

# Coldwell Banker Commercial NRT Commercial - Polk City, FL near new USF campus

**Price:  
\$98,500**



For More Information, go to:  
[www.mycommercialteam.com/Fuller-PolkCity.htm](http://www.mycommercialteam.com/Fuller-PolkCity.htm)

- **0.6182 acres**
- **180 feet of frontage on SR 559**
- **Close to new USF Polytech campus under development!**
- **Between downtown Polk City and Fantasy of Flight attraction**

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NRT

Florida's Commercial Real Estate Company

## Great Commercial Site in Major Growth Area Polk City, Florida

|                                      |  |
|--------------------------------------|--|
| <b>DESCRIPTION:</b>                  | Vacant land directly across from only grocery store in Polk City. This area is just north of the new USF Polytech campus which is under development. Currently 4,700 vehicles per day (FDOT Traffic Website).  |
| <b>LOCATION:</b>                     | Located at intersection of Broadway Boulevard, SE (SR 559) and Azalea Avenue. This is just east of the heart of downtown Polk City and within a few miles of the new USF Polytech campus which is under development. Less than one mile from Fantasy of Flight attraction. |
| <b>SITE:</b>                         | 0.6182 acres with 180 feet of frontage on SR 559.  |
| <b>UTILITIES:</b>                    | City water, telephone, and electric available at the property.   |
| <b>ZONING &amp; FUTURE LAND USE:</b> | City of Polk City. General Commercial (C2) Zoning. Commercial Future Land Use.   |
| <b>EMERGENCY:</b>                    | Fire, Police, and ambulance service available to the site.   |
| <b>PRICE:</b>                        | <b>\$98,500.00</b>   |

*All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.*

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