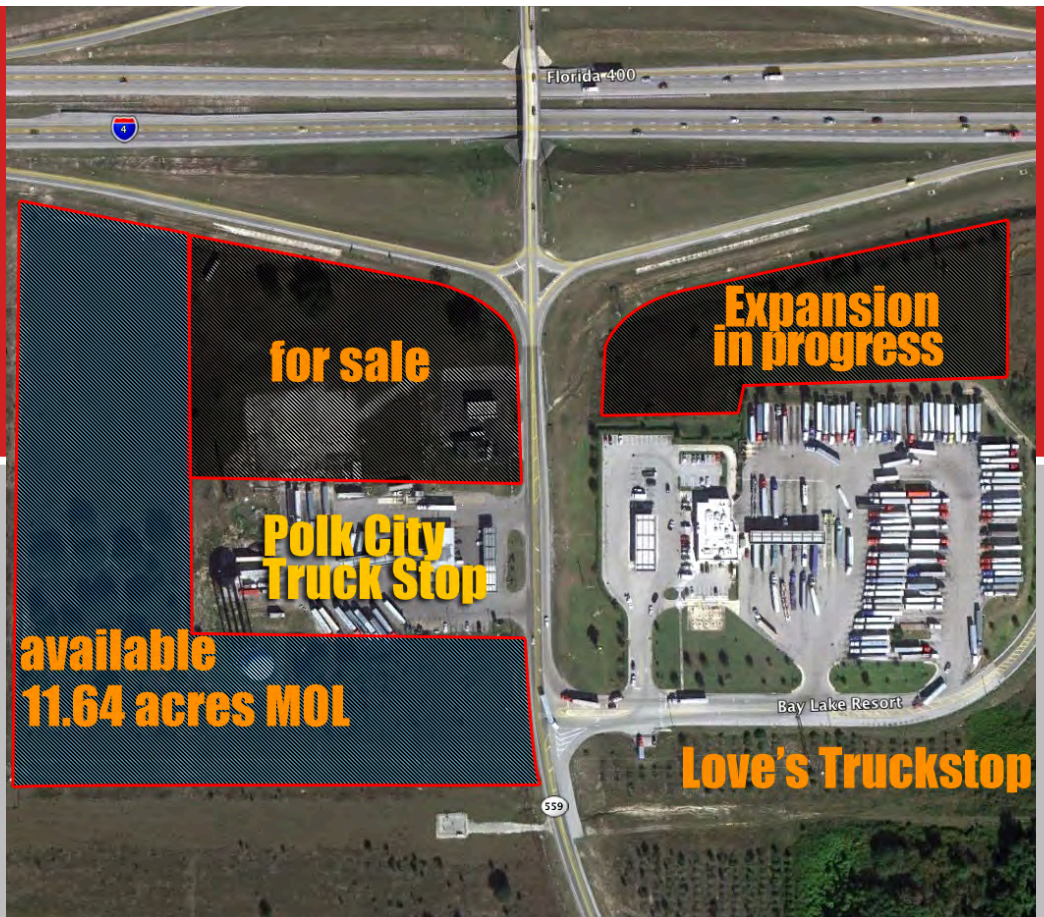


For Sale

3.55 Acre
Truck Stop Site in
Auburndale, FL

- ✓ Zoned Commercial
- ✓ Interstate visibility
- ✓ Utilities at site
- ✓ AADT 141,800
- ✓ 445' of frontage



- ✓ 445' of frontage on I-4 and 226' on SR 559
- ✓ Water and sewer from City of Auburndale
- ✓ 3.55 Acres MOL/Expandable to 15.19 acres
- ✓ Full Interstate exchange
- ✓ Land use is currently Tourism Commercial Center
- ✓ 10 miles to US 27 and 3 miles to Polk Parkway/570
- ✓ 45 miles to downtown Tampa, 39 miles to downtown Orlando, and 27 miles to Disney
- ✓ SR 559 Daily Traffic counts 19,000
- ✓ Interstate 4 Daily traffic counts 141,800
- ✓ \$2,500,000



Ben Crosby, CCIM
505 Avenue A NW
Winter Haven, FL 33881
ben@crosbydirt.com
863.293.5600 main

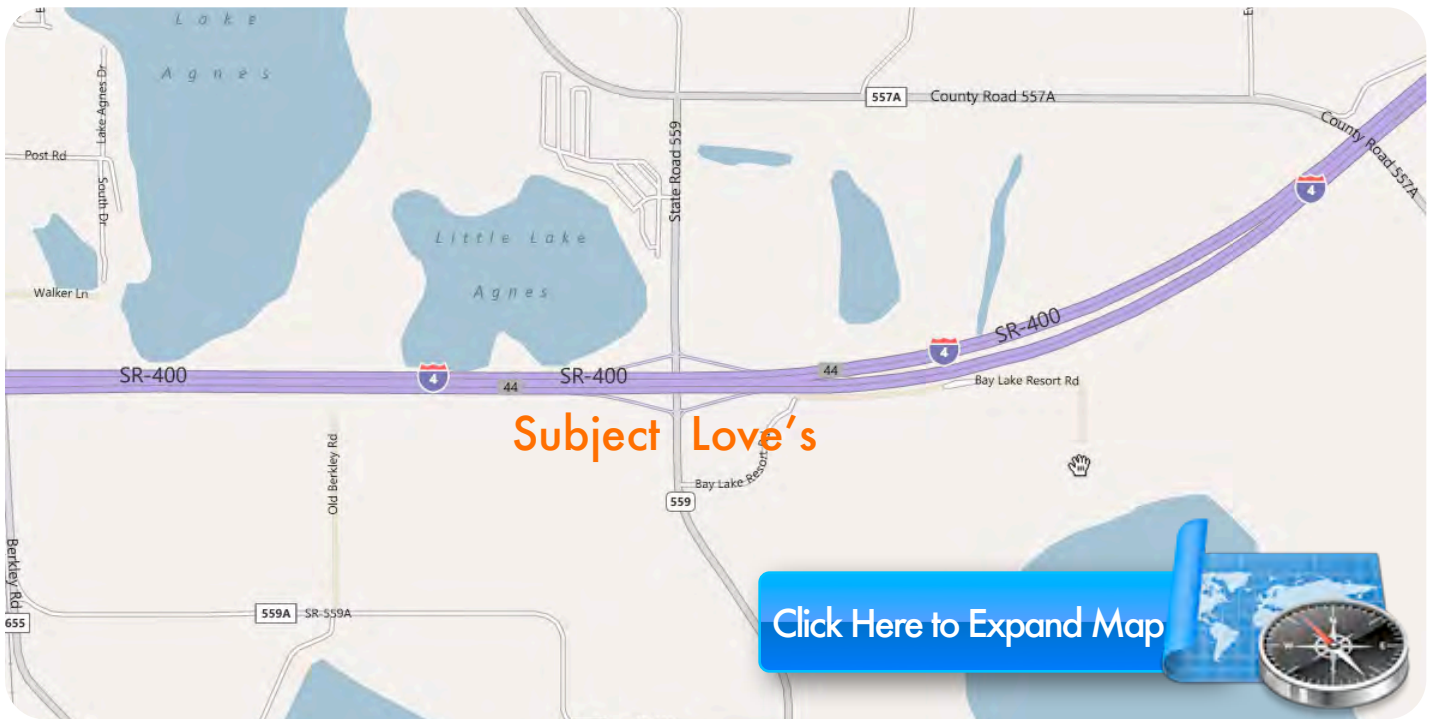


Licensed Real Estate Broker

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Best Ways to Contact Us

Have you visited our website?! All of our listings and flyers can be found there.

www.crosbydirt.com

1. Subscribe to our RSS feeds. Did you know we have two ways of keeping up with hot new properties coming onto the market?! We have a RSS feed on our website for our total inventory and one RSS feed for individual properties. Sign up today for updates.

2. Tired of talking to menus? You can also contact us to talk to an agent over the phone for one on one personalized service. We believe in working with our buyers and sellers one on one. Remember that consultations are always FREE.

2012 Demographics	1 Mile	3 Miles	5 Miles
Population	633	7,460	19,562
Total Population Median Age	47.8	46.4	43.2
Household Av. Income	\$53,110	\$51,855	\$58,643
Median Income	\$41,117	\$41,464	\$49,329

Directions: Property located on the southwest corner SR 559 & Interstate 4

What Does Crosby & Associates Excel At?

Crosby & Associates, Inc. is a full service brokerage and we have teams standing by to advise you on your best options when selling or purchasing a property. Our marketing reach is quite extensive offering exposure to over 270 different websites such as MLS, Trulia, Loopnet, Total Commercial, etc. Our specialty ranges from large tracts of land for farming to retail property and everything in between. We also offer auctioning your property to get maximum value for your property. Give us a call or shoot us an email...we would love to hear from you.

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