



RIVERLINE RANCH AND DEVELOPMENT

SE HWY 70
ARCADIA, FL 34266

Keat Waldron, ALC
C: 863.214.3410
keat.waldron@svn.com

Property Overview



Sale Price **\$3,300,000**

OFFERING SUMMARY

Acreage: **139 Acres**
Price / Acre: \$23,741
City: Arcadia
County: DeSoto
Property Type: Land: Land Investment, Ranch, Residential Development, Transitional

PROPERTY OVERVIEW

Riverline Ranch is one of the largest tracts of land available just outside the city limits of Arcadia. With ample road frontage on both HWY 70 and SE Hansel Ave, this property allows for multiple points of access for a future landowner or developer. The property can also be accessed from the east via SE Hagen St. Currently zoned A-5 for low density residential development (1 dwelling per 5 acres), this land also has the potential for a zoning change to Industrial use given the standards described in the DeSoto County Comp plan. The landowner is willing to subdivide off a 30 acre portion along HWY 70 at an adjusted price. Reach out to Keat Waldron, ALC, for details.

Located only 40 minutes from the west coast, this land serves as a great investment for the rancher or farmer who wants to benefit from the continued agricultural use of the land and the low carrying costs due to greenbelt exemption. Arcadia is constantly growing with sewer already available at the site and water located 2 miles to the west off of HWY 70. DeSoto County is currently expanding their water infrastructure in three phases, allowing for future growth to occur.

Comprised of nearly 95% uplands, the land is mostly pasture, with some large oak trees lining the perimeter fencing. It has been maintained as a cattle ranch for many years with electricity, cow pens, and well water on site

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Ranch• Residential Development• Transitional
Uplands / Wetlands:	95% uplands
Soil Types:	<ul style="list-style-type: none">• Predominantly Smyrna• Ona• and Basinger Fine Sand
Taxes & Tax Year:	2023 total Tax Bill: \$1,108.36
Zoning / FLU:	Zoning is A-5 and FLU is Rural
Water Source & Utilities:	Sewer located on HWY 70 and there is a well on site.
Road Frontage:	1,330+/- feet on both HWY 70 & SE Hansel Ave. There is also access via SE Hagen St, totaling 3 points of access.
Nearest Point of Interest:	Arcadia - 3 minutes [2.8 miles from city limits] Punta Gorda - 35 minutes Port Charlotte - 45 minutes Fort Myers - 1 hour Tampa & Naples - 1 hour 40 minutes
Fencing:	Perimeter and cross fenced
Current Use:	Agricultural - cattle ranch
Grass Types:	Native Grasses - Bahia
Survey or Site Testing Reports:	Survey Available.

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 03-38-25-0000-0122-0000 & 02-38-25-0000-0140-0000

GPS: 27.2080888, -81.7900038

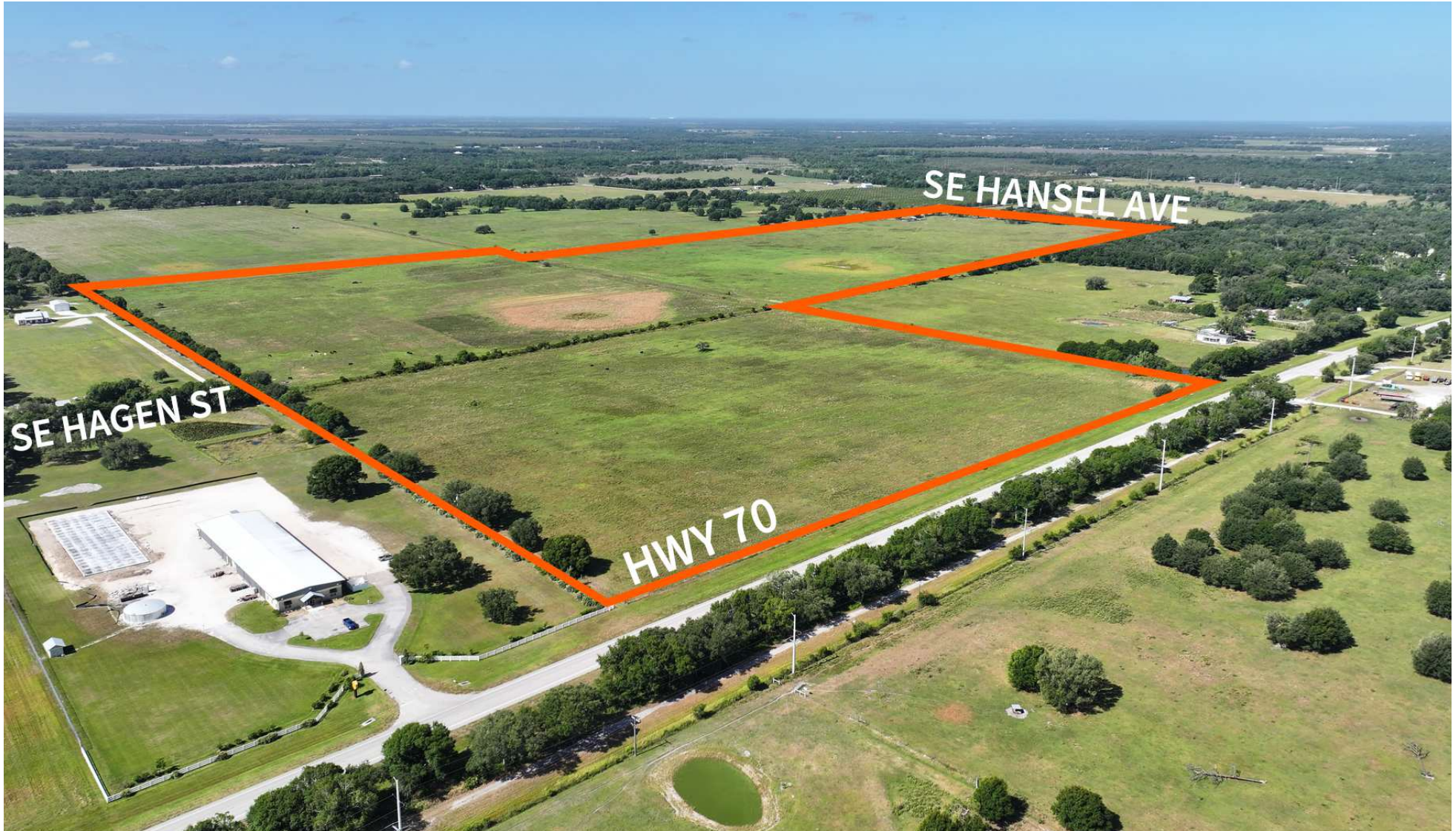
Driving Directions: From the intersection of HWY 17 and HWY 70 in Arcadia, take HWY 70 east approximately 4 miles and the property will be on your right [south side of HWY 70]

Showing Instructions: Contact Keat Waldron.





Aerial - Southwest Visual



Aerial - East Visual



Aerial - North Visual



Aerial - West Visual



Additional Photos



Additional Photos





Additional Photos





Additional Photos





DESOTO COUNTY FLORIDA

Founded	1887	Density	59.6 [2019]
County Seat	Arcadia	Population	34,504 [2023]
Area	637 sq mi	Website	desotobocc.com

DeSoto County comprises the Arcadia Metropolitan Statistical Area, which is included in the North Port-Sarasota, FL Combined Statistical Area. Created in 1887 from part of Manatee County, DeSoto County, and was named for Spanish explorer Hernando de Soto. In 1921, the Florida legislature created four new counties out of DeSoto County: Charlotte, Glades, Hardee, and Highlands.

According to DataUSA, the population of DeSoto County grew from 36,903 to 37,371 between 2019 and 2020. This 1.27% increase in population speaks to the county's growing economy and appeal to new residents. DeSoto's economy employs over 13,000 people with some of the largest industries including Construction, Agriculture, and Retail Trade. Some of the highest paying industries include Finance, Insurance, and Real Estate. DeSoto County is also part of the Florida Heartland Economic Region of Opportunity.



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

