

FLEXIBLE USE - VACANT LAND

1701 42nd St.

Auburndale, Florida 33823

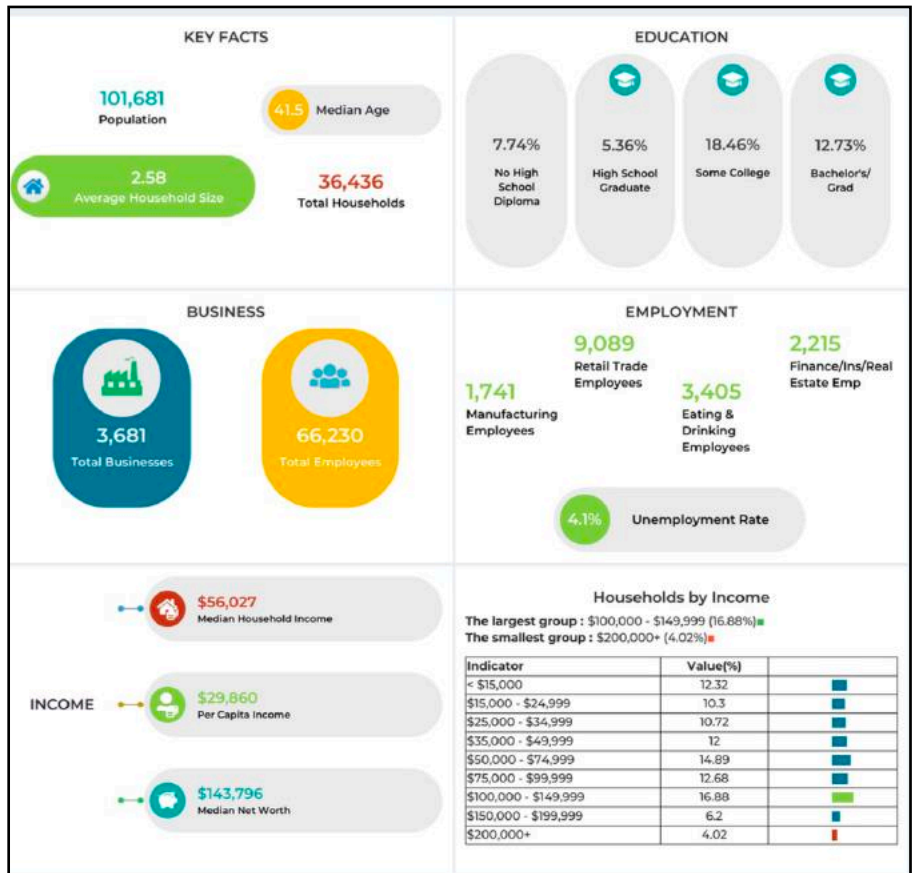
\$1,400,000

Presenting a prime development opportunity at 1701 42nd Street, Auburndale, Florida. This expansive 6.8-acre property, comprising four parcels, offers approximately 900 feet of frontage on Lake Blue and 540 feet along 42nd Street NW.

Key Features:

- **Land Use:** Designated as Residential Medium, permitting up to 10 units per acre. Potential exists for commercial or industrial development, subject to land use modification or annexation and rezoning into Auburndale.
- **Accessibility:** Strategically located near U.S. Highway 92 and the Polk Parkway, with an average daily traffic count of approximately 15,500 vehicles on 42nd Street NW.
- **Lot Characteristics:** The property features a buildable, irregular lot within city limits, encompassing stocked fishing ponds and approximately 900 feet of lake frontage.

This property presents a versatile investment opportunity, suitable for residential development or, with appropriate approvals, commercial or industrial projects.



Lot Size
6.83 Acres

Street Frontage
540 feet

Lake Frontage
900 feet

Res Possible
10 units per ac

Com Possible
Yes

Traffic (VPD)
15,500

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