

Coldwell Banker Commercial NRT

SR 542 (Dundee Road) & Sage Rd., Winter Haven, FL

**Great
Location for
Convenience
Store or Gas
Station!**



Price for 2 Acres on Corner: \$1,125,000
**Seller will also consider selling the total
8.8634 acre parcel (make offer).**

- 260 feet of highway frontage on SR 542
- Land Use - Business Park Center (BPC-2)
- Located on main arterial into central Winter Haven, FL
- Good traffic counts - 13,700 vehicles per day
- Controlled intersection
- Lots of Residential growth in area

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For More Information go to:

<http://www.mycommercialteam.com/Whitehead-SR542atSageRd.htm>



**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

Commercial Site

Dundee Road (SR542) at Sage Rd/Carl Floyd Rd Intersection

Winter Haven, Florida

MLS P4586230

DESCRIPTION:	Commercial parcel at busy intersection on connector road between Winter Haven and US Highway 27. Vacant land with cleared site. This is a growing area with excellent traffic counts (13,700 vehicles/day).
LOCATION:	Dundee Road (SR 542) just west of Carl Floyd Road/Sage Road intersection.
SITE:	260 feet of frontage on SR 542 (Dundee Road), with 288 feet of frontage along Sage Road. Total parcel is 2 acres (more or less) on the corner of a busy controlled intersection. NOTE: Seller will consider selling additional property from property to the north of this parcel to accommodate needs of buyer. Total parcel size is 8.8634 acres (per Polk PA).
UTILITIES:	Water, sewer, telephone, electric, and gas available.
LAND USE:	Polk County - BPC-2 .
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$1,125,000.00 (\$15.00/square foot)

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