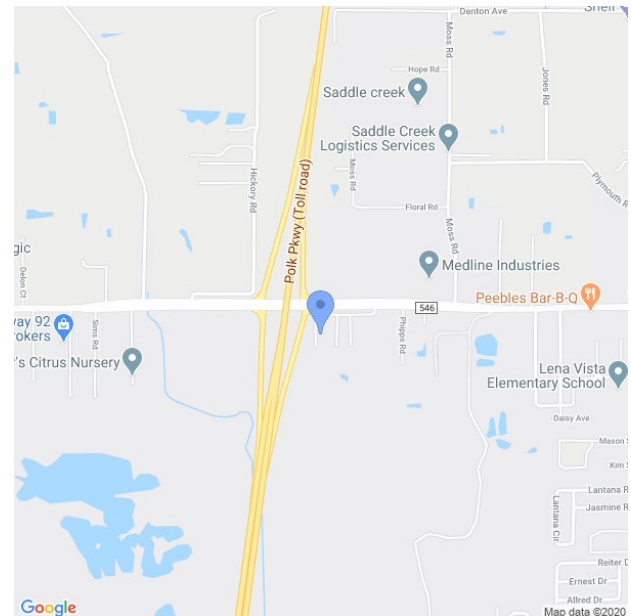


# Motel Development Site - For Sale

1129 OLD DIXIE HIGHWAY, AUBURNDALE, FLORIDA 33823



COMMERCIAL • LAND • FOR SALE



SALE PRICE **\$209,000**

SALE TYPE **INVESTMENT**

LAND AREA **9.19 ACRES**

LAND USE **COMMERCIAL**

MARKET **TAMPA/ST. PETERSBURG**

SUB-MARKET **POLK COUNTY**

PARCEL# **25-28-05-319500-006201**

GOOD VALUE for this 'gateway site' into the city of Auburndale. High visibility parcel located at the exit ramp of the Polk Parkway/SR 570 & Old Dixie Hwy with over 800' of frontage on the Parkway. Of the 9.2 acres, approximately 4.5+/- acres fronting Old Dixie Hwy are develop-able. The land use designation is Community Activity Center (CAC) which permits development for retail, office, restaurant, professional services and other related uses.

This site is located in a poised for growth area of Polk County: 2.4 miles from the Lake Myrtle Sports Complex, 4.0 miles from the Florida Polytechnic University campus, 5.5 miles from I-4 and, 30 minutes to LEGOLAND & 35 minutes to Disney...

**Phillip Mays**

Broker/Owner

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