



**CALL FOR PRICE**

83 ACRES +/- MIXED-USE OPPORTUNITY ON I-4 AT SR 559  
AUBURNDALE, FL | POLK COUNTY

**US HIGHWAY 559, AUBURNDALE, FL 33823**



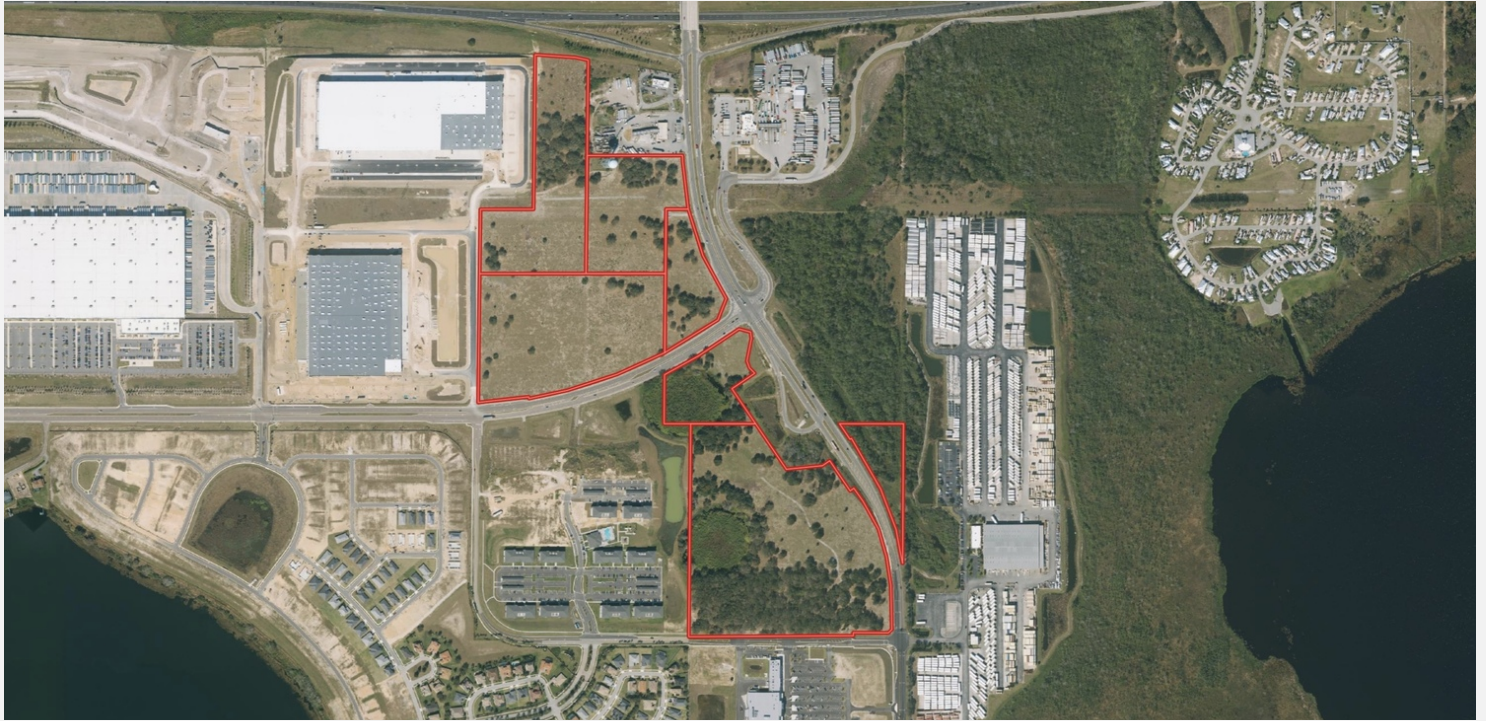
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## OFFERING SUMMARY

<b>Listing Price</b>	-
<b>Acres</b>	83 Acres
<b>Zoning</b>	Tourist Commercial Center
<b>Utilities</b>	City of Auburndale on site
<b>Parcel IDs</b>	25-27-10-000000-032010, 25-27-10-000000-033010, 25-27-10-000000-033030, 25-27-10-000000-034010, 25-27-10-000000-033020, 25-27-10-000000-041010, 25-27-10-000000-041020, 25-27-10-000000-032010, 25-27-10-000000-033010, 25-27-10-000000-033030, 25-27-10-000000-034010
<b>Coordinates</b>	28.1502316, -81.8006997
<b>Real Estate Taxes</b>	\$1759.55

## PROPERTY OVERVIEW

Investment opportunity with this expansive 83-acre property in Auburndale. Zoned as a tourist commercial center by the city of Auburndale, the location is just north of Polk County's largest Publix, near exit 44 on I-4.

Situated in a rapidly growing area, the property is surrounded by key developments, including a new 1M+ SF Amazon fulfillment center, the completion of 384 apartments, and over 2,000 new homes built in 2022. Auburndale and Polk County jointly entered a Baseball Revenue Sharing Agreement in 2009, allowing corporate sponsorships on fields at Lake Myrtle Sports Complex. The City Commission renewed the agreement in February 2022 for 5 years, extending it to February 2027. In July 2023, the Championship Soccer Stadium and Event Lake facility were completed, highlighting the city and county's shared commitment to tourism in Auburndale. A 4 year old county market study shows 680 hotel room shortage in this intersection.

Notable points of interest in the vicinity include Florida Polytechnic University, a 170-acre hub for innovation and technology, the upcoming 20-acre Suntrax autonomous vehicle research facility completed in 2022, and the Lake Myrtle Sports Complex featuring 14 baseball fields, 11 soccer fields, water ski/wakeboard cable park, and more. The property is poised at the center of growth, making it an ideal investment for those seeking diverse development opportunities in a thriving community.

VIDEO



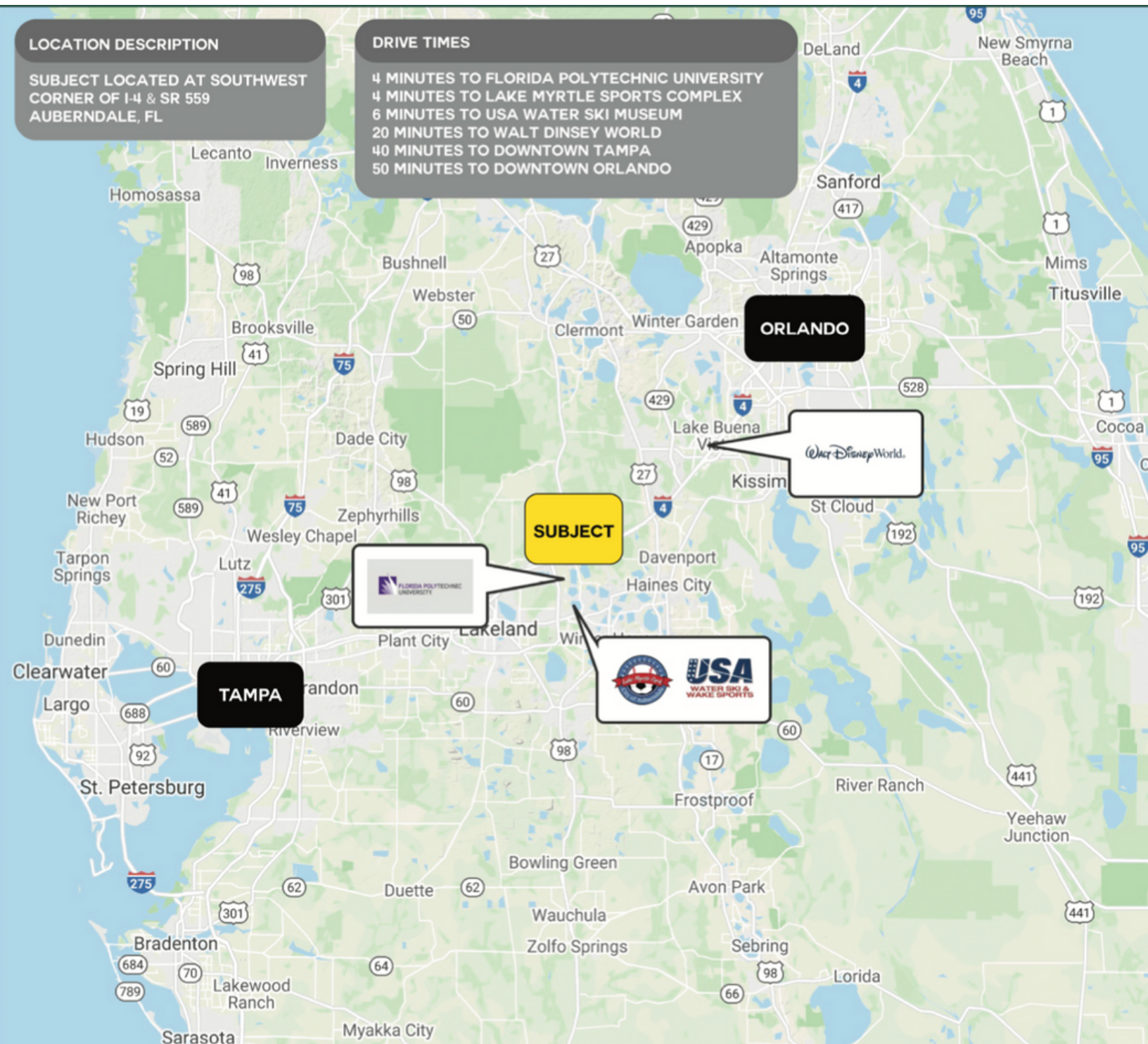
### PROPERTY HIGHLIGHTS

- 347 FT Fronting I-4
- 2354.04 FT Fronting SR 559
- 2149.16 FT Fronting SR 559A
- Mid point location between Tampa and Orlando
- Interstate 4 Daily Traffic counts: 81,000 West bound, 101,500 East Bound
- 5 minutes to Lake Myrtle Sports Complex including; 9 Collegiate baseball fields, 5 youth baseball fields, 11 soccer fields, Elite water ski/wake board cable park, 3 youth football fields, 3,000 seat multi purpose stadium, 3 even-event ski lake and viewing pavilion, USA Water Ski Hall of Fame and Pan Am Lacrosse Assn HQ. FL Youth Soccer HQ. 150 days of scheduled events in 2020.
- One Exit from Florida Polytechnic University. Florida Poly's 170-acre campus includes the Innovation, Science and Technology (IST) Building, two residence halls, Student Development Center, Wellness Center, and Admissions Center. The University Trail, which connects the University to the Lakeland campus of Polk State College is one of many biking trails connected to the campus.
- 5 minutes to new Suntrax autonomous vehicle research facility and other Distribution centers.
- Half mile East of new Amazon Fulfillment Center on C Fred Jones Road/SR 559A.
- Drive Times: 4 Minutes to Florida Polytechnic University  
6 Minutes to USA Water Ski Museum  
4 Minutes to Auburndale Sports Complex  
20 Minutes to Walt Disney Tourist Complex  
40 Minutes to Downtown Tampa  
50 Minutes to Downtown Orlando

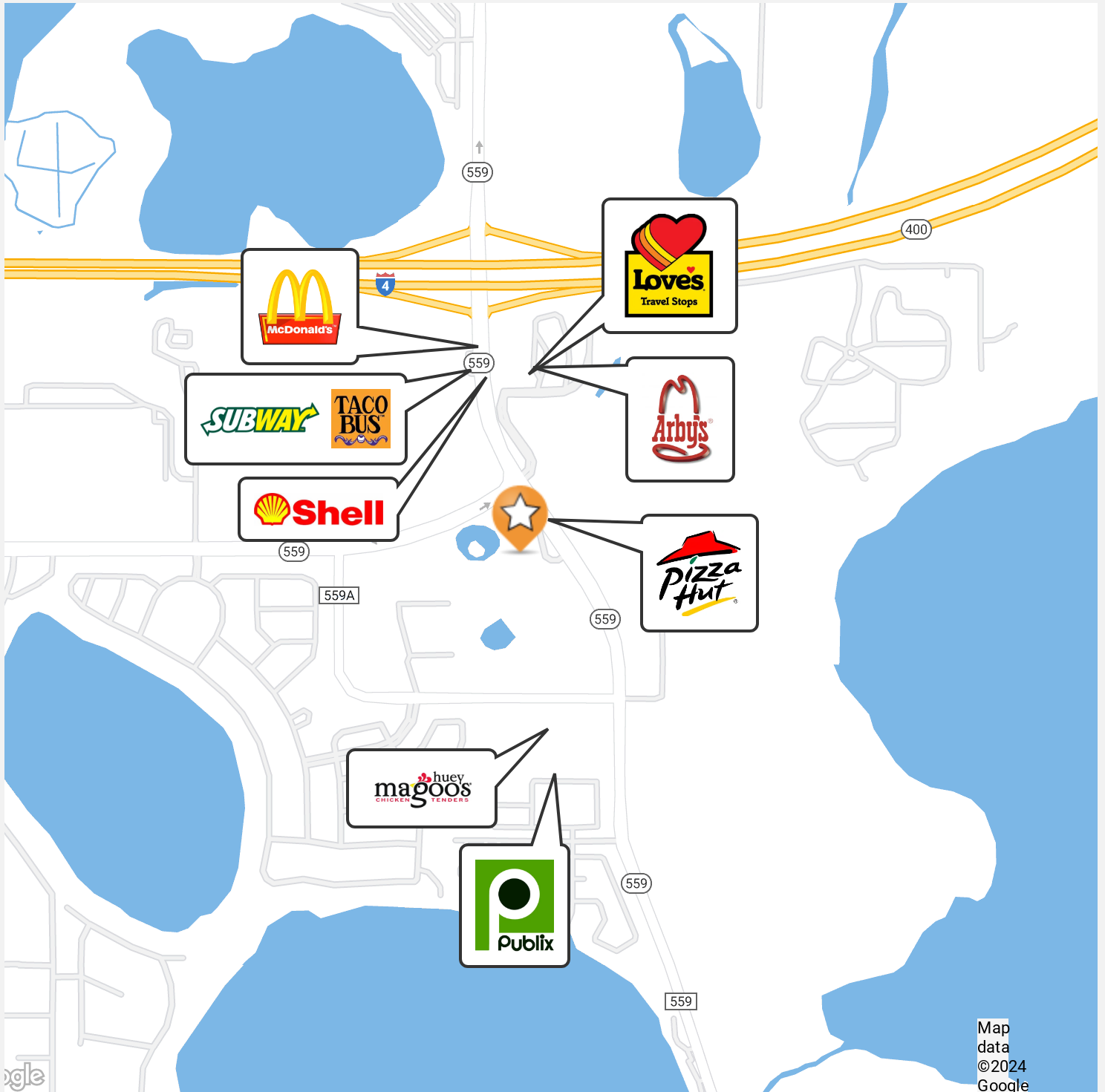




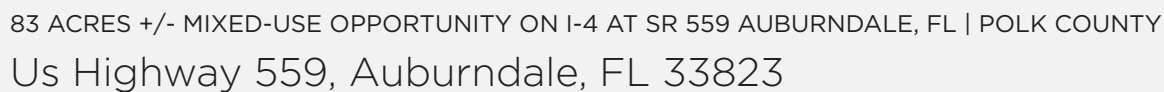




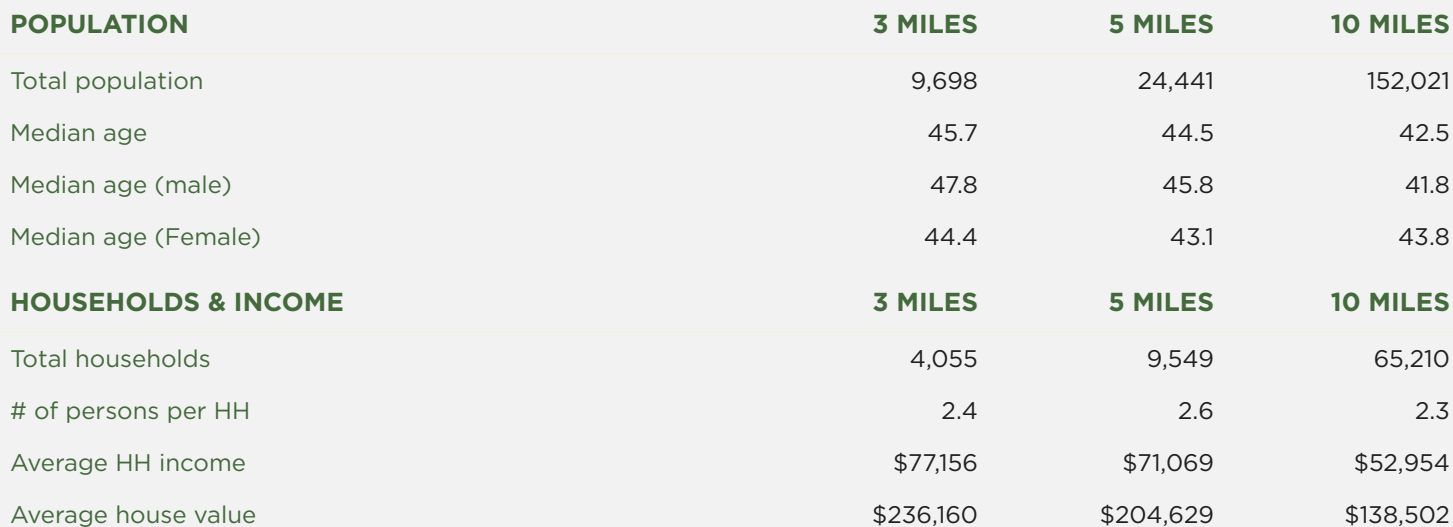








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\* Demographic data derived from 2020 ACS - US Census



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