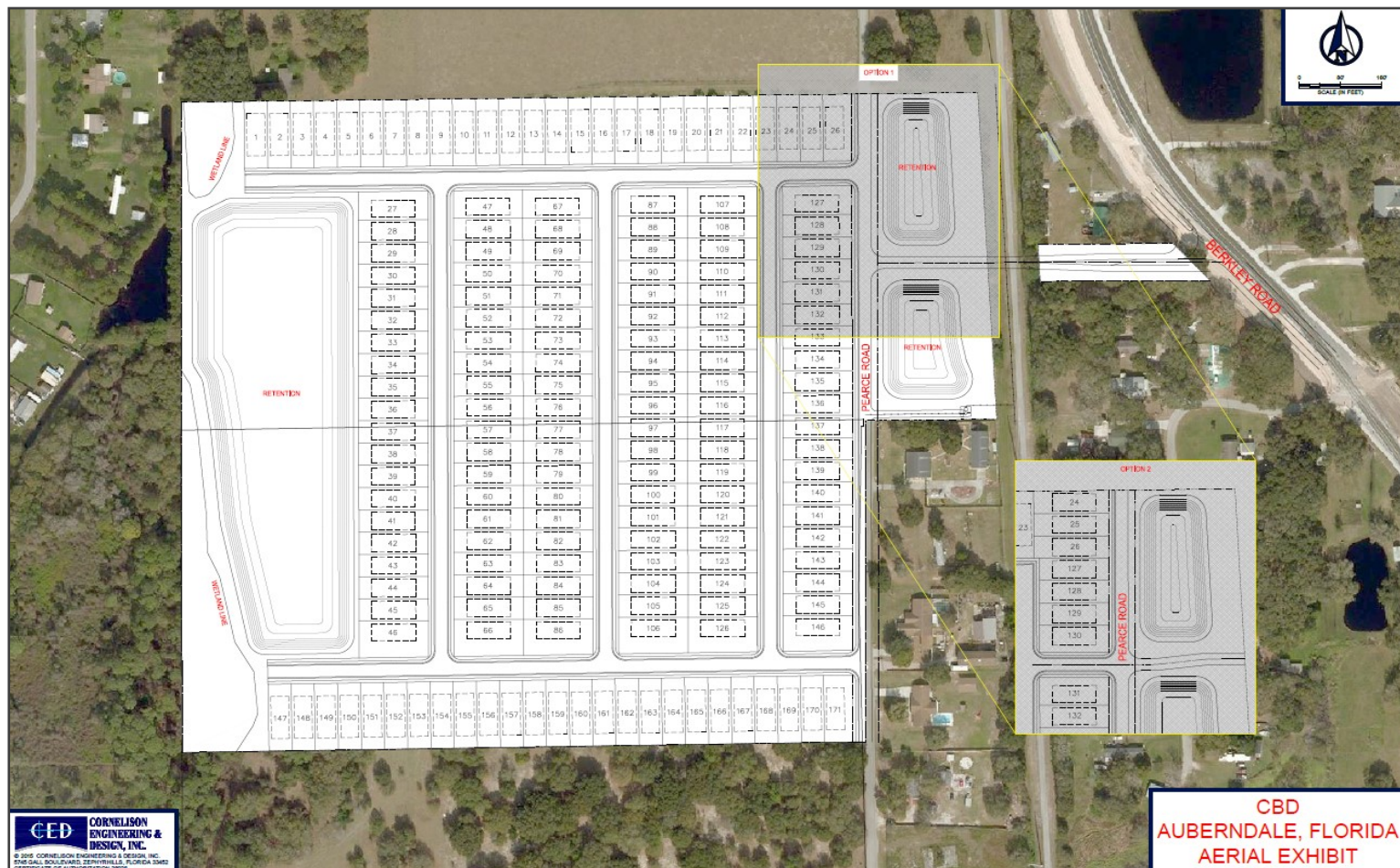


FOR SALE
Residential
Development

\$2,066,250

PEARCE ROAD NEAR
BERKLEY ROAD
43.5 Acres

Auburndale, FL



Development Opportunity: Polk County * Zoned for 192 Single Family Lots * 43.5 Acres

4 Parcels:

20.01 Acres = 25-27-08-000000-023020

19.72 Acres = 25-27-08-000000-024010

3.32 Acres = 25-27-08-000000-021040

0.52 Acres = 25-27-08-000000-021080

Seller has completed survey (Title and Topo), environmental and concept design approval. Seller created the site plan for what is 192 single family lots. That is the proposed MPUD consistent with future land use. As developer you can alter and redesign for zoning stage. Developer responsible for approvals and permits.

For information contact:
Brent NYE
C: 813.997-3333
Brent@NyeCommercial.com

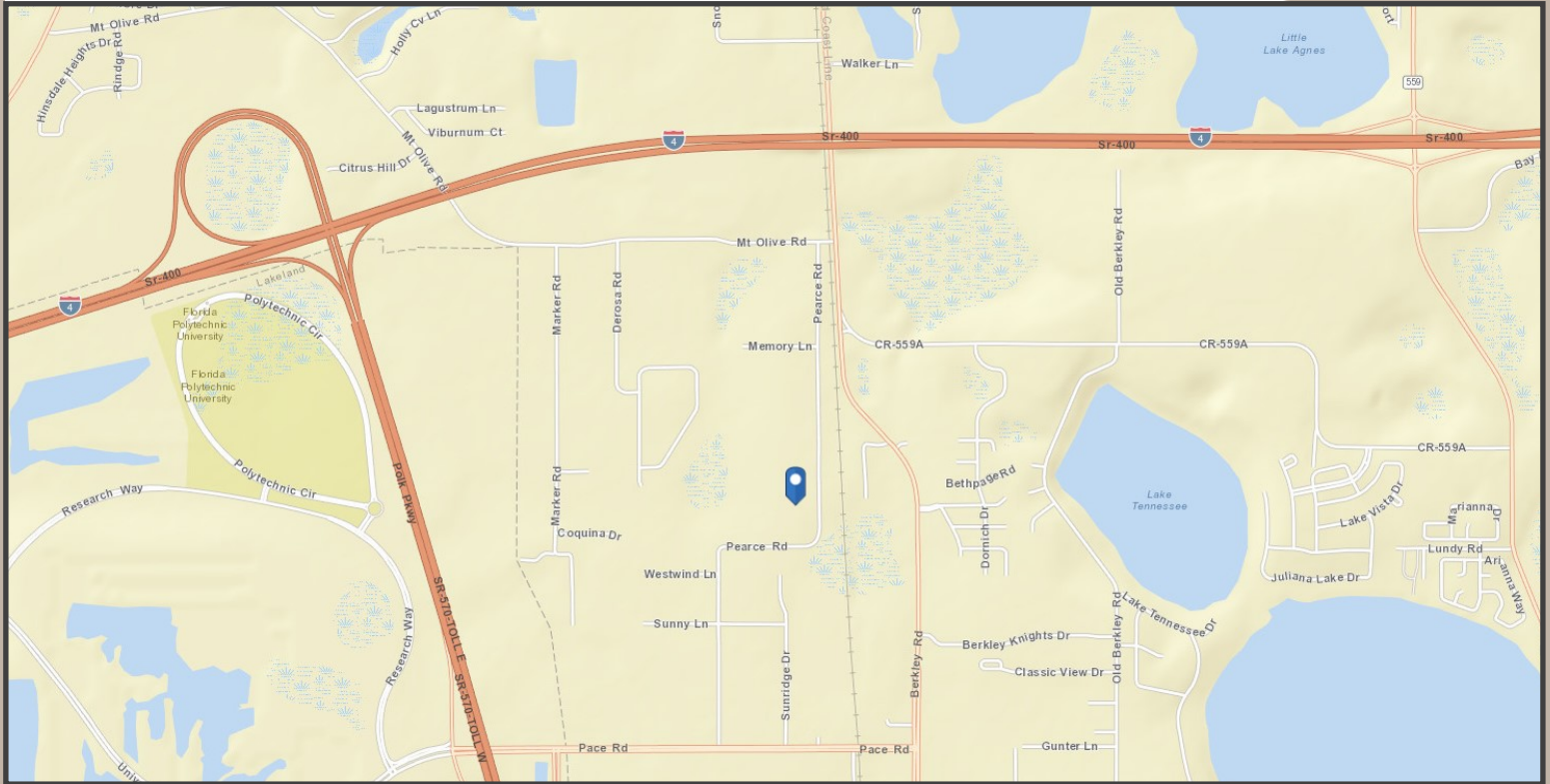
NYE COMMERCIAL ADVISORS
2800 Windguard Circle, Suite 101
Wesley Chapel, FL 33544
813.973.0214

Nye Commercial Advisors is a full service commercial real estate brokerage.

PEARCE ROAD — NEAR BERKLEY ROAD

\$2,066,250

**43.5 Acres
Polk County
Auburndale, FL**



This property is conveniently located between Tampa and Orlando. Quick and easy access to I-4. Also close proximity to USF Polytechnic University and the Lake Myrtle Sports Complex.

Property consists of 43.5 acres and 192 single family home sites.



2800 Windguard Circle, Suite 101, Wesley Chapel, FL 33544

813.973.0214

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