



4.29 Acres Highway Commercial

FOR SALE



US Highway 27, Winter Haven/Lake Wales, FL

NRT



PROPERTY OVERVIEW

This property is ready for development. Though adjacent to the Lake Wales city limits, it is in the county and has a very favorable future land use. It is in the middle of the north-south growth corridor in east Polk County on the major non-Interstate highway that connects I-4 to south Florida. Close to mall and big box retailers. Across highway from massive Carlton Arms apartment complex. Near Legoland, CSX Intermodal, and much more.

DETAILS

- SIZE:** 4.17 acres (per Polk PA)
- PRICE:** \$395,000 - **PRICE REDUCED!**
- FEATURES:**
 - 600 feet (approx.) highway frontage
 - Linear Commercial Corridor FLU
 - Great traffic counts (40,500/day)

AREA DESCRIPTION: This is in an area of high traffic volume. It is just north of the Eagle Ridge Mall shopping district and just east of the Legoland corridor.

FOR MORE DETAILS CONTACT:

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290 Cypress Gardens Blvd.
Winter Haven, FL 33880



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**Commercial Site on US Highway 27 - North of Home Depot/Eagle Ridge Mall
Lake Wales/Winter Haven, Florida**

DESCRIPTION:	Commercial parcel north of Home Depot/Eagle Ridge Mall shopping district and east of Legoland corridor. High traffic counts (40,500 vehicles/day).
LOCATION:	U.S. Highway 27, north of Home Depot, Lake Wales/Winter Haven, Florida. This property is minutes away from Legoland Florida! CSX Intermodal terminal is less than 10 miles away.
SITE:	Vacant Land. 4.17 acres. 600+/- foot frontage along US 27.
INGRESS & EGRESS:	Excellent access from US Highway 27 (with median cut).
UTILITIES:	Water, sewer, telephone, gas and electric available.
LAND USE:	Polk County Linear Commercial Corridor (LCC) Future Land Use.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	Only \$395,000.00 - PRICE REDUCED!



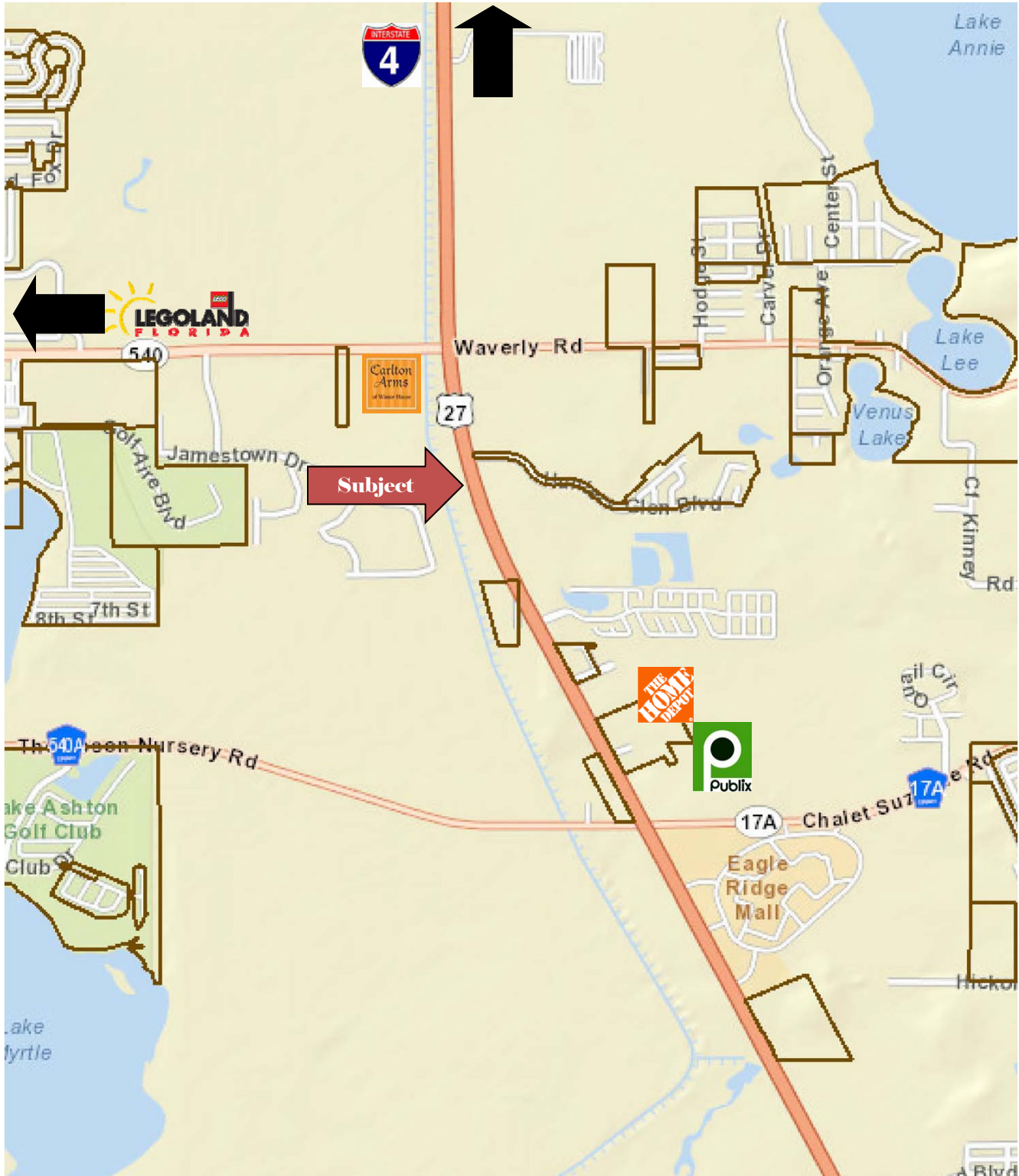
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