



Phillip Mays
 Broker/Owner
 NAI Ulysses Realty

BK3016134
 (863) 647-0862
 (863) 409-2277
 pmays@NAIulyssesrealty.com

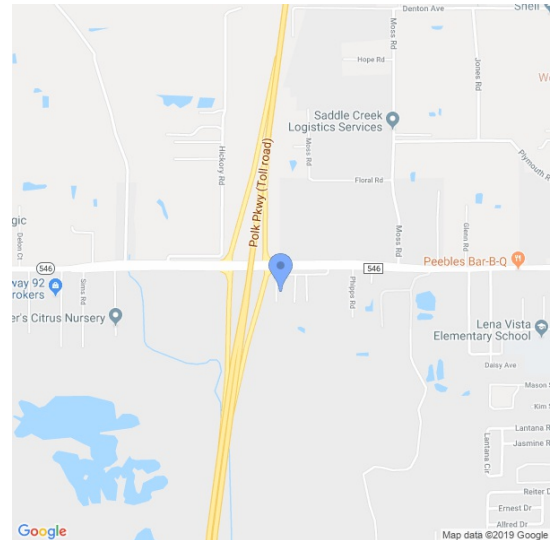


Motel Development Site - For Sale

1191 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

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 5+/- acres fronting Old Dixie Hwy are developable. The land use designation is Community Activity Center (CAC) which permits motel/hotel uses, c-stores with gas, restaurants and strip centers.

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 World.

This would be an idea location for a motel, restaurant or c-store.

Up to 100% owner financing available to qualified buyers.