

# 2.5 ACRES FOR SALE

## Dundee Road at Carl Floyd Road/Sage Road



NRT



Winter Haven, Florida

## Dundee Road Commercial (Whitehead)

### Property Information

#### PARCEL SIZE

2.5 ACRES

#### PRICE

\$1,400,000

#### Features

- 260 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

#### 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.



**Nolen/Spanjers Team - [www.mycommercialteam.com](http://www.mycommercialteam.com)**

**Email us: [gloria@mycommercialteam.com](mailto:gloria@mycommercialteam.com)**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial NRT

Gloria J. Spanjers, GRI

290 Cypress Gardens Boulevard

Winter Haven, FL 33880

863-206-4749

# 2.5 ACRES FOR SALE

Dundee Road at Carl Floyd Road/Sage Road



NRT

## Commercial Site on Dundee Road (SR 542)

Winter Haven, Florida

<b>DESCRIPTION:</b>	Vacant 2.5 acre commercial parcel on Dundee Road (SR 542). High traffic counts (16,300 vehicles/day). Seller will also consider selling the total 8.8634 acre parcel.
<b>LOCATION:</b>	Dundee Road at its intersection with Carl Floyd Road/Sage Road. This property is minutes away from Legoland Florida!
<b>SITE:</b>	Vacant Land. 2.5 acres. 200+ foot frontage along SR 542 (Dundee Road).
<b>INGRESS &amp; EGRESS:</b>	Excellent access from Dundee Road and from Sage Road. Controlled intersection.
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>LAND USE:</b>	Polk County - Business Park Center (BPC-2).
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$1,400,000.00</b>

**Nolen/Spanjers Team - [www.mycommercialteam.com](http://www.mycommercialteam.com)**  
**Email us: [gloria@mycommercialteam.com](mailto:gloria@mycommercialteam.com)**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

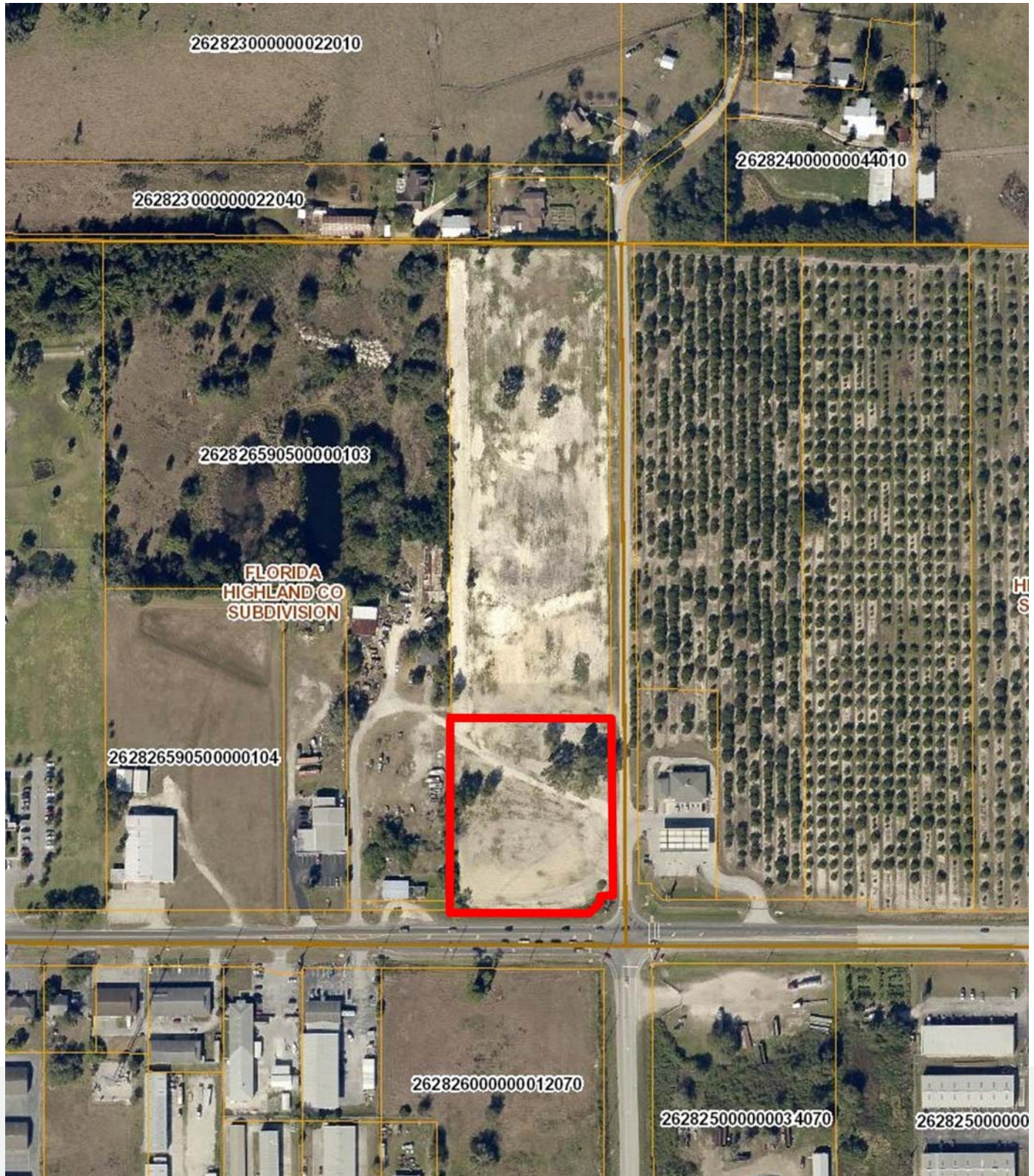
Coldwell Banker Commercial NRT  
 Gloria J. Spanjers, GRI  
 290 Cypress Gardens Boulevard  
 Winter Haven, FL 33880  
 863-206-4749

# 2.5 ACRES FOR SALE

## Dundee Road at Carl Floyd Road/Sage Road



NRT



**Nolen/Spanjers Team - [www.mycommercialteam.com](http://www.mycommercialteam.com)**  
**Email us: [gloria@mycommercialteam.com](mailto:gloria@mycommercialteam.com)**

Coldwell Banker Commercial NRT  
 Gloria J. Spanjers, GRI  
 290 Cypress Gardens Boulevard  
 Winter Haven, FL 33880  
 863-206-4749

# 2.5 ACRES FOR SALE

Dundee Road at Carl Floyd Road/Sage Road



NRT



**Nolen/Spanjers Team - [www.mycommercialteam.com](http://www.mycommercialteam.com)  
Email us: [gloria@mycommercialteam.com](mailto:gloria@mycommercialteam.com)**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

**Coldwell Banker Commercial NRT  
Gloria J. Spanjers, GRI  
290 Cypress Gardens Boulevard  
Winter Haven, FL 33880  
863-206-4749**