

PROPERTY SUMMARY

Offering: The property offering consists of 13.17 ± acres of commercial land located at the northwest corner of U.S. Highway 27 and Minute Maid Ramp Road Two in unincorporated Polk County, Florida.

Address: Northwest corner of U.S. Highway 27 and Minute Maid Ramp Road Two, Davenport, Polk County, Florida 33837.

Site Data: Total Acreage = 13.17 ± Acres

Two contiguous commercial land parcels consisting of 13.17± gross acres zoned ECX, Employment Center located at the northwest corner of U.S. Highway 27 and Minute Maid Ramp Two Road in Davenport, Polk County, Florida. The rear parcel totals 4.72 acres and has 870± feet of frontage on Minute Maid Ramp Two Road and the frontage parcel totals 8.45 acres and has 660± feet of frontage on U.S. Hwy 27. The overall land square footage is approximately 573,685.

Improvements: No improvements exist on the property.

Location & Access: The property is located at the northwest corner of U.S. Highway 27 and Minute Maid Ramp Two Road approximately one and one-half (1.5) miles south of Interstate 4. Access to the site can be achieved from Interstate 4 west to U.S. Highway 27. The subject site lies at a non-signalized corner and has the ability for curb-cuts on both U.S. Hwy 27 and Minute Maid Ramp Two Road. Access to major thoroughfares include: Interstate 4, State Road 417 (Greeneway), U.S. Highway 27, U.S. Highway 17, and U.S. Highway 192.

Utilities & Services:	Water & Sewer: Polk County Utilities Electricity: Progress Energy Telephone: Bellsouth/Sprint/Embarq Police & Fire: Polk Sheriff
Land Use:	ECX, Employment Center, Polk County
Permitted Uses:	<p>The Employment Center is an Activity Center designated within the North Ridge Selected Area Plan (SAP). It is designed to allow office parks, light assembly, commercial, and other business uses to serve the needs of the growing population in the northeast area of Polk County.</p> <p>Uses permitted include: Office Parks, colleges and universities, research parks, services to offices, light assembly, distribution centers, research firms, development firms, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, medium density residential development, hotels and uses that support or directly relate to the college campuses and the development of a research park, including small-scale retail stores and other commercial uses.</p>
Road Network:	The existing road network contains major roads such as Interstate 4, U.S. Highway 27, U.S. Highway 17-92, U.S. 60 and County Road 54.
Flood Zone:	FEMA Flood Plain maps show that the property does not lie within the 100 year flood plain.
2014 Real Estate Taxes:	Total for both parcels = \$47.03, pursuant to an AG Exemption
Tax Parcel ID:	Polk County Parcel ID's: Rear Parcel (4.72 Ac.) 27-26-19-704500-010090 Front Parcel (8.45 Ac.) 27-26-19-704500-010110
Price Reduced:	\$2,950,000 or \$223,994 per acre or \$5.14 psf