



Mulberry Prime Development

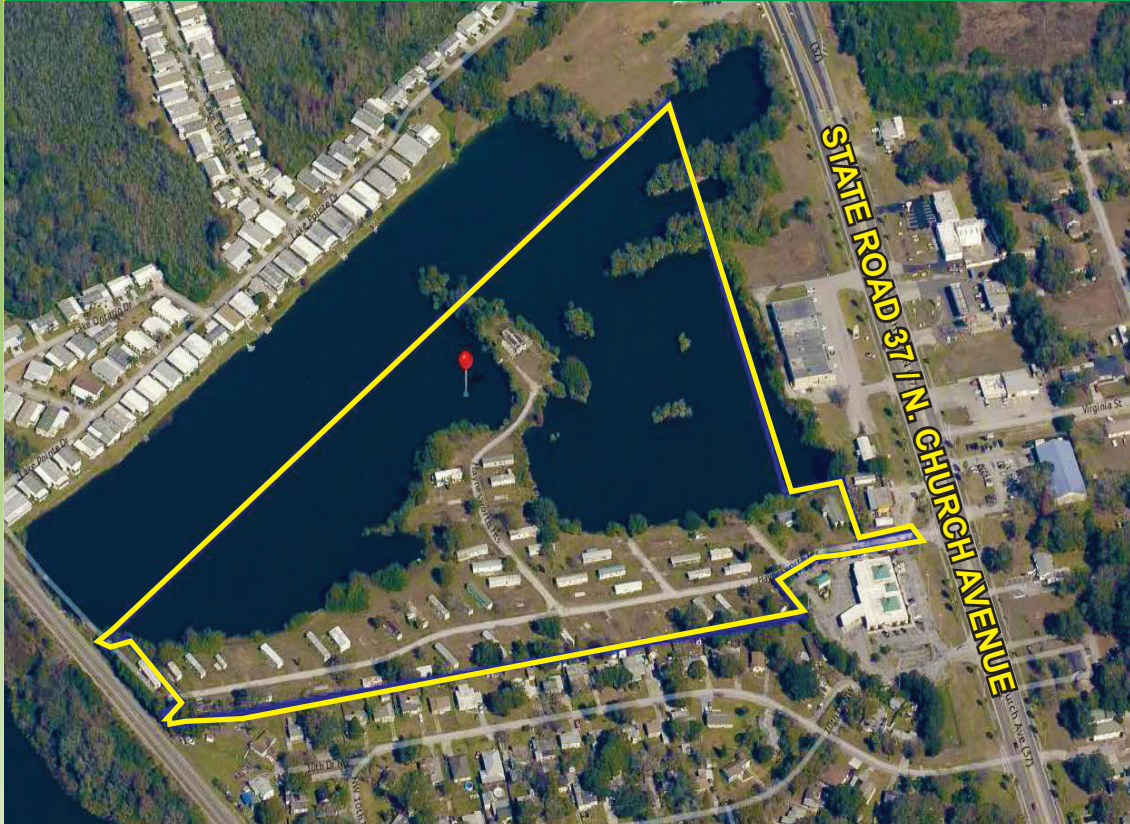
Lakefront site for Sale

3825 South Florida Ave.
Suite 5
Lakeland, FL 33813

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Real Estate Services
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1014 N. Church Avenue Mulberry, FL 33860

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



- 27.72 ± gross acres, (land:13 ± gross acres, water: 15 ± gross acres).
- Electric: Tampa Electric Company (TECO)
Water/sewer: City of Mulberry
(Hook-ups and lines have been removed creating a raw site).
- This property is located within the city limits of Mulberry. Ingress is via a private road from SR 37. (Mulberry's main North / South thoroughfare).
- State Road 60, located less then one mile to the south, links the State of Florida in an East/West direction from Vero Beach to Tampa and St. Petersburg / Clearwater.
- Sale / Purchase Price \$300,000.00, cash to seller.

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



MULBERRY, FLORIDA - UNIQUE WATERFRONT DEVELOPMENT SITE

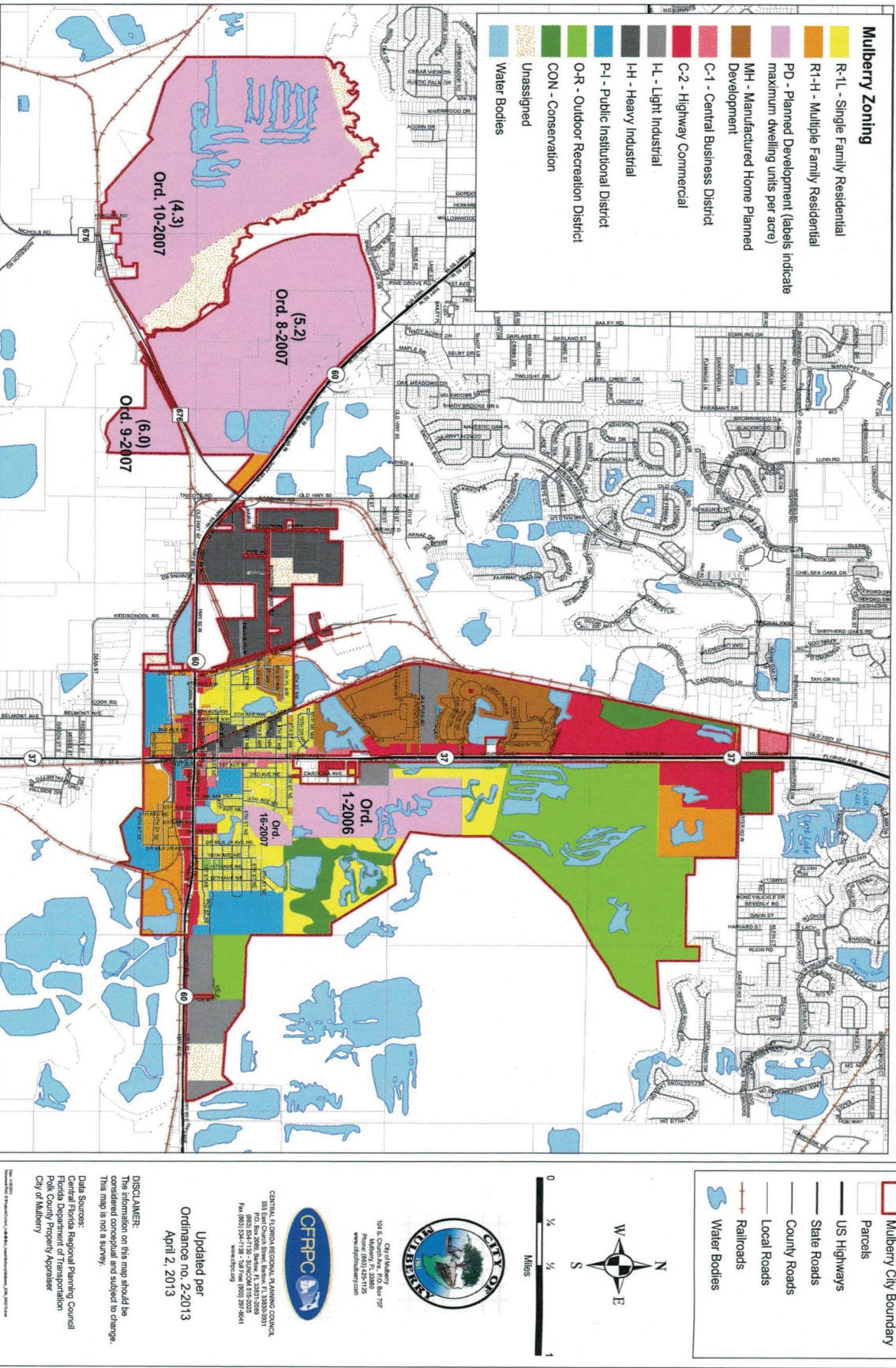
PROPERTY ADDRESS	1014 North Church Avenue, Mulberry, Florida 33860
PROPERTY LOCATION	Within the City limits of Mulberry, with access from SR 37 (Mulberry's main North/South thoroughfare) and bordered to the South by Haynworth Heights residential subdivision, to the West by the CSX railroad, to the North by a body of water and Lake Pointe Village mobile home park. One mile North of State Road 60.
TYPE PROPERTY	Raw, level Peninsular land with major water frontage and riparian rights onto unnamed body of water.
SIZE PROPERTY	Total size: 27.72 ± acres (1,207,483.20 SF) Useable land: 12.85 ± acres (559,746 SF) Balance of property consists of riparian rights (approx. 15+ acres)
DESCRIPTION	This property was a former mobile park which has been cleared of all mobile home units – water and sewer lines have been removed to create a raw site, ready for re-development.
FUTURE LAND USE/ZONING	R-1H City of Mulberry – allows residential development for up to 16/units per acre (single estate – single family – multi-family condos or apartments).
UTILITIES	Electric (Tampa Electric). Water/Sewer available from City of Mulberry
PROPERTY FOLIO	23-30-02-000000-011060 Polk County
AD VALOREM TAXES	\$664.32 for Year 2016 (based on vacant land). Taxes subject to change based on assessment of new development.
MILLAGE RATE	21.5693 (Mulberry Millage Code 90110)
COMMENTS	This property offers a unique opportunity for redevelopment with multiple options, taking advantage of its convenient access to the highway and beautiful waterfront location: <ul style="list-style-type: none">• Private single residential estate,• Single family homes (gated community), or• High density residential (up to 16/units/acre) 2-3 story condos or apartments.
SALE/PURCHASE PRICE	\$300,000.00, Cash to Seller (\$23,346.30 per useable acres)

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1014 N. CHURCH AVE. MULBERRY FL 33860

CITY OF MULBERRY - ZONING MAP

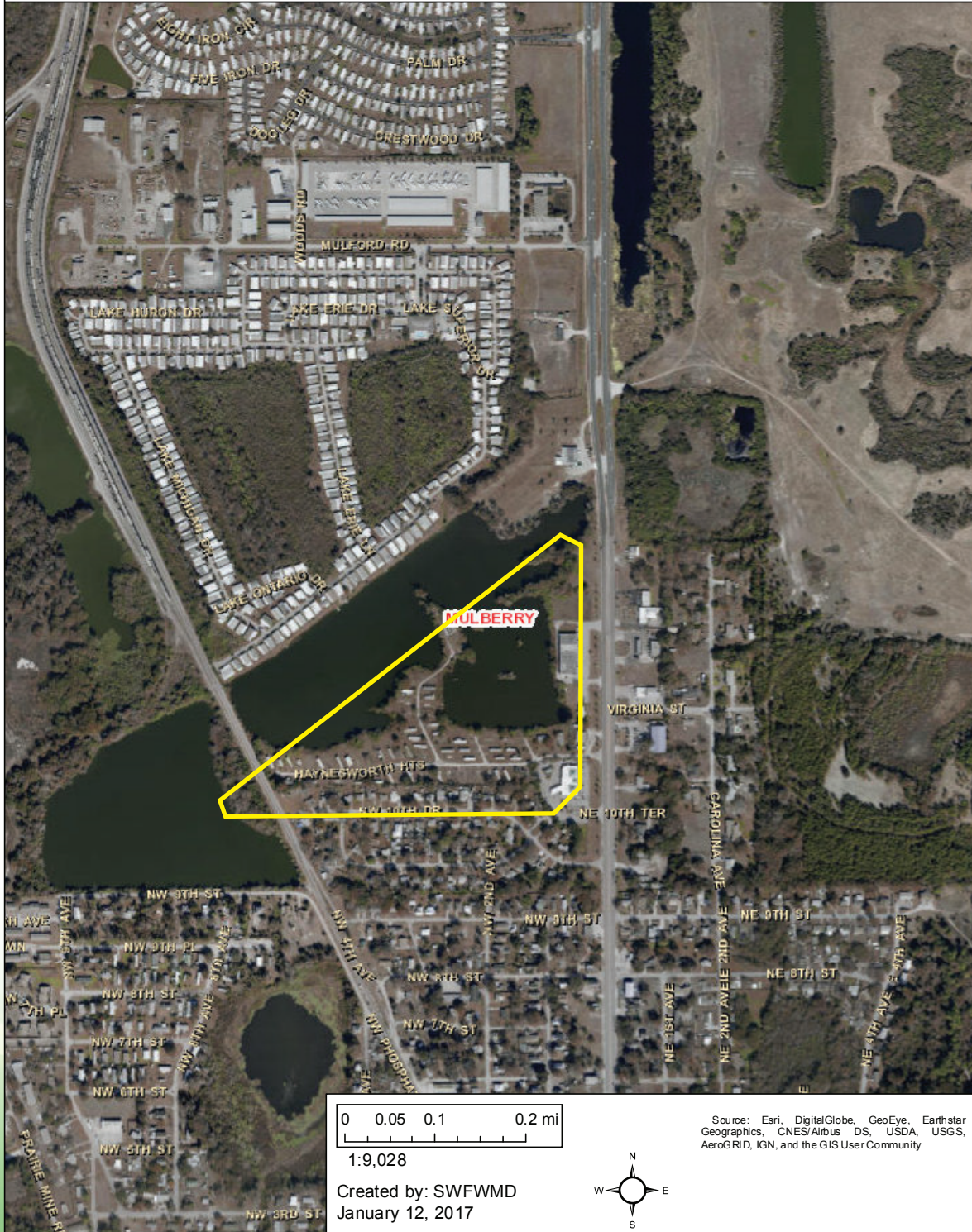


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Floodplain Mapping Application



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Legend


Floodplain Watershed Boundaries

 Watershed Boundaries

Floodplain Boundaries

 Floodplain

 New Development Areas

 Transition Zones


FEMA Flood Data - Areas not yet updated with DFRIM

 A; AE; AH; ANI; AO; VE

FEMA Effective Flood Zones (DFIRM)

 A; AE; AH; AO; V; VE

 Floodway Areas In Zone AE

 Zone D (Areas in which flood hazards are undetermined, but possible)

 Zone X (Areas determined to be outside the 0.2% Annual Chance Floodplain)

 Zone X Shaded (0.2% Annual Chance Flood)

 Zone X Shaded (Areas protected from the 1% Annual Chance Floodplain by a levee)

 Open Water

Parcels

 Parcels

Boundaries

 Northwest Florida Water Management District

 South Florida Water Management District

 St. Johns River Water Management District

 Suwannee River Water Management District

 Water Management District Boundary

 State Boundary

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