

Fischbach LAND COMPANY



Fischbach Land Company
917 S. Parsons Avenue
Brandon, Florida 33511
813-540-1000

Hwy 17 Industrial 287.49 ± AC, Arcadia, FL
15 Minutes From I-75, Over 1,870 F ± Feet Of Frontage On Hwy 17, CSX Railroad Frontage
FischbachLandCompany.com/ArcadiaIndustrial

Reed Fischbach
reed@fischbachlandcompany.com
Blaise Lelaulu
blaise@fischbachlandcompany.com

Hwy 17 Industrial 287.49 ± AC, Arcadia, FL

287.49± acres of Industrial Heavy (IH) zoned level and dry land, featuring 1,870 ± feet of frontage on Hwy 17 and 2,370 ± feet on NW Hull Ave. CSX rail runs directly along the frontage of this property, starting in Gulf Harbor/ Naples, continuing up to Montreal, Canada. The zoning and future land use permits for all intensive industrial and commercial uses, not restricted to but allowing; manufacturing, fabrication, distribution centers, concrete facilities, and storage. Just 15 minutes from I-75, Port Charlotte, and Punta Gorda.

Property Type: Industrial Land, Development Land

County: DeSoto

Sale Price: \$22,999,200

Acreage: 287.49± Acres

Property Address: 0 SW Highway 17, Arcadia, FL 34266

Nearest Intersection: SW Highway 17 & NW Hull Ave

Road Frontage: 1,870 ± ft on Hwy 17, 2,370 ± ft on NW Hull Ave

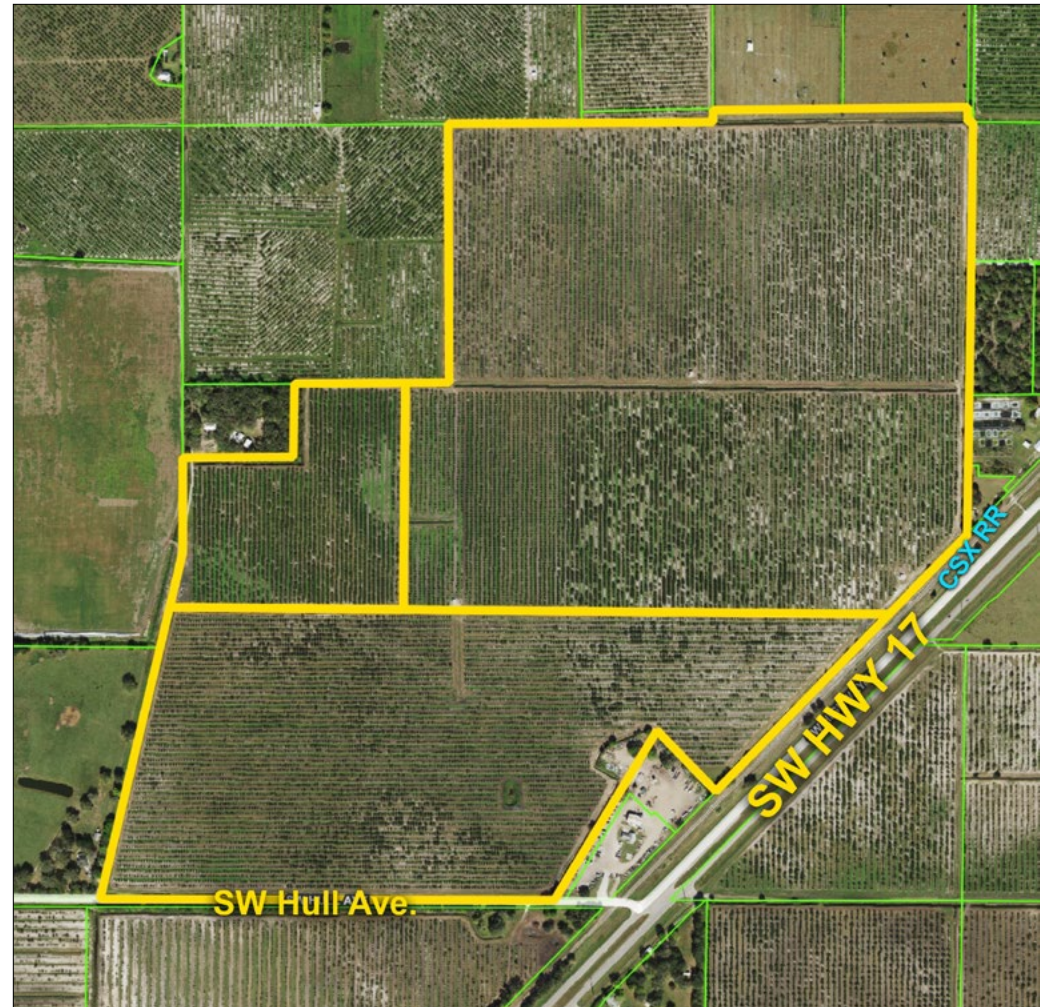
Zoning: IH

Future Land Use: Employment Center

S-T-R: 33-38-24

Parcel IDs: 33-38-24-0000-0017-0000, 33-38-24-0000-0065-0000, 33-38-24-0000-0019-0000

Property Uses: Manufacturing, warehousing, fabrication, cement plant, storage



1,870 ± Feet of Frontage on Hwy 17
Potential Opportunity for Rail Access



**Directions to Property From I-75:**

- Take Exit 164, for US-17 toward Arcadia
- Turn right onto US-17 N / Duncan Road (16.4 miles)
- Property is on West side of the road, look for sign

Just 15 minutes from I-75, Port Charlotte, and Punta Gorda