

2.4 ACRES FOR SALE

Dundee Road at Carl Floyd Road/Sage Road



NRT



Winter Haven, Florida

Dundee Road Commercial

Property Information

PARCEL SIZE

2.4 +/- ACRES

PRICE

\$1,800,000

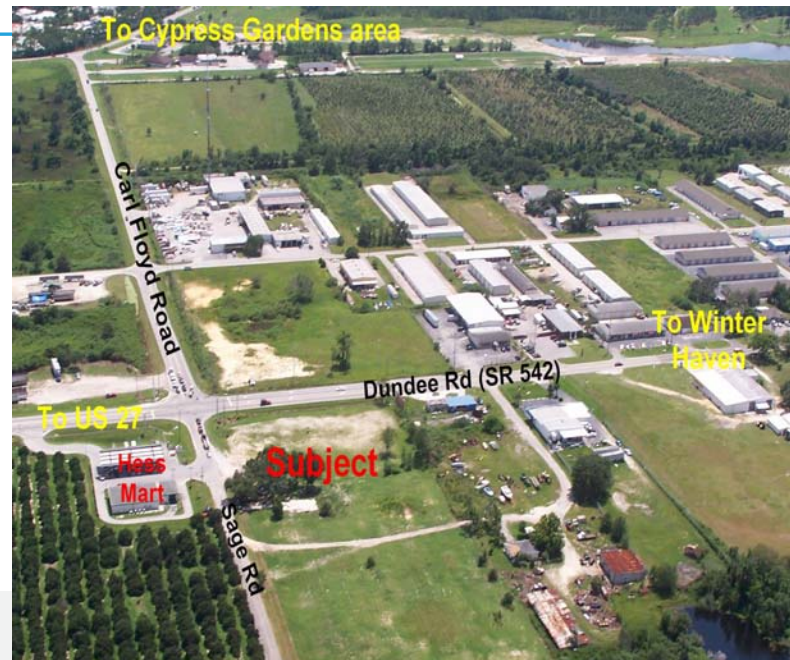
Features

- 305 feet of highway frontage on SR 542
- Land Use - Business Park Center (BPC-2)
- Located on main arterial into central Winter Haven, FL
- Good traffic counts - 16,300 vehicles per day *
- Controlled intersection
- Lots of Residential growth in area
- Total of 8+ acres could be available

Area

Dundee Road is a primary arterial leading into downtown Winter Haven. Carl Floyd Road is an arterial that feeds into Southeast Winter Haven and Legoland Florida attraction area.

*Traffic counts prior to the current improvements on Dundee Road.



Nolen/Spanjers Team - www.mycommercialteam.com

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Coldwell Banker Commercial NRT

Gloria J. Spanjers, GRI

290 Cypress Gardens Boulevard

Winter Haven, FL 33880

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Commercial Site on Dundee Road (SR 542)

Winter Haven, Florida

DESCRIPTION:	Vacant 2.4 acre commercial parcel on Dundee Road (SR 542). High traffic counts (16,300 vehicles/day). Dundee Road is currently being widened, which will increase traffic counts significantly. Seller will also consider selling the total 8.8634 acre parcel.
LOCATION:	Dundee Road at its intersection with Carl Floyd Road/Sage Road. This property is minutes away from Legoland Florida!
SITE:	Vacant Land. 2.4 acres. 305 foot +/- frontage along SR 542 (Dundee Road).
INGRESS & EGRESS:	Excellent access from Dundee Road and from Sage Road. Controlled intersection.
UTILITIES:	Water, sewer, telephone, gas and electric available.
LAND USE:	Polk County - Business Park Center (BPC-2).
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$1,800,000.00

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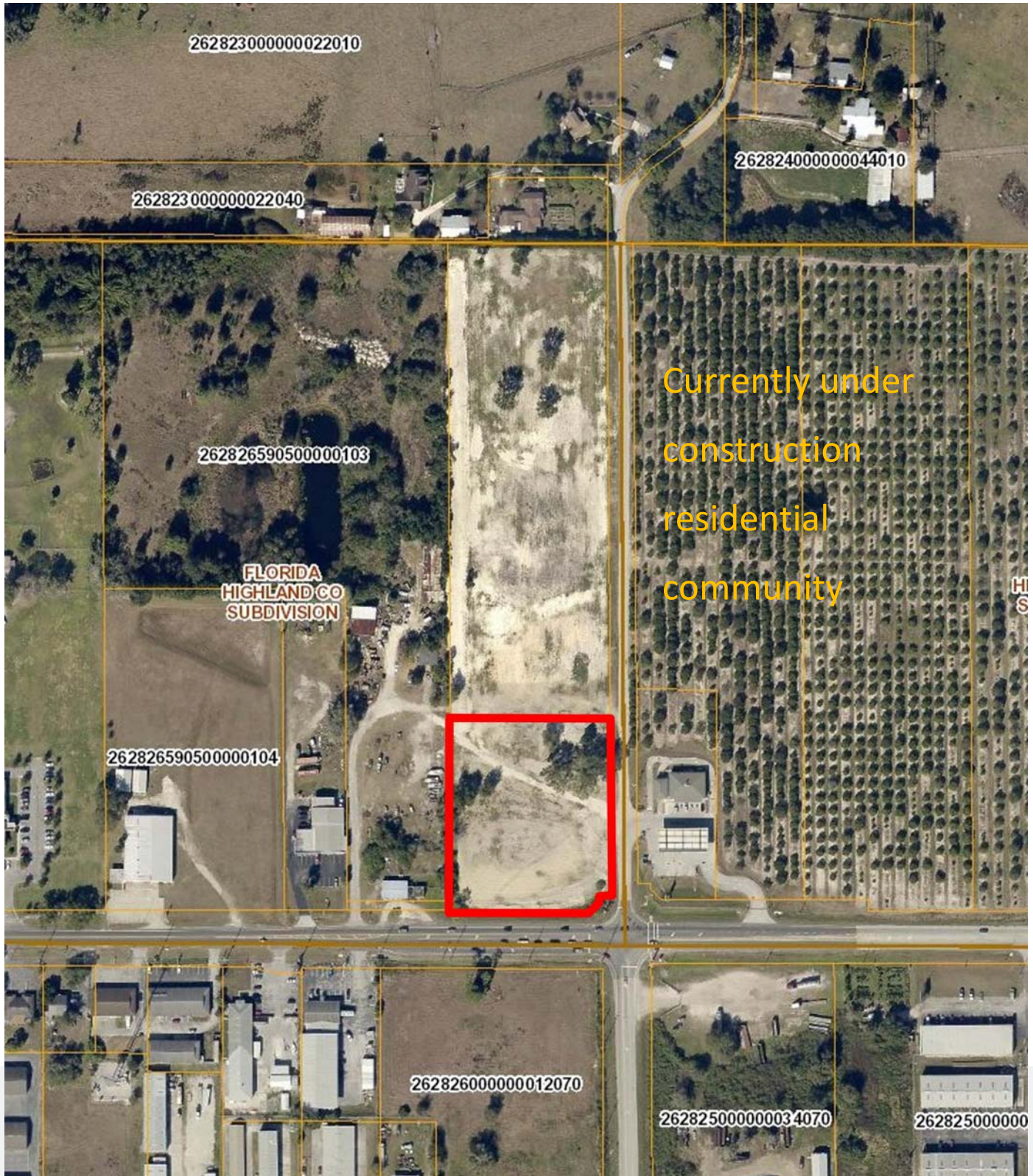
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