

OFFERING MEMORANDUM

# ±4.82 Acres | Commercial Land

Price Upon Request

12354 SW County Rd 769 (Kings Hwy) · Lake Suzy, FL 34269

Presented by Trung Huynh · iLotus Realty · Broker, FL Lic BK31843118

Mobile (407) 373-4200 · Office (407) 584-3596 · Trung@iLotusRealty.com · 941 W Morse Blvd Ste 100, Winter Park FL 32789

Confidential — All information deemed reliable but not guaranteed.

# Executive Summary

Proposed 4.82 Acres in Lake Suzy, FL  
12354 County Rd 769, Lake Suzy, FL 34269

## Site Overview

- ±4.82 acres with ~338' paved frontage on Kings Hwy
- Current zoning:
  - CG (Commercial General)

## Population (miles):

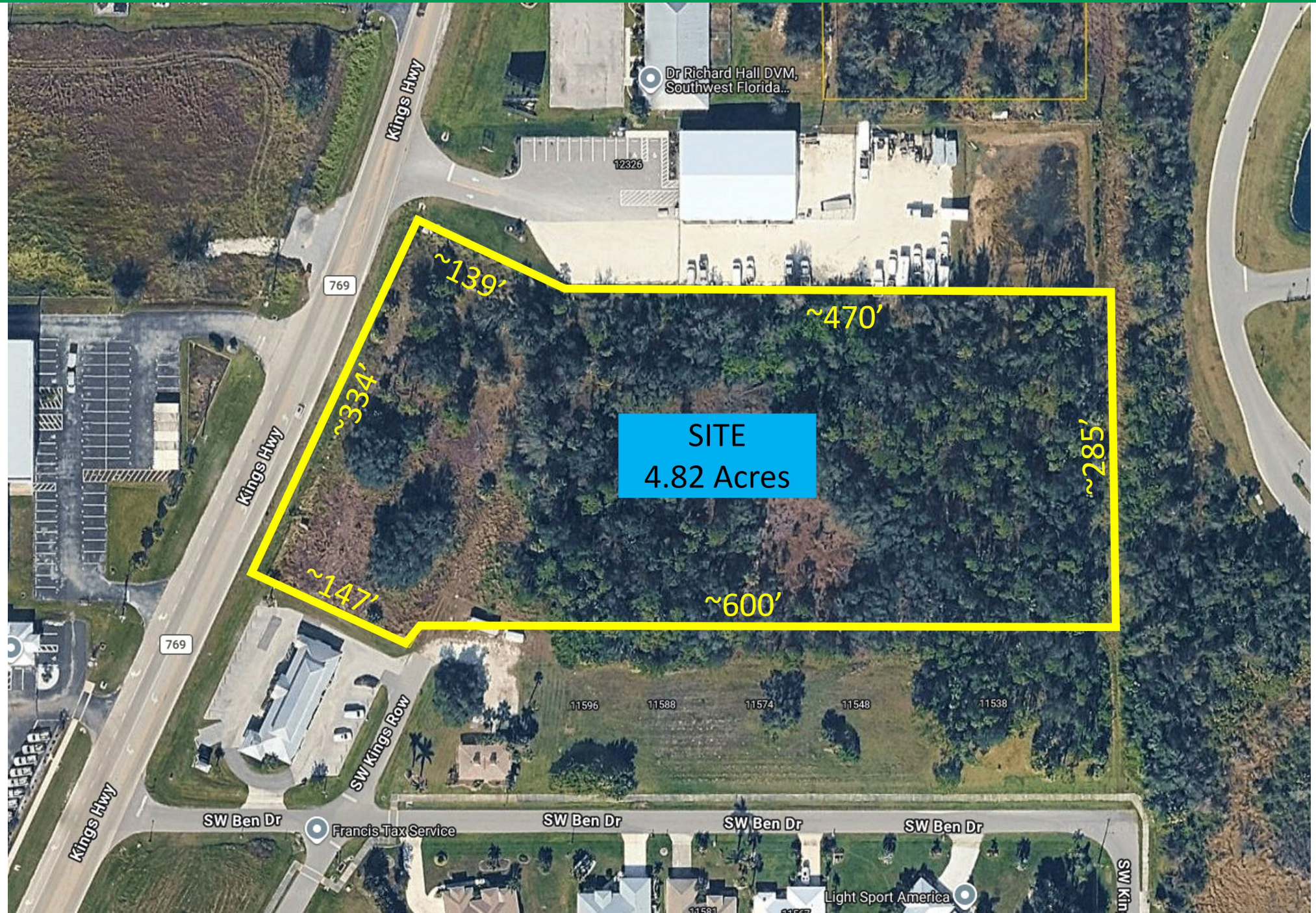
- 2.5 = 16,494
- 5.0 = 56,531
- 10 = 164,008

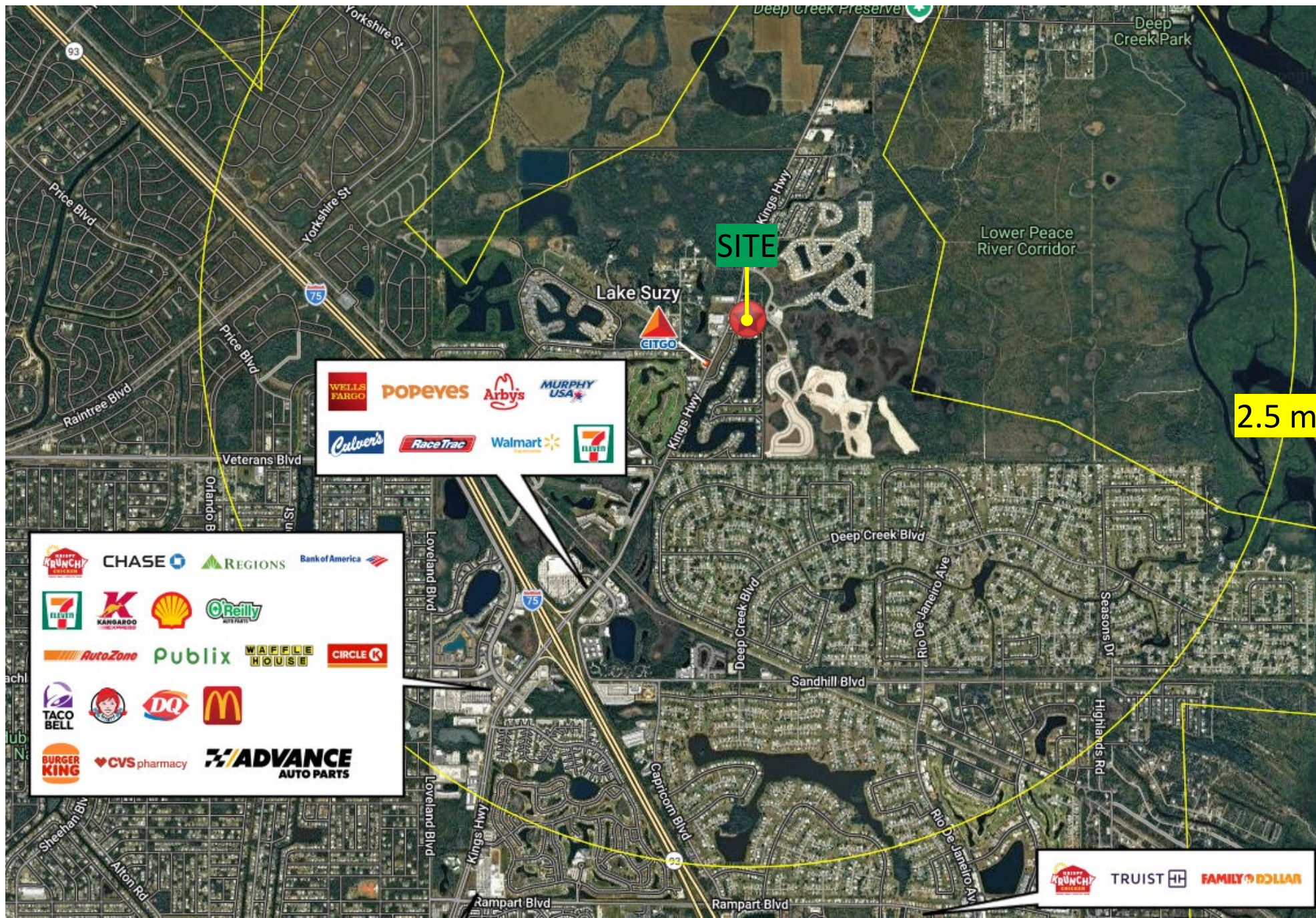
## Traffic Count (FDOT) :

- 2025 = 17,400 AADT
- 2024 = 16,600 AADT
- 2023 = 15,600 AADT



Aerial – subject parcel along Kings Hwy







**Proposed  
SITE**

**Kings Hwy**

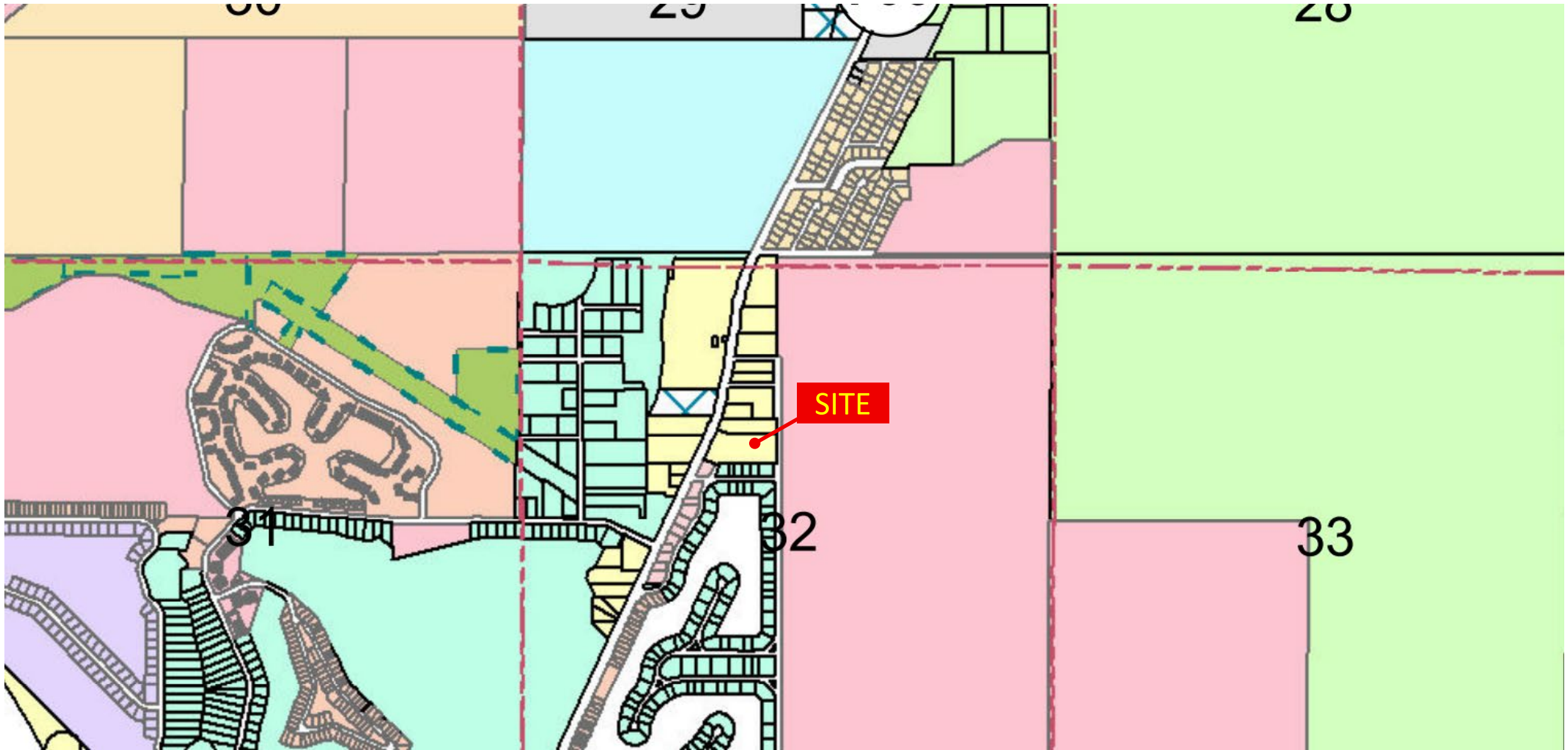
9



**Proposed  
SITE**

© 2025 Google

Kings Hwy

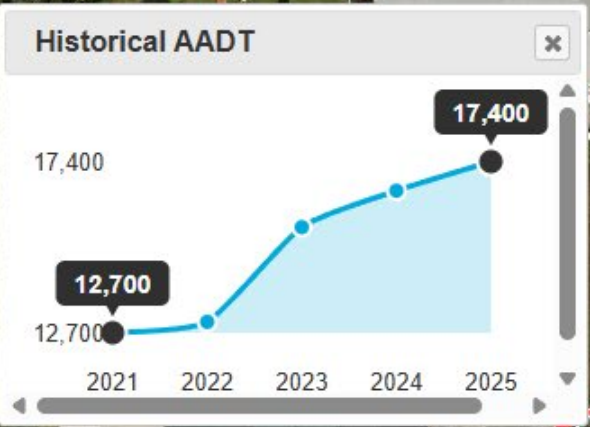


Desoto County Florida  
 Board of County Commissioners  
 201 E. Oak Street  
 Arcadia, FL 34266  
 (863) 993-4806

Desoto County Florida Zoning Map 12/2010

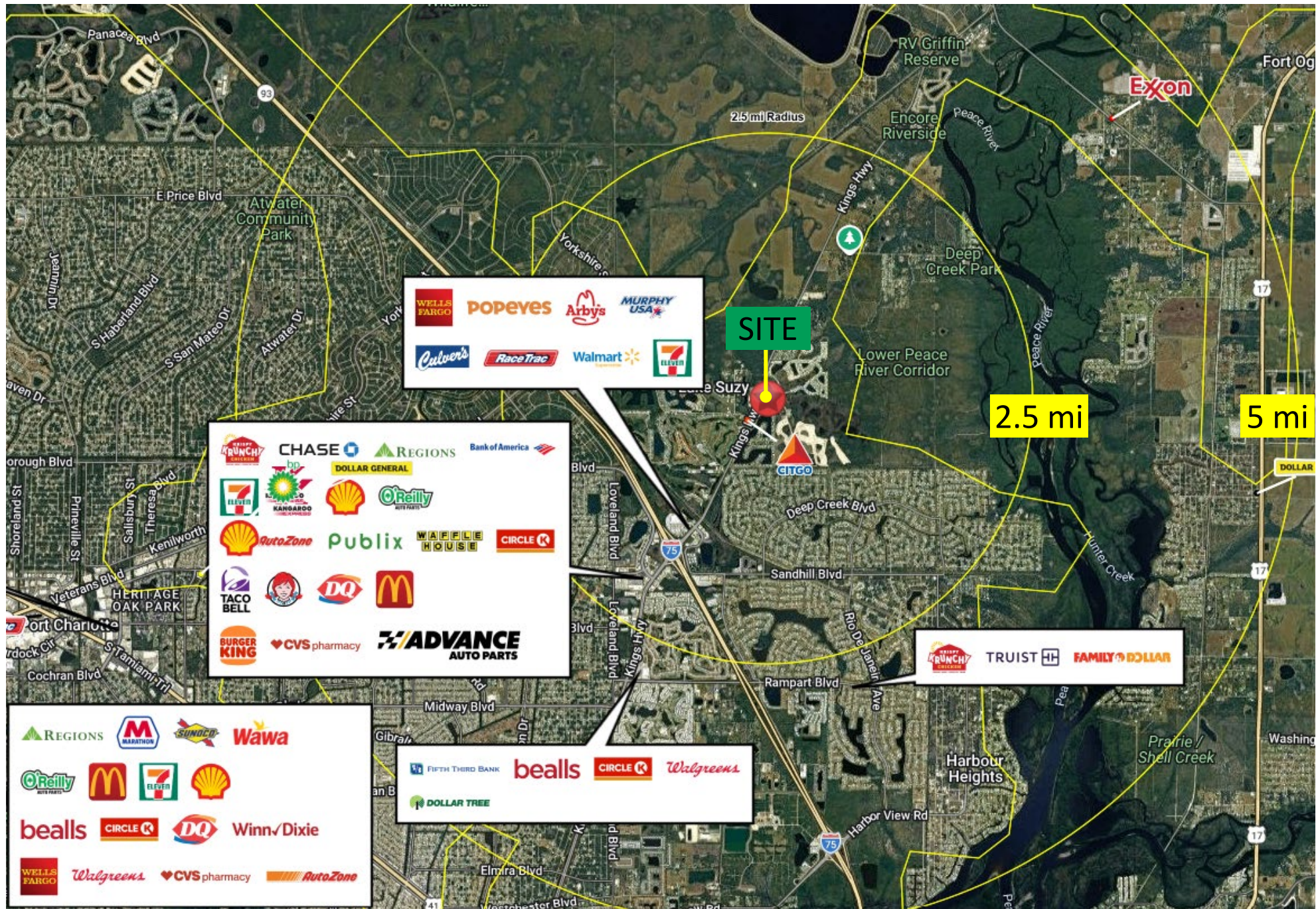
Arcadia City Limits	A-10	CE	CITY	IH	ILE	MHS	PM-I	RM	RMF-6	RMF-M	RSF	RSF-2	RSF-4	RVC
County Boundary	A-5	CG	CN	IL	MHP	P/I	PUD	RMF-12	RMF-8	ROI	RSF-1	RSF-3	RSF-5	TTRVC

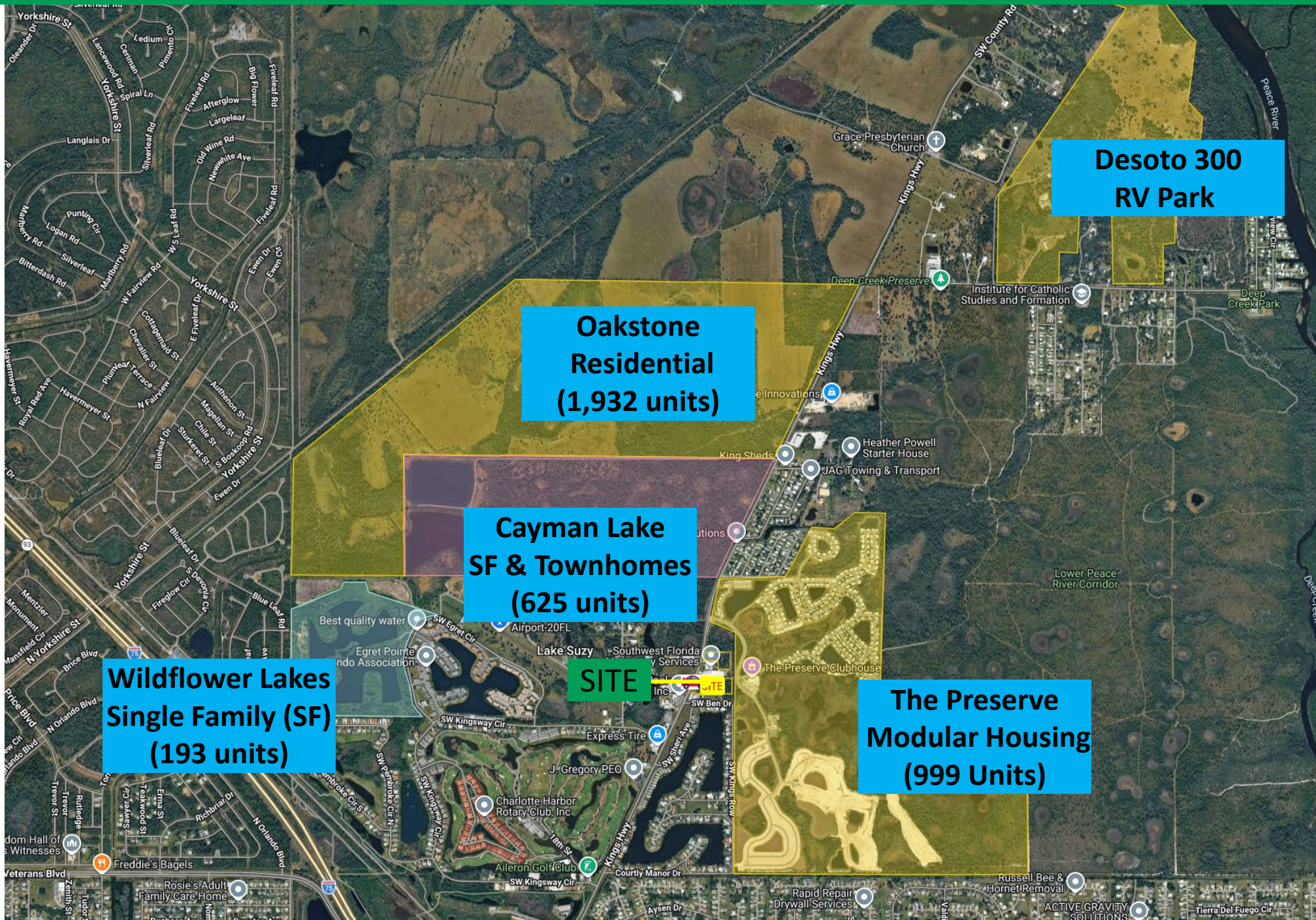
Disclaimer: This map is a representation of completed public information. It is believed to be an accurate and true depiction for the stated purpose. Desoto County and its employees make no guarantee, warranty or representation as to its use.



SITE

AADT: 17,400





**Desoto 300  
RV Park**

**Oakstone  
Residential  
(1,932 units)**

**Cayman Lake  
SF & Townhomes  
(625 units)**

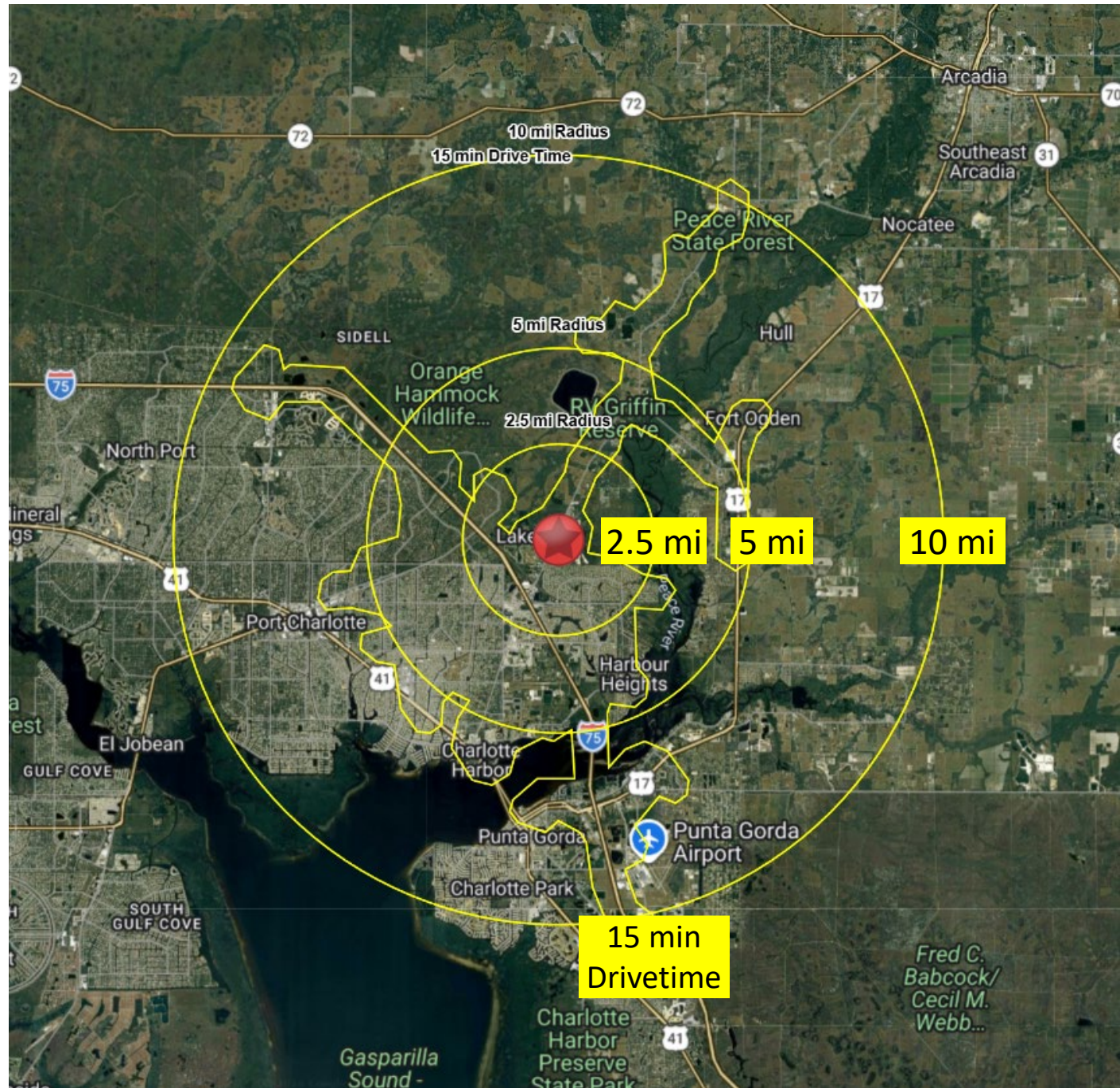
**Wildflower Lakes  
Single Family (SF)  
(193 units)**

**SITE**

**The Preserve  
Modular Housing  
(999 Units)**

12354 County Rd 769, Lake Suzy, FL 34269

	2.5 mi	5 mi	10 mi	15 min
<b>Population</b>	16,494	56,531	164,008	69,596
<b>Median HH Income</b>	\$70,692	\$68,448	\$71,459	\$66,137
<b>Population Median Age</b>	58.5	53.7	52.3	53.4
<b>Households</b>	7,825	25,066	72,291	31,182
<b>Total Vehicles</b>	12,962	43,015	126,904	51,014





**SITE**

Search result  
12354 County Road 769, Lake Suzy, FL, 34269, USA  
Zoom to

DESOTO COUNTY  
UNINCORPORATED AREA  
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eff. 11/6/2013

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# Contact Broker

For pricing, due diligence materials, and showings, please contact:

## Trung Huynh

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### Offering

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### Property

±4.82 Acres · Commercial General (CG)  
12354 SW County Rd 769 (Kings Hwy)  
Lake Suzy, FL 34269

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