

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

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Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase 9.5 acres of lakefront commercial land on US Highway 17/92 (Alfred Drive) in Lake Alfred. It's located on Lake Haines and is within the city limits of Lake Alfred.

The property is currently zoned C-2 (Mixed-Use Corridor). Potential uses include day care, office, restaurant, retail, light industrial, ALF, multi-family, storage, school, hotel, medical, and truck stop. It has approximately 750 feet of frontage and an AADT of 26,500. Sewer is to the property and water is approximately 750' to the west at Ramona Avenue. A median opening allows for left-in/left-out.

The site is estimated to have between four and five acres of uplands. There appear to be approximately two acres completely outside of the floodplain.

LOCATION DESCRIPTION

The property is located on the south side of US Highway 17/92 (Alfred Drive) in Lake Alfred in Polk County. It's situated between Romona Avenue and Mosley Road.

SIZE

9.5 acres

ZONING

C-2 (Mixed Use Corridor)

PRICE

\$799,000

Aerials



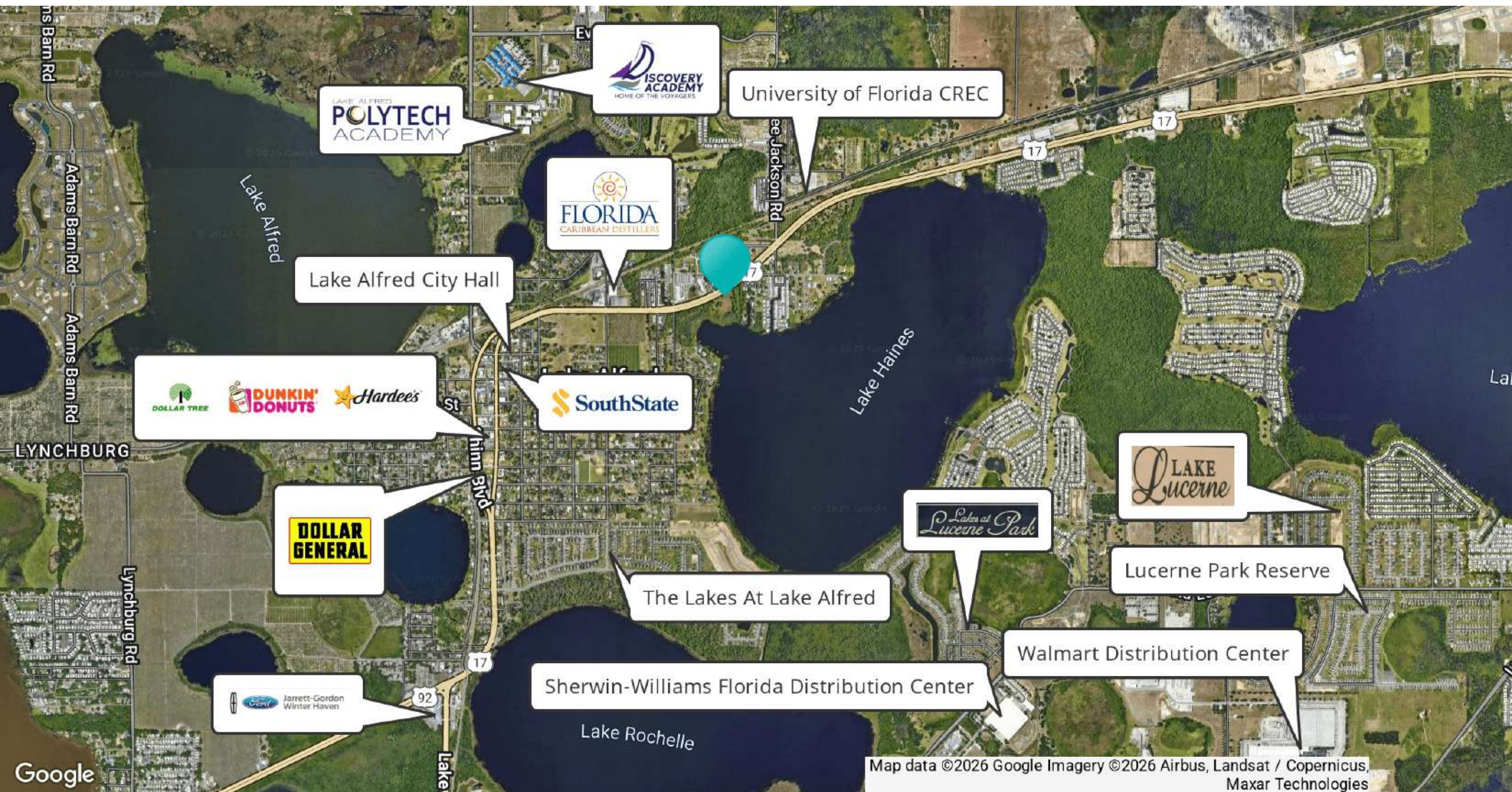
Aerials



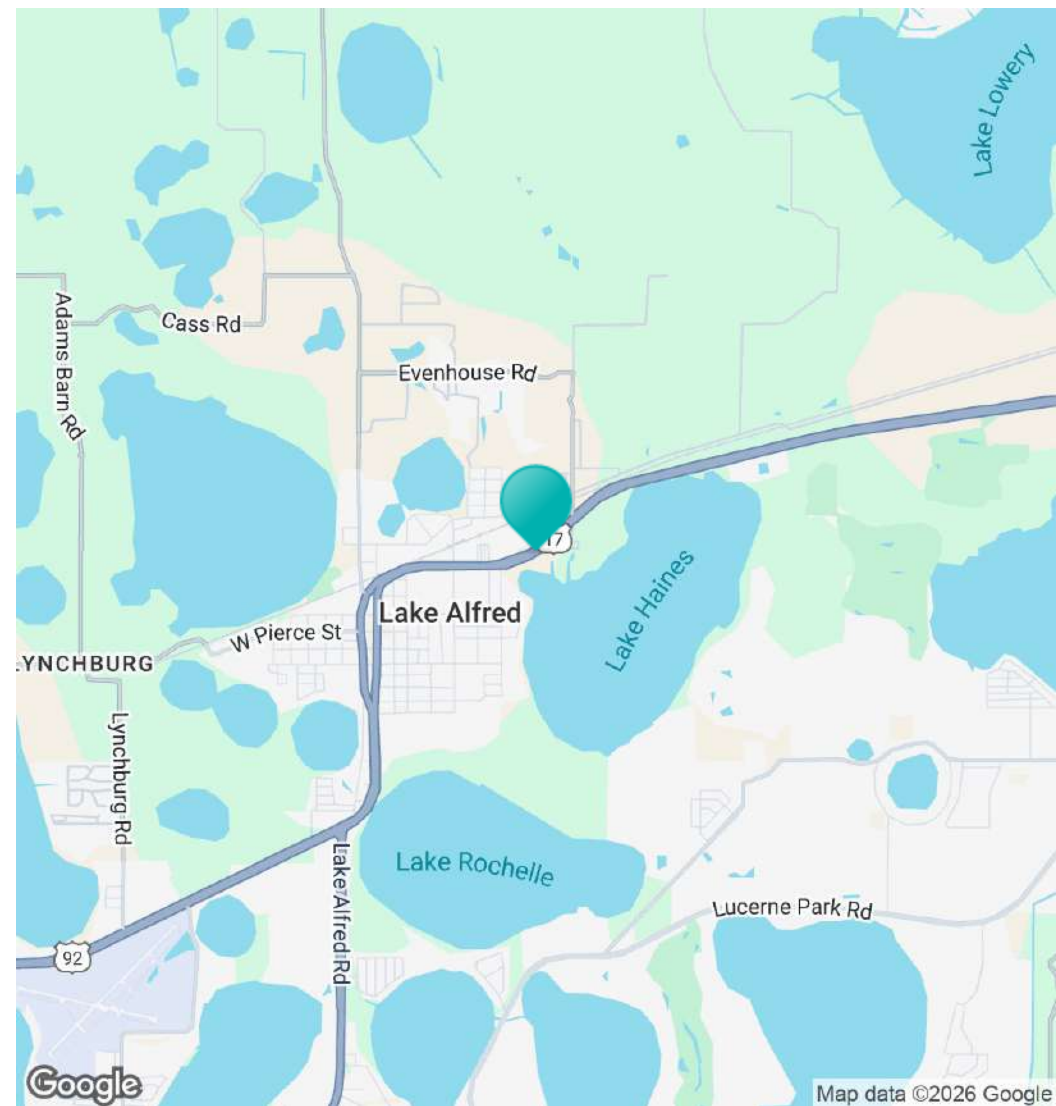
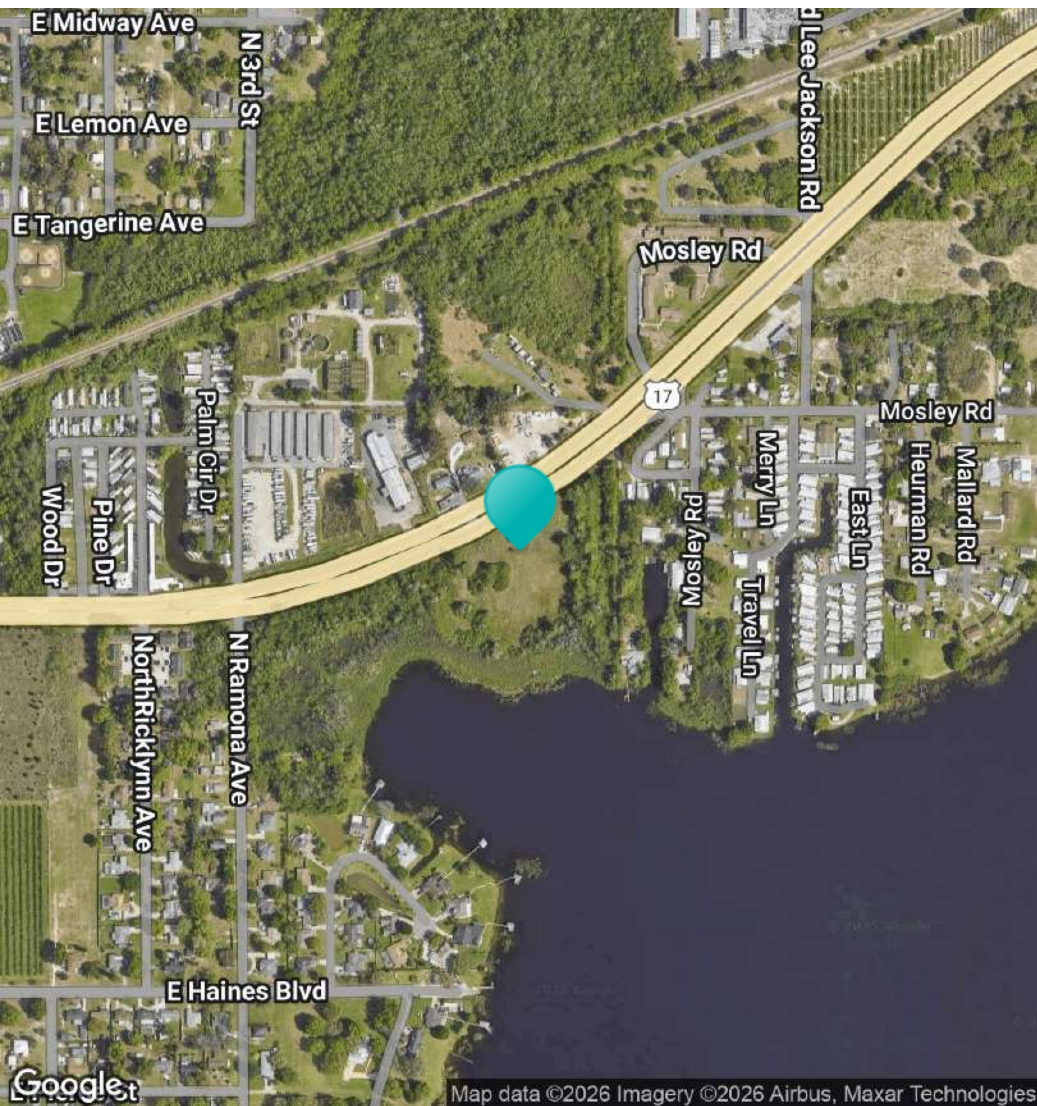
Property Photos



Retailer Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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