

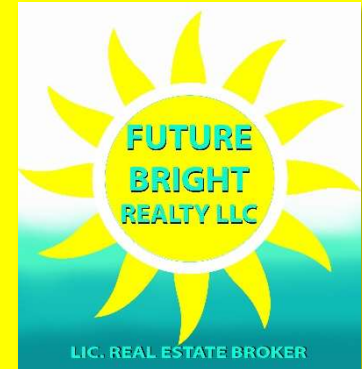
Check Out This 26+ Acres!

Fabulous 26+ Acre Development Site in Auburndale, FL



These Parcels Are Zoned
Business Park Center-1
Within the I-4 Selected
Area Plan, BPC-1X

CALL FOR DETAILS!
615-294-7466



- Development site is ONE block from Berkley Road, close to I-4 and the Polk Parkway!
- Adjacent to the Teco-Auburndale Trail (Bike/Hike trail) and close to Florida Polytechnic!
- Under 2 miles from new Amazon Distribution Centers! And only 6.5 miles from the new Pepsi-Co Distribution Center
- Tons of new jobs and employees pouring into the area and there is nowhere for them to eat, live, fuel up, do groceries – **Amazon is bussing in workers because there's no housing for them in the area!**
- The closest restaurants and retail are 6.4 miles away at US92 and Berkley, other than a Dollar General and Peebles BBQ, both about 3 miles away
- This area is **starving for grocery stores, pharmacies, apartments, self storage, townhomes**, hotels, restaurants, and big box retail, and even more distribution would be perfect at this location!
- Additional acreage is available as some of the other property owners are interested in possibly selling!
- Text or Call Deb Ponceti at 615-294-7466

PARCEL NUMBER ADDRESS ACRES \$ PER ACRE PRICE

25-27-17-299101-000040	256 Sunridge Rd	6.23 acres	\$170k per acre	\$1,059,000
25-27-17-299101-000390	261 Sunridge Rd	3.13 acres	\$295k per acre	\$923,350
25-27-17-299101-000051	307 and 317 Skyblue Ln	10.16 acres	\$200k per acre	\$2,032,000
25-27-17-299101-000190	314 Skyblue Ln	3.23 acres	\$302k per acre	\$976,998
25-27-17-299101-000080	318 Skyblue Ln	3.50 acres	\$298k per acre	\$1,043,000



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LIC. REAL ESTATE BROKER

