

LAKE MARIANA LAKEFRONT DEVELOPMENT

Auburndale, Florida

34 +/- ACRES

*Potential Lakefront Residential Lots!
120 +/- Lots, Including 20 Lakefront Lots*





Demographics 5-10-15 Miles			
	5 Miles	10 Miles	15 Miles
Population	69,760	200,729	442,671
Households	27,188	76,290	168,916
Avg. HH Income	\$36,900	\$38,672	\$41,220

Parcel ID: 252801 000000 041000
GPS: 81.77411, 28.07525

Driving Directions:

- From Main Street in Auburndale, go east on US 92 for 8/10ths of a mile to Dairy Road
- Turn left and go north for 1 mile
- Property will be on the right.

Showing Instructions:

Please call listing agent before showing.
 Clearance is needed from the Grove Caretaker.

Producing Grove with Ag Exemption

1 Mile to US 92

4.5 Miles to Polk Parkway

11.5 Miles to I-4

LAKE MARIANA LAKEFRONT DEVELOPMENT

Auburndale City, Florida

The subject property consists of 34.23 gross acres, of which about 4.8 acres are wetlands. The property is located on the east side of Auburndale and has frontage on Dairy Road and Lake Mariana, a 508-acre lake. It is currently being farmed as an orange grove and has an agricultural tax exemption.

Acreage: 34.23 +/- acres

Sale Price: \$650,000

Price per Acre: \$18,989.19

Site Address: Dairy Road, Auburndale, FL

Nearest Intersection: Dairy Road and US 92

Lake Frontage:

- 1,400 +/- ft on Lake Mariana, creating a potential for 20 Lakefront lots

Road Frontage: 975 +/- ft on Dairy Road

Uplands/Wetlands:

- 30.77 +/- acres uplands
- 3.46 +/- acres wetlands

Soils: Zolfo, Sparr, Wachula, and Tavares Fine Sands

Water on Site: 10-inch well

Current Land Use: A/RR

The entire acreage currently is located in unincorporated Polk County, but is inside the Auburndale Service Area. To utilize City utilities, the property will likely need to be annexed into the City. The property now is located in the County and has a Land Use of A/RR, which allows one dwelling unit per 5 acres. If the property is annexed, it can probably receive a Residential Land Use, which allows 6 dwelling units per acre. It is possible to obtain a Residential Medium Zoning, which allows 7-10 units per acre.

Utilities:

An 8" public water main is adjacent to the property and public sewer is located about 1,200 ft south along Dairy Road. A force main and lift station will probably be required. Currently, there is adequate capacity for both water and sewer.

Taxes & Tax Year:

- 2014 - \$911.96
- Property has Agricultural Exemption



4-Year Fruit Production

	2015 (EST)	2014	2013	2012	2011
Mid-Season	50	42	55	156	163
Valencias	3,800	3,659	6,941	10,476	14,057

For additional maps and details, go to:

www.SaundersRealEstate.com/LakeMarianaLakefront



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Potential for 120 +/- Residential Lots, Including 20 Lakefront Lots

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34 +/- ACRES • AUBURNDALE, FL

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Additional Maps & Details Online

www.SaundersRealEstate.com/LakeMarianaLakefront

