

**FOR
SALE**

POINCIANA - POLK COUNTY RESIDENTIAL ACREAGE

6000 Marigold Ave, Poinciana, FL 34759

**UNDER
CONTRACT**



ABOUT THE PROPERTY

SIZE 864± acres

PRICE Please call for pricing

ZONING Residential and Commercial

FLU Development of Regional Impact

DESCRIPTION

This property is one of the last remaining undeveloped parcels of a DRI, and it is ripe for development of multifamily, single family, and commercial uses. Due to the existing entitlements, a fast-tracked due diligence and approval process is achievable (*property is sold As-Is where is with all faults and subject to Buyer's approval of its own inspection, for its intended uses*). Properties to the west and north are mostly "built out" for residential and commercial. Thus, this property is next in line to be developed. Entitlements for this property include single family and commercial uses (450,000 sf). This property is already platted for a subdivision. Fee simple and not subject to conservation easements sold on it. Potential residential yield - 1,343 single family units (864ac parcel).

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

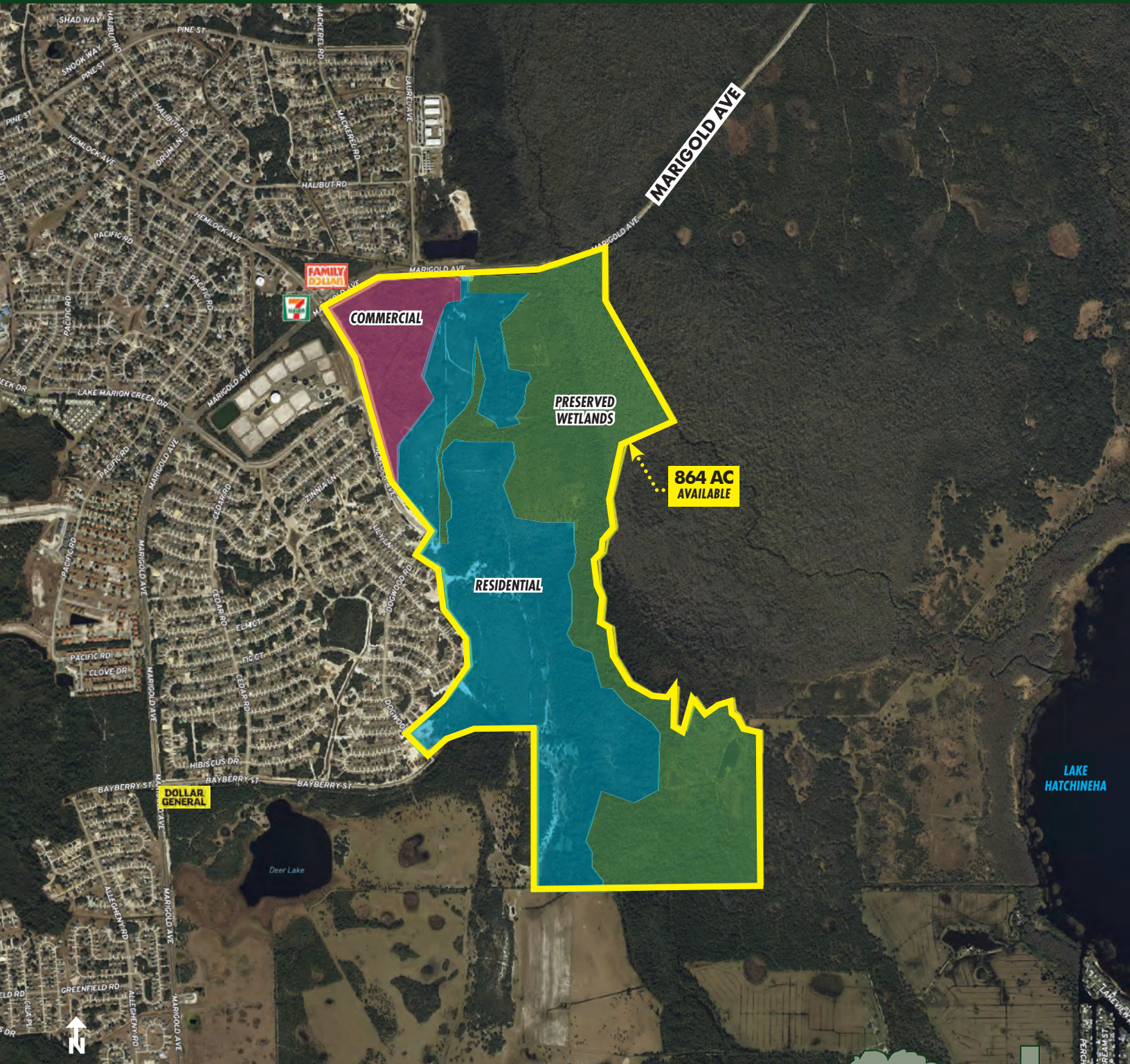
Offering subject to errors, omission, prior sale or withdrawal without notice.



**FOR
SALE**

POINCIANA - POLK COUNTY RESIDENTIAL ACREAGE

6000 Marigold Ave, Poinciana, FL 34759



ZONING/USES MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

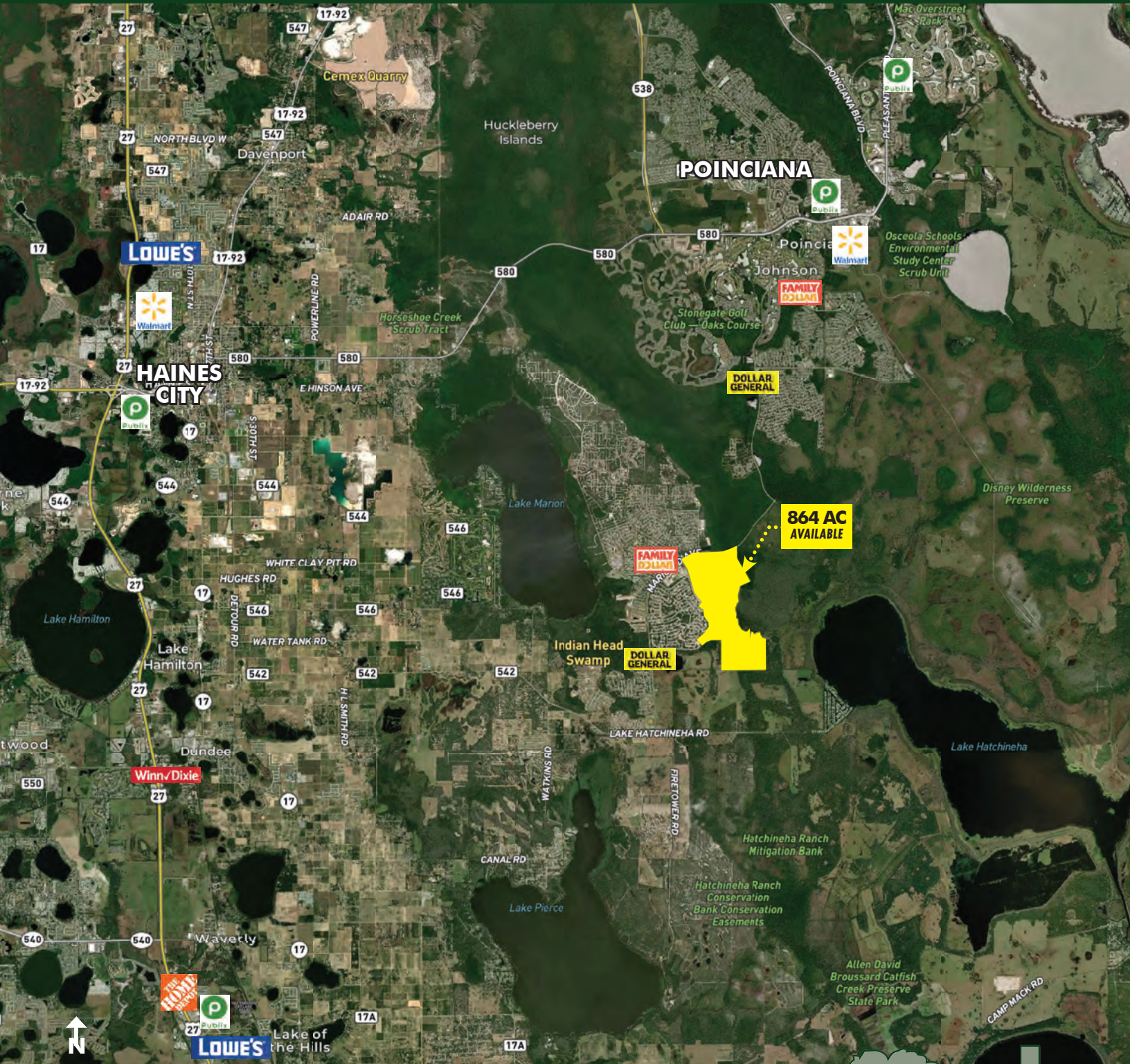
Offering subject to errors, omission, prior sale or withdrawal without notice.



**FOR
SALE**

POINCIANA - POLK COUNTY RESIDENTIAL ACREAGE

6000 Marigold Ave, Poinciana, FL 34759



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



**FOR
SALE**

POINCIANA - POLK COUNTY RESIDENTIAL ACREAGE

6000 Marigold Ave, Poinciana, FL 34759

DRIVE TIMES

Poinciana: 15 minutes

Haines City: 25 minutes

Kissimmee: 45 minutes

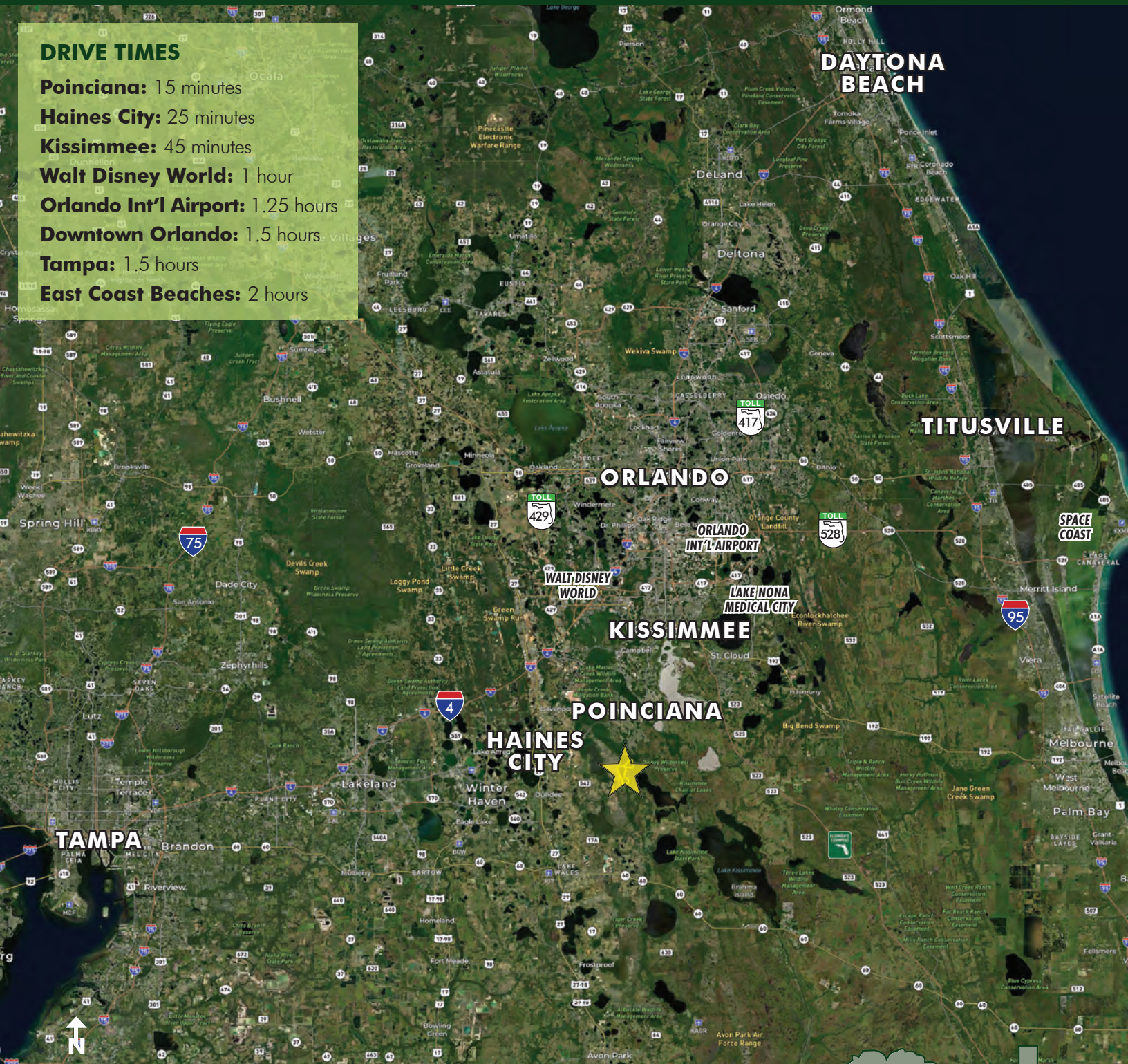
Walt Disney World: 1 hour

Orlando Int'l Airport: 1.25 hours

Downtown Orlando: 1.5 hours

Tampa: 1.5 hours

East Coast Beaches: 2 hours



LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

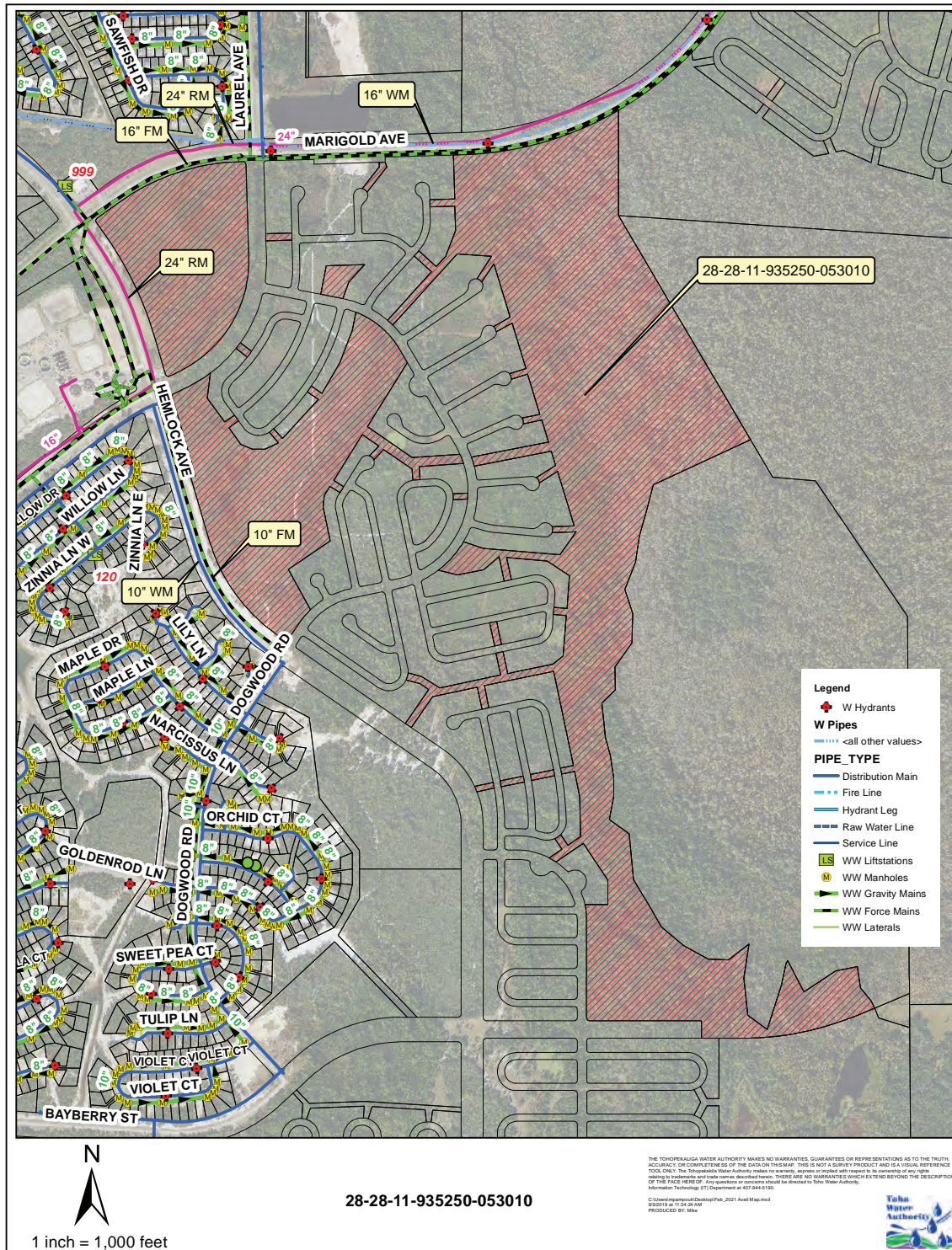
Offering subject to errors, omission, prior sale or withdrawal without notice.



**FOR
SALE**

POINCIANA - POLK COUNTY RESIDENTIAL ACREAGE

6000 Marigold Ave, Poinciana, FL 34759



UTILITIES MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



Maury L. Carter & Associates, Inc.TM
Licensed Real Estate Broker