

## “Gateway” to Auburndale



Crosby & Associates has been selected from among many commercial real estate firms as the listing broker for this unique 90 acres commercial property in Auburndale.

Located on I-4 and SR 559 at exit 44, this mixed use site offers the opportunity to develop the “Gateway” to Auburndale.

The frontage on I-4 makes an excellent motel/hotel site and can be expanded to accommodate restaurants.

A grocery anchored shopping center site with out-parcel pads can be developed.

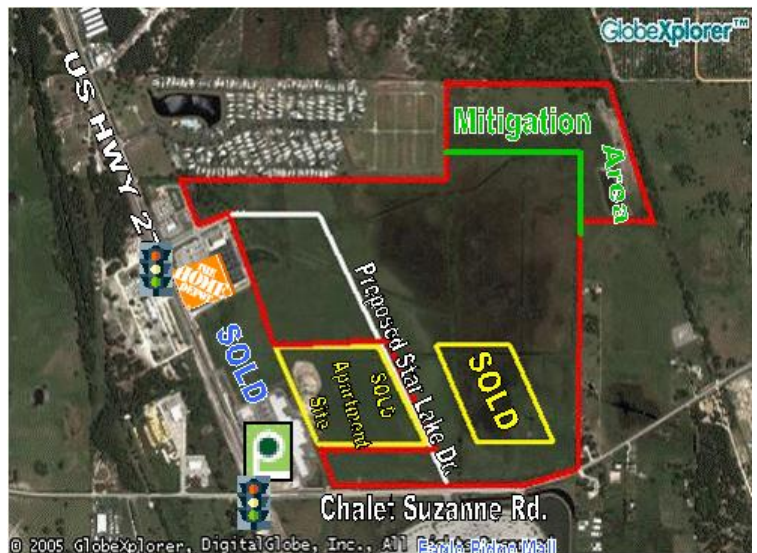
We look for more retail along the 2400 feet fronting SR 559 with a mix of office and flex space behind.

The owners envision selling off parcels to users who complement this new, exciting mixed use opportunity.

Please contact Phil Carden, 863-604-2796 or David Rohrbaugh, CCIM, 704-724-0928 for more detailed information.

### Mixed Use Commercial Site

- \* 235 acres, with 56.6 acres useable in Lake Wales, FL.
  - \* Possible uses are life style, retail, office, medical office, multi-family.
  - \* Additional 20 acres available for flood plain compensation.
  - \* Access from US 27, Star Lake Drive and Chalet Suzanne Road.
  - \* Water, Sewer, Electricity, Cable and Gas available at site.
  - \* 2006 Traffic counts 36,700.
  - \* The listing price is \$14,000,000 or \$5.68/useable SF.
- Please contact Crosby & Associates, Inc. at 863-293-5600 for further information. ❖





## RESIDENTIAL DEVELOPMENT SITES

### SINGLE FAMILY:

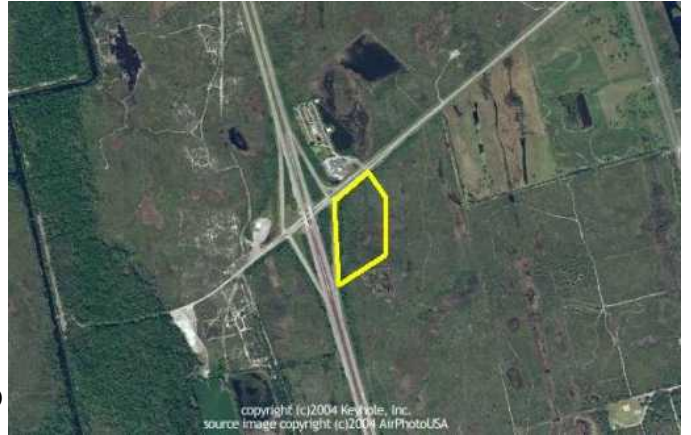
- 50.5 Acres on Alt. 27/Lake Patrick Rd. \$1,010,500 (#377)
- **Lakefront** 0.8 AC on Lake Otis Drive in Winter Haven. \$395,000 (#507) (Pictured to the left.)
- **Lakefront** 1.2 AC on Emerald Palm in Winter Haven. \$675,000 (#548)
- 40 AC on S.E. 177<sup>th</sup> Ave. in Lochloosa. \$358,000 (#559)
- 0.22 Acres on Topper Street in Interlachen. \$16,500 (#564)
- **Lakefront** 0.55 AC on Emerald Palms in Winter Haven. \$200,000 (#575)
- 0.44 AC on Emerald Palms in Winter Haven. \$112,500 (#579)
- 0.44 AC on Beach Parkway in Lake Wales. \$65,000 (#586)
- 0.39 AC on Emerald Palms in Winter Haven. \$150,000 (#588)

### MULTI-FAMILY:

- **PENDING Lakefront** 5 AC on 7<sup>th</sup> Street SW in Winter Haven. \$2,300,000 (#532)

## COMMERCIAL

- 1.65 to 4.3 AC in Lake Wales (Commercial/Business Park). From \$125,000/AC. (#239)
- 3200 SF Lake Wales on Longleaf Blvd. \$750,000. (#328)
- 1 Acre on US 27 in Haines City. \$625,000 (#488B)
- 6 Duplexes, each unit has 2 Bedroom/1 Bath on SR 60 Lake Wales. \$1,090,000 (#512)
- 1.7 AC on US 27 Lake Wales. \$375,000 (#513)
- 0.91 AC on US 27 Lake Wales. \$179,900 (#514)
- 0.59 AC on Central Drive in Lake Wales. \$129,500 (#515)
- **PENDING Lakefront** 5 AC on 7<sup>th</sup> St. SW in Winter Haven. \$2,300,000 (#532)
- **PRICE REDUCED**-7.2 AC on 7<sup>th</sup> St. SW in Winter Haven. \$1,250,000 (#533)
- **PRICE REDUCED** - 1.3 AC on Corner of Central Ave & US Hwy 17 in Winter Haven. \$1,500,000 (#537)
- **PRICE REDUCED**-0.26 AC across from Court house in Bartow, 26 rentable parking spaces. \$995,000 (#542)
- **PRICE REDUCED** 2 AC on US Hwy 27 in Haines City. \$1,700,000 (#546)
- **PRICE REDUCED**-0.2 AC on Cnr. of SR 60 & US Hwy 37 in Mulberry. \$699,000 (#554)
- Home Depot Out Parcel in Winter Haven on US 17. \$500,000 (#567)
- Restaurant site in Kissimmee on Vine Street. \$2,500,000 (#568)
- 24.47 AC on I-95 & Stuckway Rd. in Brevard County. Highway Frontage. Corner Lot. \$3,200,000. (#571) (Pictured above.)
- 1.1 AC on Central Ave. in Lake Wales. \$325,000 (#574)
- 20 AC on Massey Rd. in Lake Wales. \$780,000 (#577)
- 90 AC on I-4 & SR 559 in Auburndale. Call for parcel prices. (#582) (Featured on front.)



## FOR LEASE

- **PRICE REDUCED** 1,040 Acres of farmland in Martin County. \$300/ACRE.
- 2,700 SF and up, office/warehouse flex space in Longleaf Business Park. (#288)
- 3,000 SF office space on 2<sup>nd</sup> floor of Longleaf Business Park. \$14.00 SF + \$4.00 CAM. (#328)
- 20,000 SF will divide for office/warehouse in Lake Wales. \$5.50/SF. (#330)
- 8,000-50,000 SF warehouse in Longleaf Business Park. \$6.50 SF (#331)
- 1,500-10,000 SF office/medical space Lake Wales. \$16.00 SF + NNN. (#332)
- 2,500-50,000 SF in Lake Hamilton. From \$5.25/SF (#398)
- 20,300 SF Industrial space Winter Haven. \$3.50/SF (#476)
- 5,250 SF in Dundee. \$3,000/Month (#573) (Pictured to the left.)

## INDUSTRIAL SITES

- 18.2 Acres in Haines City on Robinson Drive with Railroad frontage. \$1,274,000 (#300)
- 24 Acres in Lake Wales on Old Scenic Hwy \$65,340/AC (#449)
- **PENDING Lakefront** 5 AC on 7<sup>th</sup> Street SW in Winter Haven. \$2,300,000 (#532)
- 45 Acres on State Road 60 in Lake Wales. \$1,600,000 (#569)
- 50 Acres on 80 Foot Road in Bartow. \$3,000,000 (#572A) (Pictured to the right.)

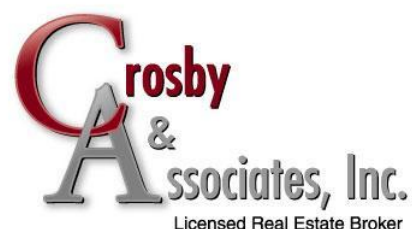
## GROVES

- **GROVE**- 151.6 AC on Old Avon Park Road in Frostproof. \$15,000/AC (Pictured below.)



## LAND OUTSIDE OF FLORIDA

**Please call for more information on properties available outside of Florida!**



**CALL 863-293-5600 OR VISIT [www.crosbyandassociates.net](http://www.crosbyandassociates.net) TODAY!**