

# 18.69 A/C FOR SALE

Offering Memorandum

## DEVELOPMENT OPPORTUNITY IN POLK CITY

I-4 & SR 599 (Commonwealth Avenue), Polk City, Florida

**SALE PRICE**                      \$2,800,000



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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### Hank Dajani

Senior Commercial Sales Associate

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# SALE

## DEVELOPMENT OPPORTUNITY IN POLK CITY

611 Citrus Grove Blvd N Polk City, FL 33868

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# SALE

## REDEVELOPMENT OPPORTUNITY IN POLK CITY

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### PROPERTY DESCRIPTION

#### POLK CITY OVERVIEW

Today, Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture and the phosphate industry still play vital roles in the local economy, along with an increase in tourism revenue in recent years. The county's location between the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, environmental lands and many outdoor activities, making Polk the crossroads of central Florida.

### OFFERING SUMMARY

Price:	\$2,800,000
Lot Size:	814,242 SF
Zoning:	RC
APN:	252629295302003000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	210	5,824	41,839
Total Population	474	14,692	101,670
Average HH Income	\$58,441	\$64,778	\$59,135

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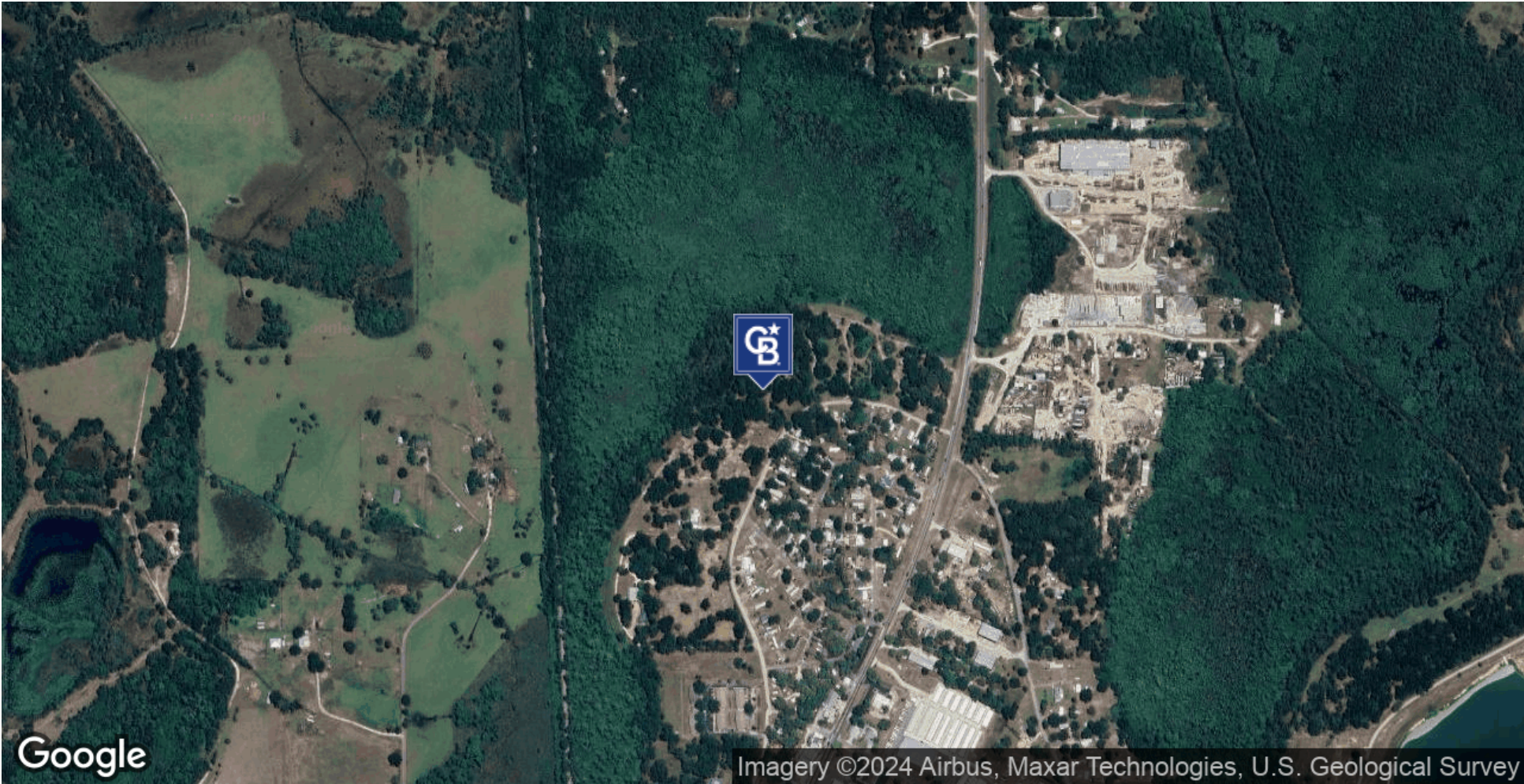


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