

FOR SALE

\$199,500

## 0.77 ACRE COMMERCIAL PROPERTY

1152 US HIGHWAY 92 W, AUBURNDALE, FL 33823

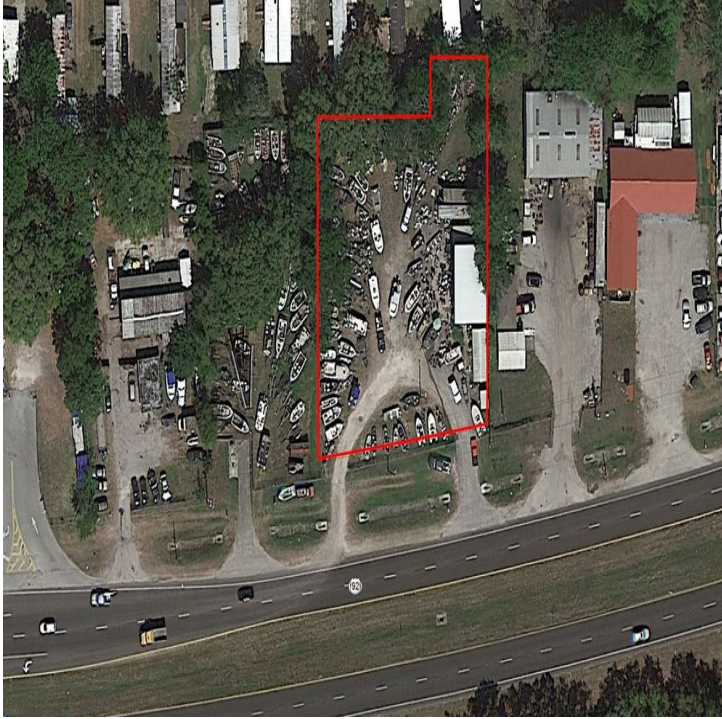


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## OFFERING SUMMARY

<b>Listing</b>	\$199,500
<b>Price</b>	
<b>Acres</b>	0.77 Acres
<b>Price Per Acre</b>	\$259,091
<b>County</b>	Polk
<b>Zoning</b>	Light manufacturing, small equip man. plants, small machine shops
<b>Income</b>	\$18,000
<b>Utilities</b>	Power, Telephone, Internet, Water
<b>Taxes</b>	\$1,445
<b>Parcel IDs</b>	252818000000034160
<b>Coordinates</b>	28.0484374, -81.8565403
<b>Frontage</b>	162 ft

## PROPERTY OVERVIEW

0.77 Acre Commercial Property with 1320 Sq/Ft Building on US 92. Auburndale, FL

## PROPERTY HIGHLIGHTS

- 1,320 Square foot building with shed
- 2 car lifts
- 0.77 acres
- Zoned Light manufacturing, small equip man. plants, small machine shop
- Located on US 92
- Traffic Counts 27,500 cars per day
- Many commercial uses

ID#: 363971



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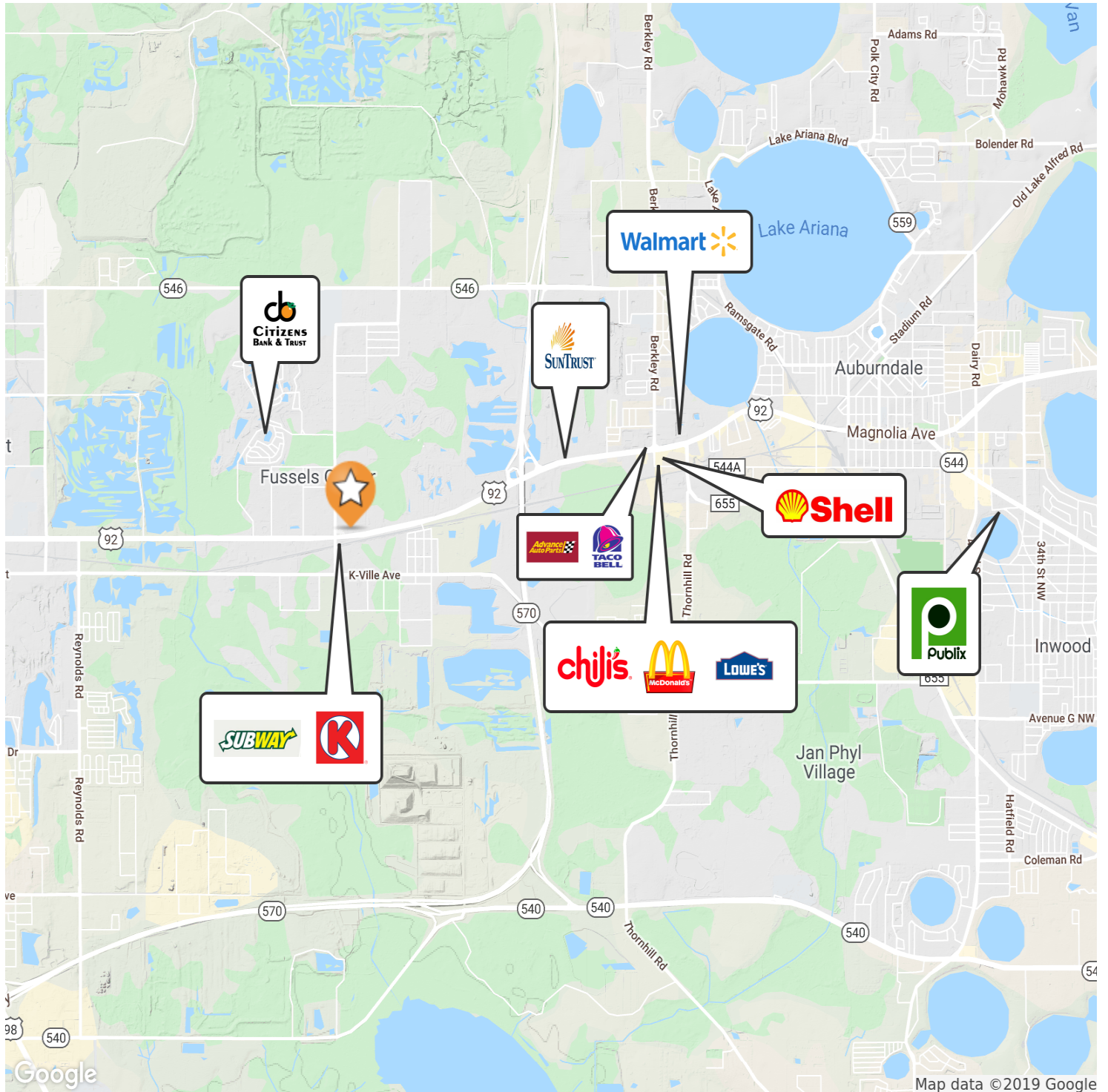
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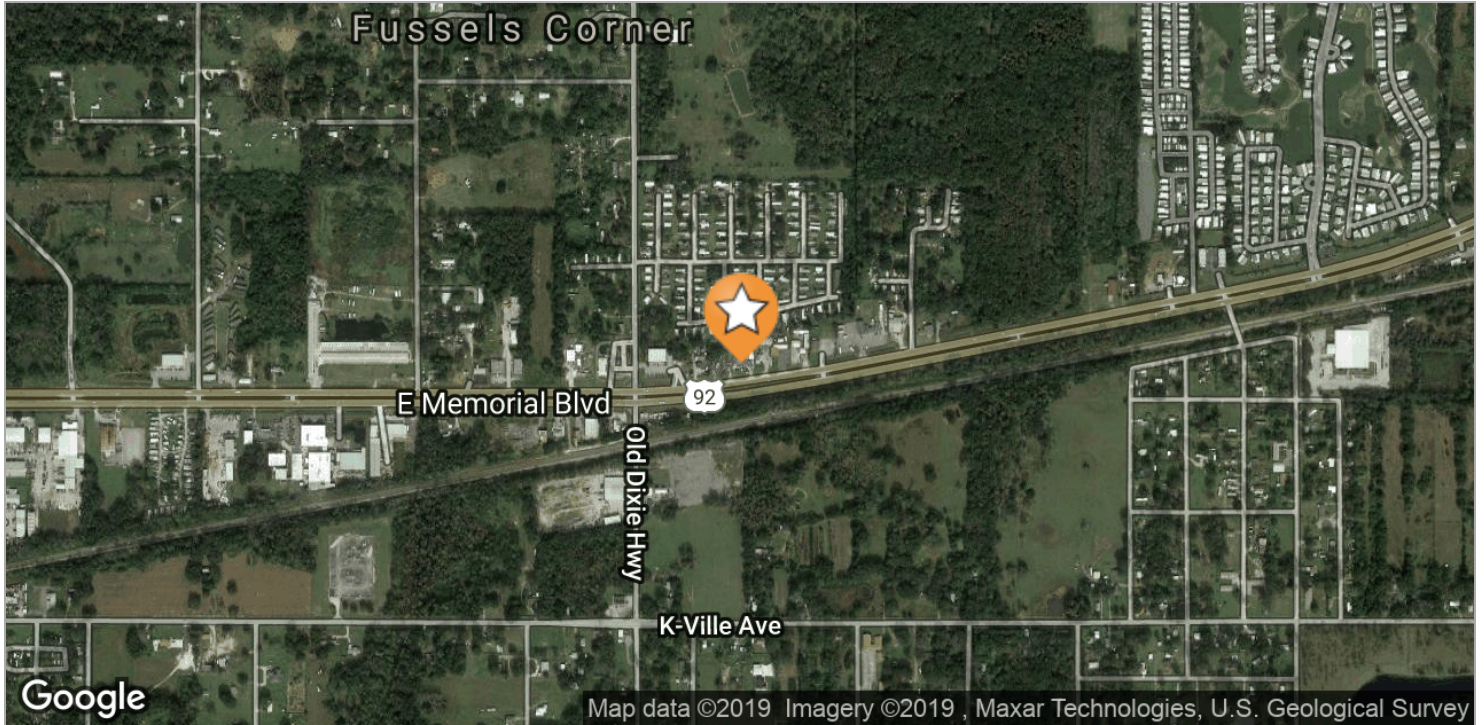
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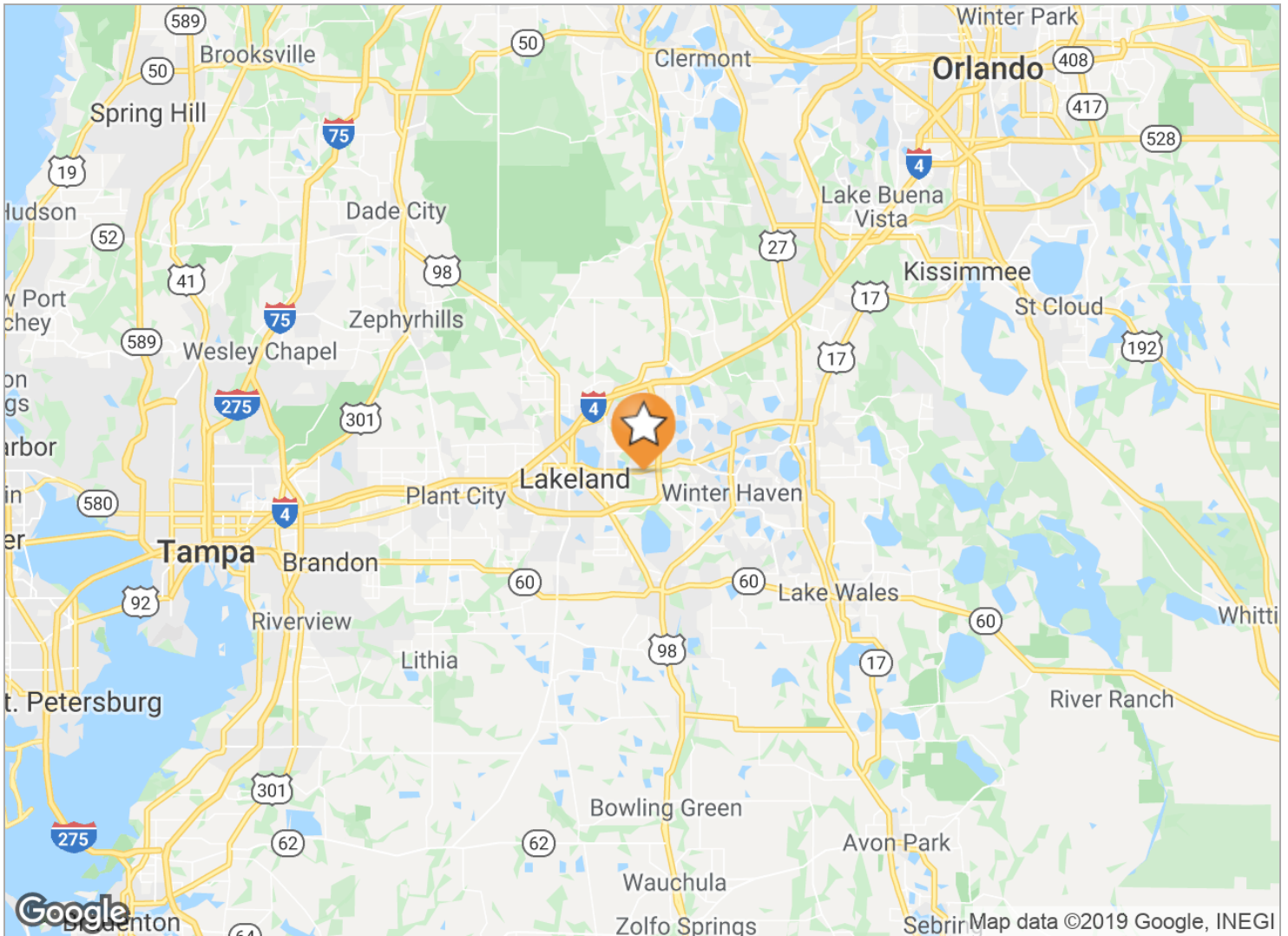


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## LOCATION DESCRIPTION

0.77 Acres lot with 1,320 Sq/ft building on US 92 Auburndale, Florida

## DRIVE TIMES

10 mins to Auburndale, 10 mins to Lakeland, 54 minutes to Tampa international airport, 62 mins to Orlando international airport

## DRIVING DIRECTIONS

From US 92 and the Polk Parkway Auburndale, FL Drive west 1.4 miles and property is on the north side of US 92.

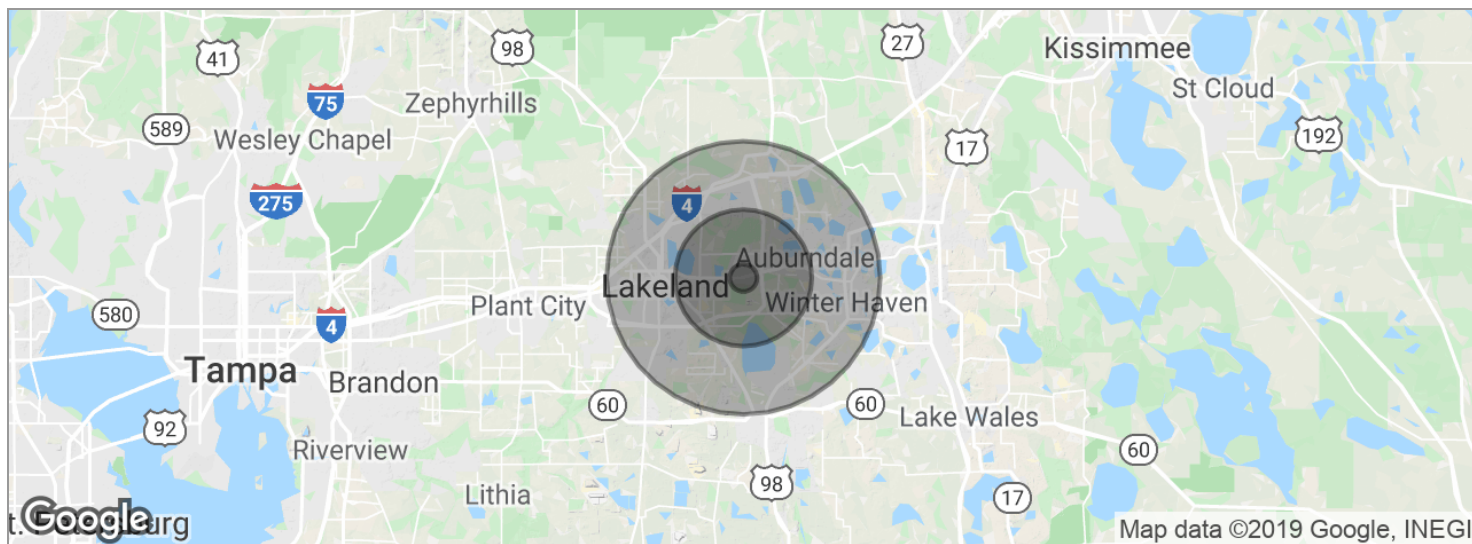
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,698	52,889	290,022
Median age	48.7	37.2	39.1
Median age (male)	48.8	35.7	37.6
Median age (Female)	48.7	38.4	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	714	19,581	112,613
# of persons per HH	2.4	2.7	2.6
Average HH income	\$49,964	\$50,637	\$57,067
Average house value		\$140,028	\$179,973

\* Demographic data derived from 2010 US Census

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## CHIP FORTENBERRY, MBA, ALC

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## PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 30 years of experience managing citrus groves and farms and offered real estate services for the past 22 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial properties for his clients.

### PROFESSIONAL EXPERIENCE:

- 10 years managing citrus groves for institutional and small growers
- Licensed Real Estate Agent since 1998
- Licensed Real Estate Broker
- Sold over \$50 million dollars of agricultural and commercial properties
- Citrus grove owner
- Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties
- Past member of the Citrus advisory committee of Southwest Florida.

## EDUCATION

BS Business/Citrus Florida Southern College 1990  
MBA University of Florida 2005

## MEMBERSHIPS & AFFILIATIONS

East Polk County Association of Realtors  
National Association of REALTORS®  
Realtors Land Institute. Accredited Land Consultant designation.  
Florida Citrus Production Managers Association  
Florida Farm Bureau Member  
Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties  
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