HIGHWAY 17 REDEVELOPMENT SITE

1001 N 6TH AVE & 202 BELL STREET, WAUCHULA, FL, 33873

CONTACT INFORMATION

SCOTT MERSINGER
Partner
239.334.3040
Scott.Mersinger@TrinityCRE.com

DAN O'BERSKI
Partner
239.334.3040
Dan.Oberski@TrinityCRE.com

RICK IKELER
Senior Advisor
239.334.3040 x 207
Rick.Ikeler@TrinityCRE.com

ANTHONY GAMBINO
Associate
239.334.3040
Anthony.Gambino@TrinityCRE.com

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Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

PROPERTY SUMMARY

OFFERING:

ASKING PRICE	Call for Details

PROPERTY SPECIFICATIONS:

ADDRESS	1001 N 6th Ave & 202 Bell Street Wauchula, Florida, 33873
ZONING	C-2 (Highway Commercial) and R-2
ACREAGE	2.85± AC
JURISDICTION	Hardee County

INVESTMENT HIGHLIGHTS:

- Former Hardee County School property
- Located in city of Wauchula
- Surrounded by established residential neighborhoods
- Flexible redevelopment and adaptive reuse potential
- Proximity to downtown and civic uses

WAUCHULA AERIAL MAP

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WAUCHULA RESIDENTIAL MAP

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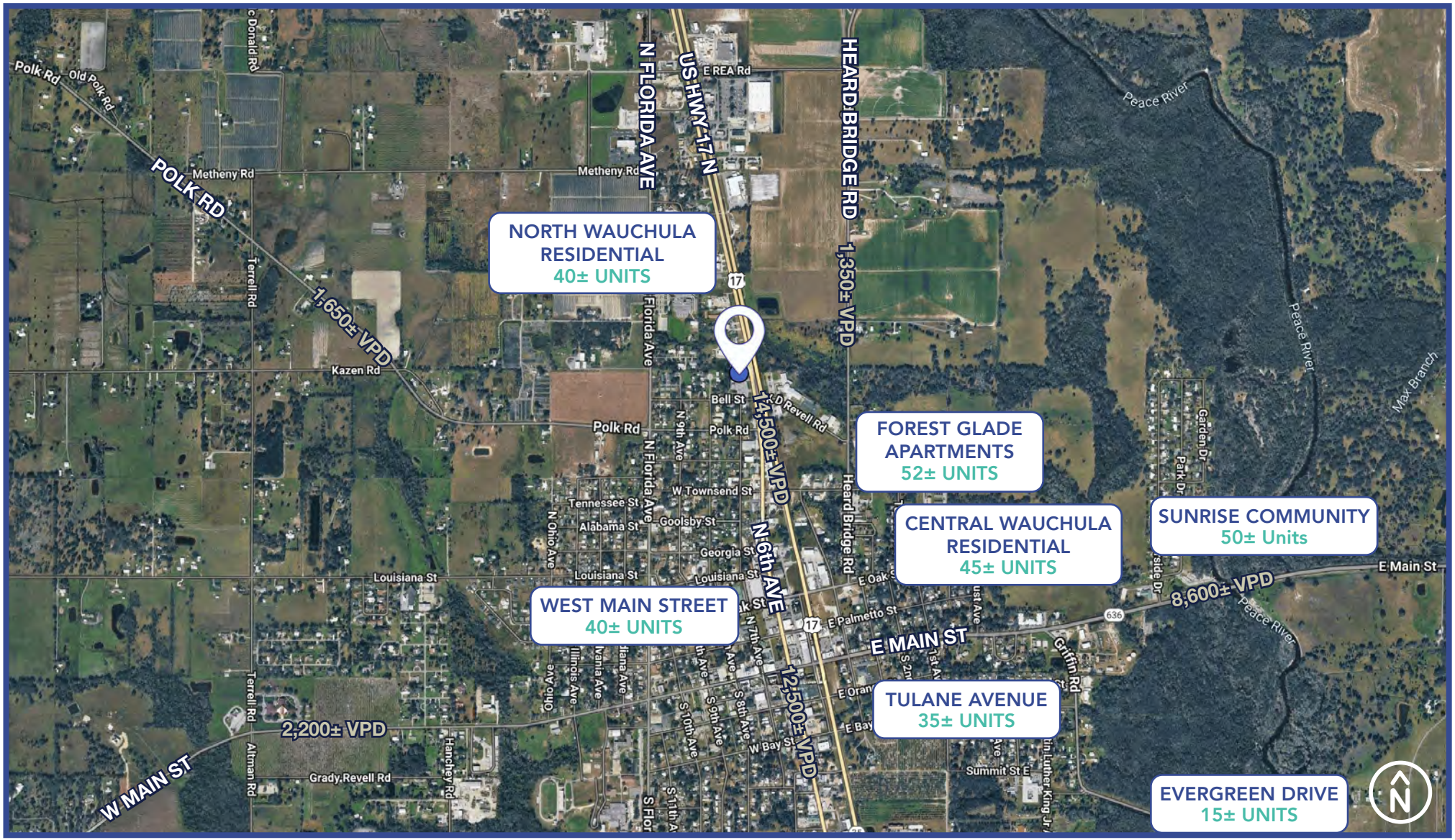


County Seat
Hardee County, Florida

3.3 SQ MI
Limited City Footprint

100±
Planned & Recent Residential Units

HARDEE COUNTY

Wauchula is the County Seat, and for many years has been called the "Cucumber Capital of the World"

25,700+
County Residents

17
Prmary North-South Corridor

70%
Employment in Agriculture, Government & Healthcare

45%
Owner Occupied Housing

"Wauchula serves as the governmental and service center for Hardee County, supporting local commerce and community-oriented development."

Hardee County Economic Development

Hardee County FLORIDA

Hardee County is a Central Florida market anchored by agriculture, public-sector employment, and essential services, with Wauchula serving as the county seat and primary commercial center. The county's population base relies on Wauchula for government services, healthcare, retail, dining, and professional uses, creating a concentrated demand pattern within the city limits. Connectivity along U.S. Highway 17 supports consistent north–south travel through the county, linking Hardee County to Polk County and the broader Central and Southwest Florida regions.

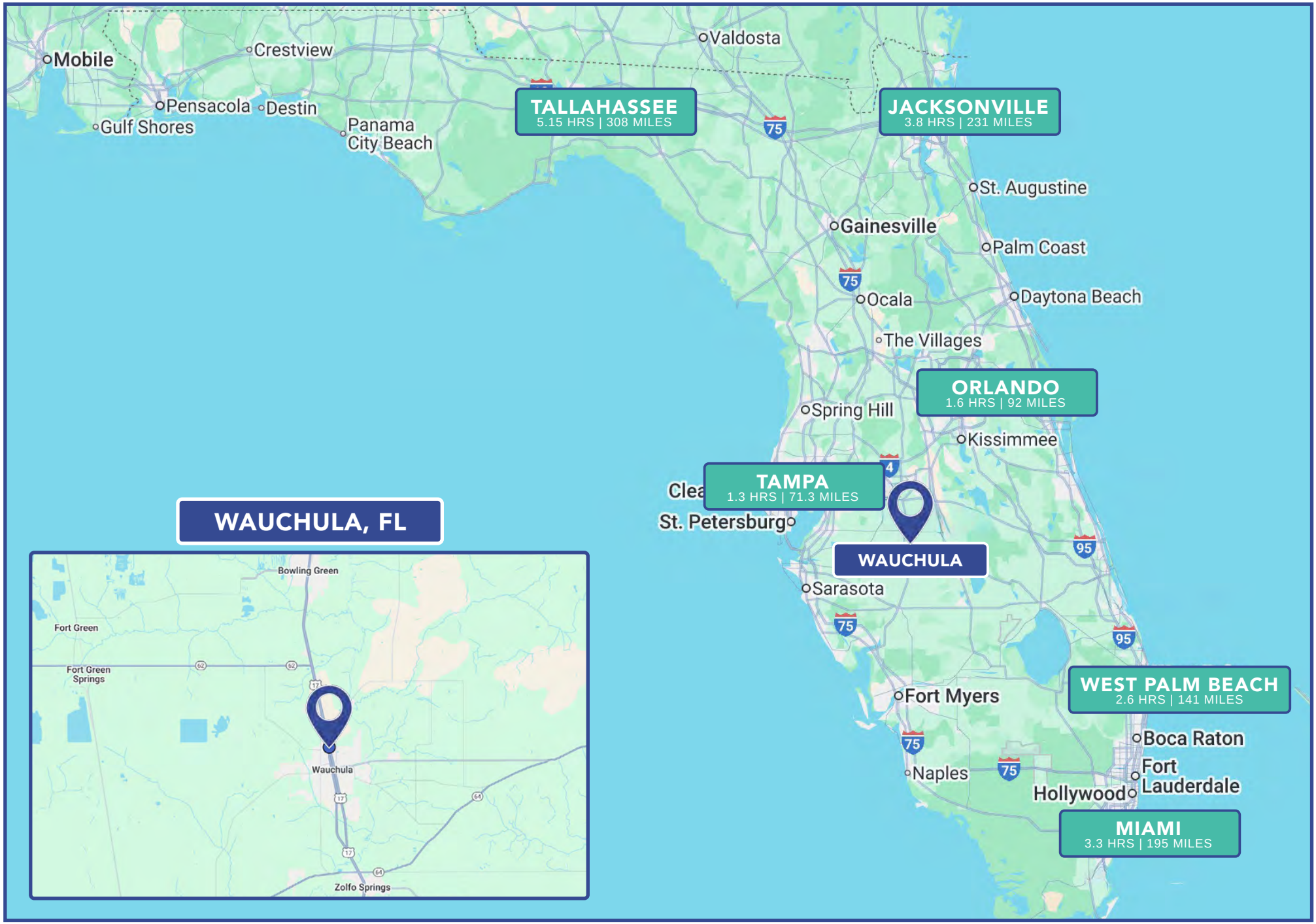
The county's employment base is weighted toward stable sectors, including agriculture, healthcare, and government, supporting predictable daily activity rather than cyclical demand. Limited new commercial development across Hardee County has reinforced the importance of existing, well-located assets that serve local residents and the surrounding rural population. As the primary service hub for the county, Wauchula captures recurring traffic from a broad trade area, positioning local commercial properties to benefit from long-term tenancy, local loyalty, and limited competitive supply.

DEMOGRAPHICS

WAUCHULA, FLORIDA

1001 N 6TH AVE, WAUCHULA, FL 33873	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,308	10,852	16,190
2030 Projected Population	3,364	10,952	16,289
2020 Census Population	2,876	10,557	15,823
2010 Census Population	3,117	11,304	17,080
Projected Annual Growth 2025 to 2030	0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	-	0.6%	0.5%
2025 Median Age	29.7	32.1	33.4
Households			
2025 Estimated Households	1,068	3,606	5,442
2030 Projected Households	1,084	3,630	5,458
2020 Census Households	964	3507	5,300
2010 Census Households	999	3,445	5,194
Projected Annual Growth 2025 to 2030	0.3%	0.1%	16
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.3%
Income			
2025 Estimated Average Household Income	$68,471	$81,290	$91,339
2025 Estimated Median Household Income	$47,076	$52,863	$58,126
2025 Estimated Per Capita Income	$22,268	$27,217	$30,872
Business			
2025 Estimated Total Businesses	264	536	700
2025 Estimated Total Employees	1,837	4,000	5,204
2025 Estimated Employee Population per Business	6.9	7.5	7.4
2025 Estimated Residential Population per Business	12.5	20.3	23.1

REGIONAL LOCATION



TCG

$2,500,000,000+

COMMERCIAL REAL ESTATE SALES VOLUME

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE

PRESENTED BY:

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Estero Office
9450 Corkscrew Palms Cir,
Suite 101
Estero, Florida 33928
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