

Martin Realty Co.
(863) 494-2100

Genie Martin, Realtor, Assoc.
863-990-8223

10+/- Acre Prime Commercial Corner
Two Properties Combine to make a KEY
Commercial Opportunity
9 ac Larger Parcel (blue) Zoned CN
\$249,900.00
Corner Parcel (red zoned A5) \$159,000



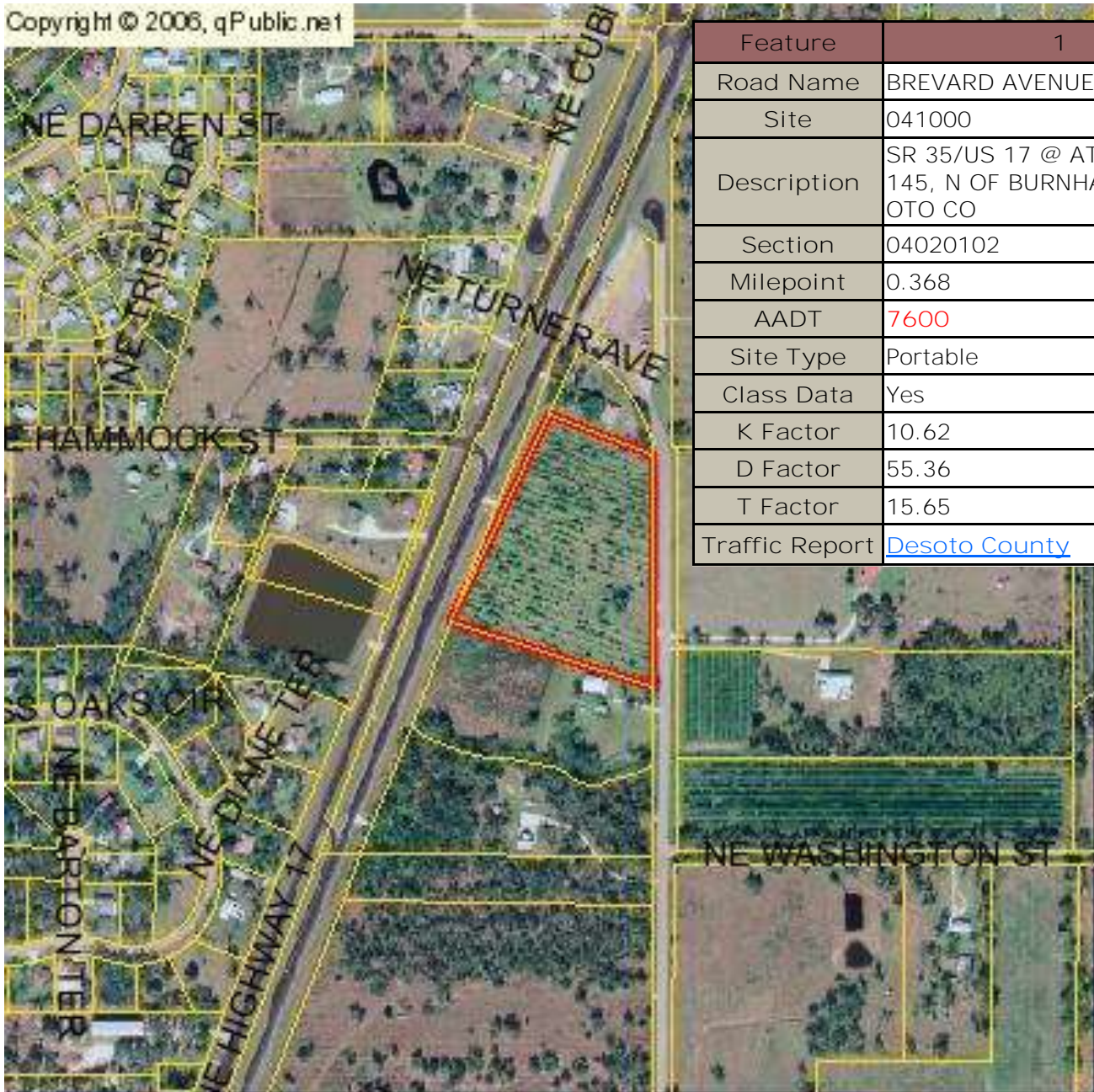
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**Commercial (CN) Zoned 10+/- acre Corner location
Frontage on 2 major arterial roads: US Hwy 17 and Turner Ave.
Asking \$249,900.00 Call Genie Martin 863-990-8223**

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Feature	1
Road Name	BREVARD AVENUE
Site	041000
Description	SR 35/US 17 @ ATR-145, N OF BURNHAM ST, DESOTO CO
Section	04020102
Milepoint	0.368
AADT	7600
Site Type	Portable
Class Data	Yes
K Factor	10.62
D Factor	55.36
T Factor	15.65
Traffic Report	Desoto County

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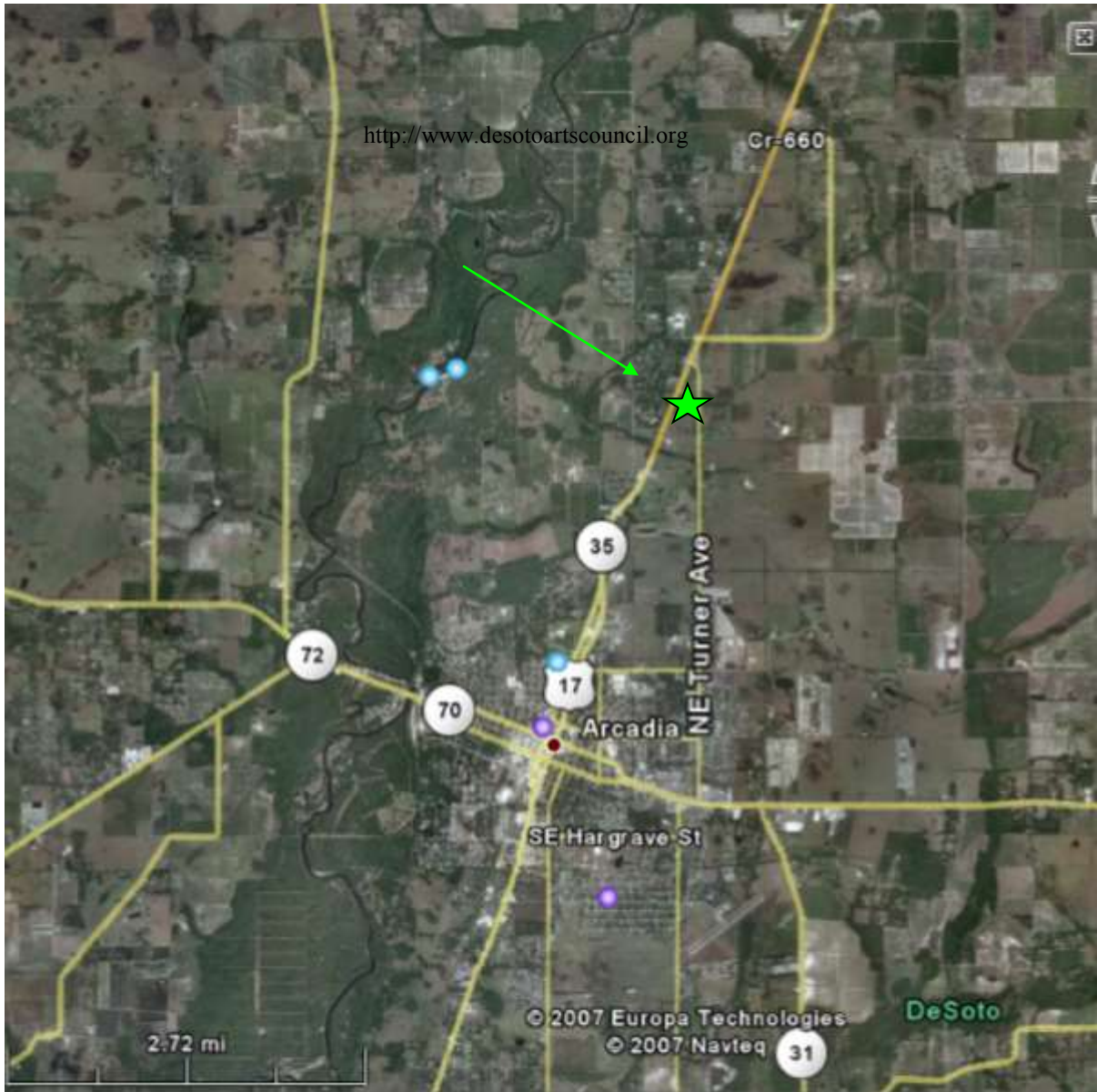
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**Commercial (CN) Zoned 10+/- acre Corner location
Excellent SERVICE PLAZA LOCATION**

**Frontage on 2 major arterial roads: US Hwy 17 and Turner Ave.
Only \$959,000 for all!**



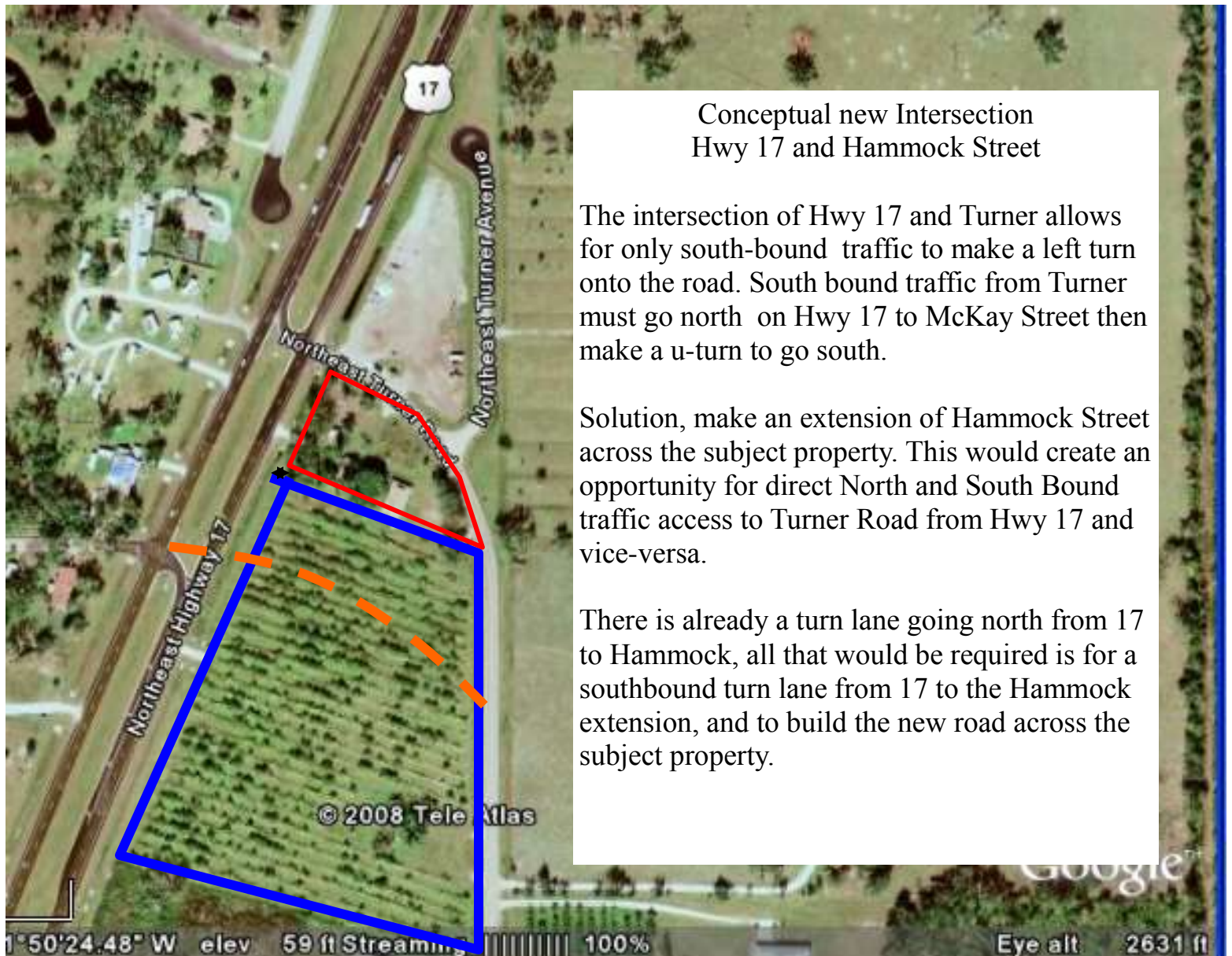
Concept for new Highway Access As suggested by DeSoto Planning Director

Conceptual new Intersection Hwy 17 and Hammock Street

The intersection of Hwy 17 and Turner allows for only south-bound traffic to make a left turn onto the road. South bound traffic from Turner must go north on Hwy 17 to McKay Street then make a u-turn to go south.

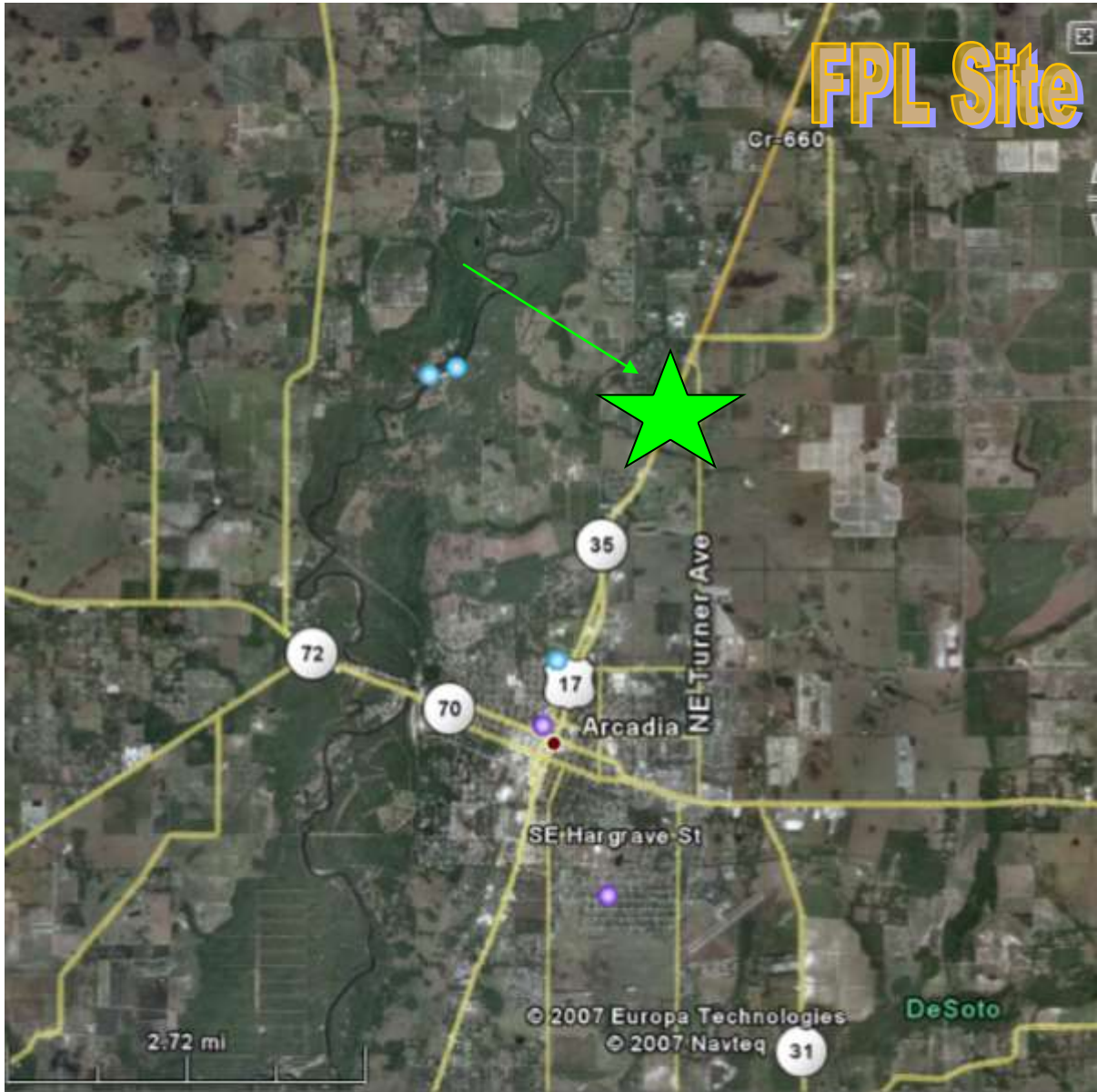
Solution, make an extension of Hammock Street across the subject property. This would create an opportunity for direct North and South Bound traffic access to Turner Road from Hwy 17 and vice-versa.

There is already a turn lane going north from 17 to Hammock, all that would be required is for a southbound turn lane from 17 to the Hammock extension, and to build the new road across the subject property.



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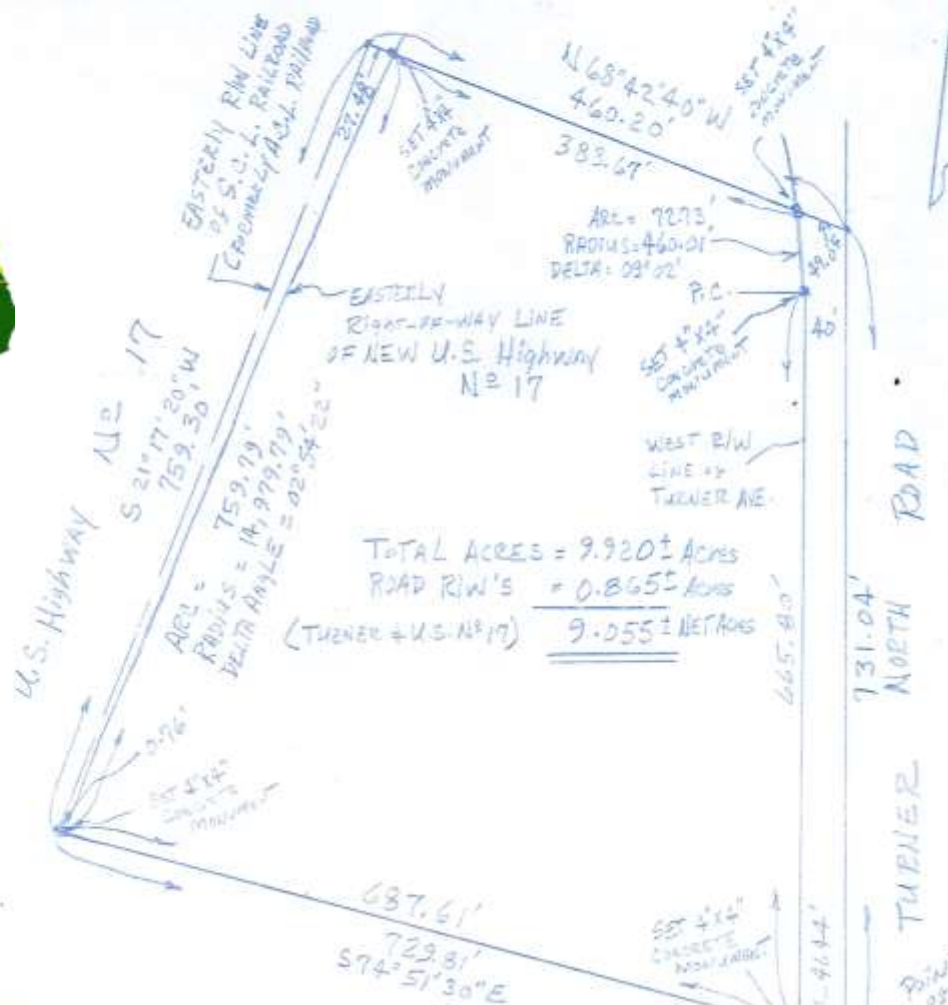
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Located near one of the largest
Solar Energy facilities in the world.
Efforts being made to bring in more
“Green Technology” companies.

LEGEND: N-NORTH; S-SOUTH; E-EAST; W-WEST; °-DEGREE; '-MINUTE; ''-SECOND;
 #-FEET; #-NUMBER; W/C-WITH CAP; R/W-RIGHT OF WAY;
 NOTE: BOUNDARY SURVEY ONLY. THE SURVEY DEPICTED HERE IS NOT
 COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ALONG THE
 EAST LINE OF SECTION 18. (NORTH)

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TOTAL ACRES = 9.920 ± Acres
 ROAD R/W'S = 0.865 ± Acres
 (TURNER & U.S. NO. 17) 9.055 ± NET ACRES

DESCRIPTION BY DEED:
 BEGIN AT THE SE CORNER OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 25 EAST;
 THENCE NORTH ALONG EAST LINE OF SAID SECTION 18, 535.0 FEET TO P.O.B.;
 THENCE CONTINUE ALONG THE SAME LINE 731.04 FEET; THENCE N 68°42'40" W,
 460.20 FEET TO THE EASTERLY R/W LINE OF S.C.L. R.R. (FORMERLY A.C.L. R.R.);
 THENCE S 21°17'20" W ALONG SAID EASTERLY R/W LINE, 759.30 FEET; THENCE
 S 74°51'30" E, 729.81 FEET TO P.O.B.
 SUBJECT TO COUNTY ROAD R/W ALONG EAST SIDE. LESS AND EXCEPT THAT PORTION
 CONVEYED TO DESOTO COUNTY BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 214, PAGE 830,
 PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.
 ALSO THAT PART OF ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 17 ALONG WEST SIDE.
 ALSO SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.
 CERTIFIED TO:
 ALVIN C. WILHELM AND HENRIETTA L. WILHELM;
 EUGENE E. WALDRON, JR., P.A.;
 ATTORNEYS' TITLE INSURANCE FUND, INC.;

CERTIFICATION:
 I HEREBY CERTIFY THAT THE SURVEY OF THE ABOVE CAPTIONED
 PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION.
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS OR
 EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE
 FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA
 ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Kermit E. Roan
 KERMIT E. ROAN
 REG. LAND SURVEYOR
 FLA. CERT. NO. 1956

MAY 11, 2006
 15 NORTH BREVARD AVENUE
 ARCADIA, FLORIDA 34266

SE CORNER
 OF
 SECTION
 18,
 18 17