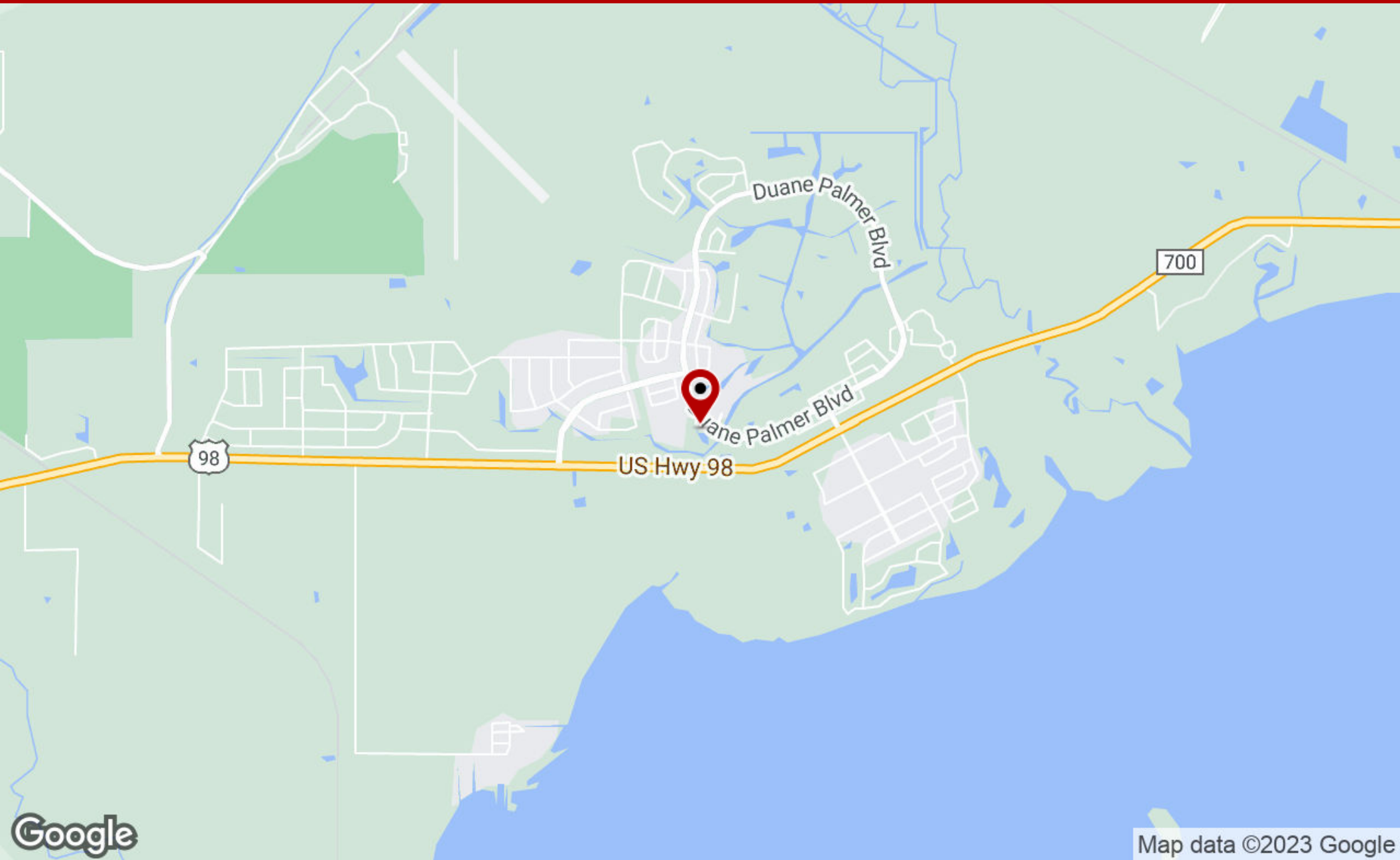
Google

Map data ©2023 Google, INEGI



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