

Coldwell Banker Commercial NRT Gated Multi-Family Lakefront Site — 11 Acres



**Less Than 1
Mile From
Legoland
Florida -
Just
Opened!**

This property is a PUD located within the prestigious gated community of Winterset. It is located on SR 540 (Cypress Gardens Boulevard) with great access to restaurants, shopping, recreation and entertainment. Land Use allows 278 Units.

**With Approved Site Plan, Water & Sewer
No Environmental Issues
Condo Documents in place**

**Priced Reduced to
\$5,950,000!**

For More Information, go to:
www.mycommercialteam.com/winterset.htm

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Florida's Commercial Real Estate Company

Great Site for Gated Lakefront Community Multi-Family Development Land Within Winterset Community

DESCRIPTION:	Vacant Development Land for Gated Lakefront Community. This property is located within prestigious gated community of Winterset.
LOCATION:	Cypress Gardens Boulevard (SR 540), about a mile east of Legoland Florida, which just opened in October, 2011. This location is between US Highways 27 and 17, both major federal highways. This site is approximately 45 minutes from both Tampa and Orlando.
SITE:	11 +/- Acres with access to existing master drainage system. Property features long lake views and community amenities such as pool, clubhouse, tennis, boat ramp and 24/7 security.
INGRESS & EGRESS:	Excellent access from both eastbound and westbound directions with median cut at one of two entrance points along Cypress Gardens Boulevard.
UTILITIES:	Water, sewer, telephone and electric available.
LAND USE:	Unincorporated Polk County - Planned Unit Development (PUD). Current land use allows for up to 278 units with site plan approved.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
ENTITLEMENT PROCESS:	Property is completely cleared with no environmental problems. Site plan approved. Boundary and topographical surveys are available.
PRICE:	\$5,950,000.00 - PRICE REDUCTION!

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