

US 27 Commercial - 7.8 Acres!

Haines City/Davenport, Florida

For Sale



Property Details

Size : 7.845 acres

Price : \$2,300,000 - **PRICE REDUCED!**

Features : 6 lane highway

Great traffic counts

Easy Highway Access

Small existing buildings

Area 7.8 Acre Commercial Site on 6-Lane

Description : US Highway 27 Less Than 1/2 Mile
From Heart of Florida Regional!

Property Overview

Large Commercial corner parcel with frontage on US Highway 27 and Sand Hill Road. High traffic counts (44,534 vehicles/day - FDOT).

Contact Information :

Gloria Spanjers, Realtor®
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Mike Nolen Realtor®
Phone : (863) 294-7541



NRT

290 Cypress Gardens Boulevard, Winter Haven, FL 33880

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For Sale

7.8+ Acre Commercial Site on 6-Lane US Highway 27 Less Than 1/2 Mile From Heart of Florida Regional

DESCRIPTION:	Large Commercial parcel with frontage on US Highway 27 and Sand Hill Road. High traffic counts (44,534 vehicles/day - FDOT). This property is an excellent location for strip center or professional office complex.
LOCATION:	U.S. Highway 27 and Sand Hill Road, Davenport, Florida. This property is less than 5 miles from Interstate 4.
SITE:	Existing 1,440 SF building., plus mobile home Property is fenced, except for strip leading to Sand Hill Road. Lot size is 7.845 acres per property appraiser.
INGRESS & EGRESS:	Excellent access from US 27 and from Sand Hill Road. Currently, all egress from property must go south due to restricted median cut at Sand Hill Road. Turnaround median cuts are a very short distance away and are convenient to use. Some clearing necessary to utilize access strip to Sand Hill Road.
UTILITIES:	Water, sewer, telephone, gas and electric available. Per Polk County Utilities Department: 4"sewer force main on west side of 27. 4" force main on Sand Hill Road. Water on east side of 27 and 8" water main on Sand Hill Road.
LAND USE:	Polk County - Future land use designation of Professional Institutional (PIX) in the North Ridge SAP and the Ridge Special Protection Area (Green Swamp). The subject property is located in the Polk County Northeast Utility Service Area.
PRICE:	\$2,300,000.00 - PRICE REDUCED!

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