

**FOR  
SALE**

# POINCIANA - POLK COUNTY RESIDENTIAL ACREAGE

6000 Marigold Ave, Poinciana, FL 34759

**PORTION UNDER  
CONTRACT**



## ABOUT THE PROPERTY

### SIZE

1200± acres Total  
336± acres Under Contract  
864± acres Available

### PRICE

Please call for pricing

### ZONING

Residential and  
Commercial

### FLU

Development of Regional  
Impact

### DESCRIPTION

**This property is one of the last remaining undeveloped parcels of a DRI**, and it is ripe for development of multifamily, single family, and commercial uses. Due to the existing entitlements, a fast-tracked due diligence and approval process is achievable (*property is sold As-Is where is with all faults and subject to Buyer's approval of its own inspection, for its intended uses*). Properties to the west and north are mostly "built out" for residential and commercial. Thus, this property is next in line to be developed. Entitlements for this property include single family and commercial uses (450,000 sf). This property is already platted for a subdivision. Fee simple and not subject to conservation easements sold on it. Potential residential yield - 849 single family units (336ac parcel) and 1,343 single family units (864ac parcel).

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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**ZONING/USES MAP**

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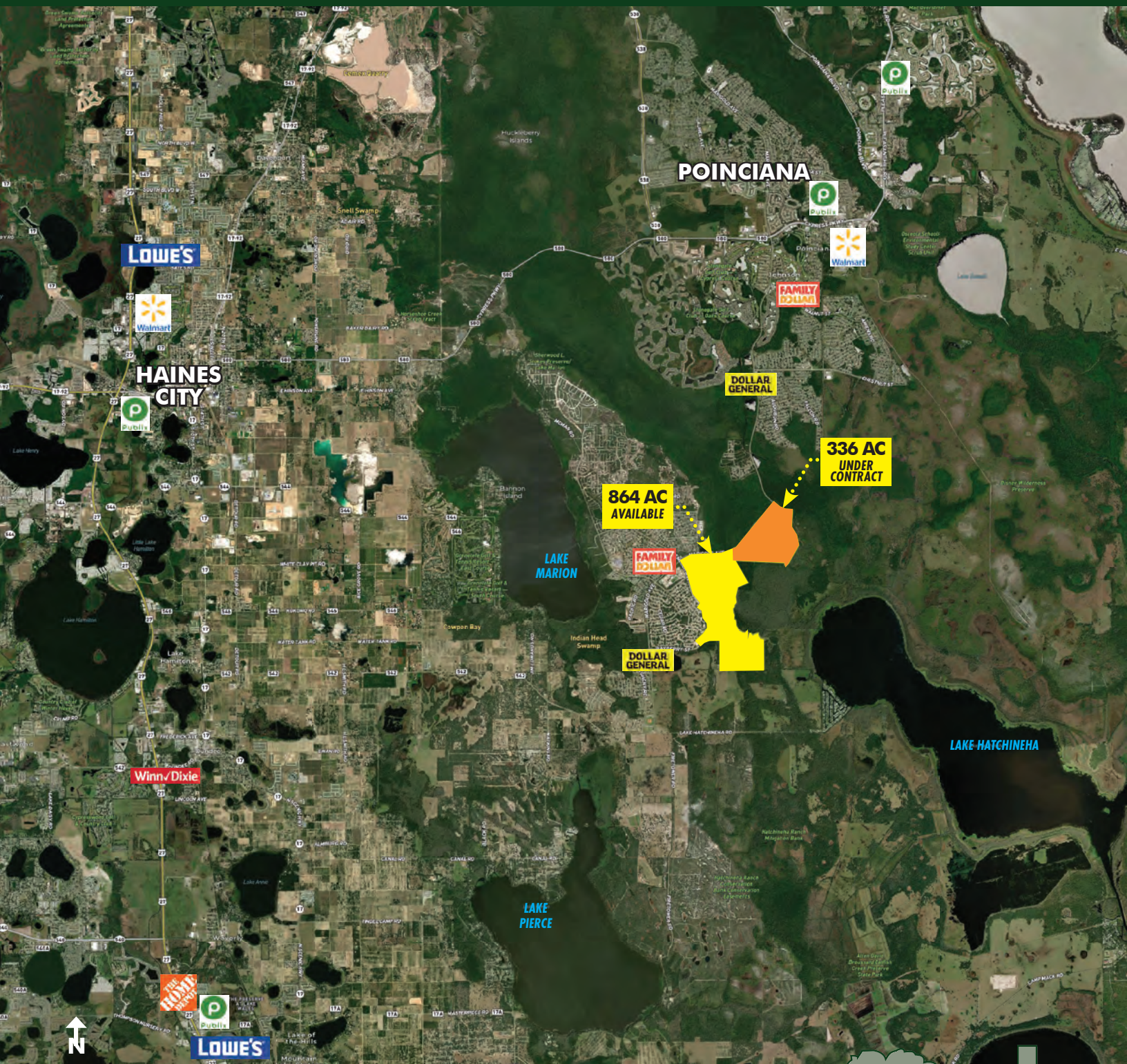




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**REGIONAL MAP**

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## DRIVE TIMES

**Poinciana:** 15 minutes

**Haines City:** 25 minutes

**Kissimmee:** 45 minutes

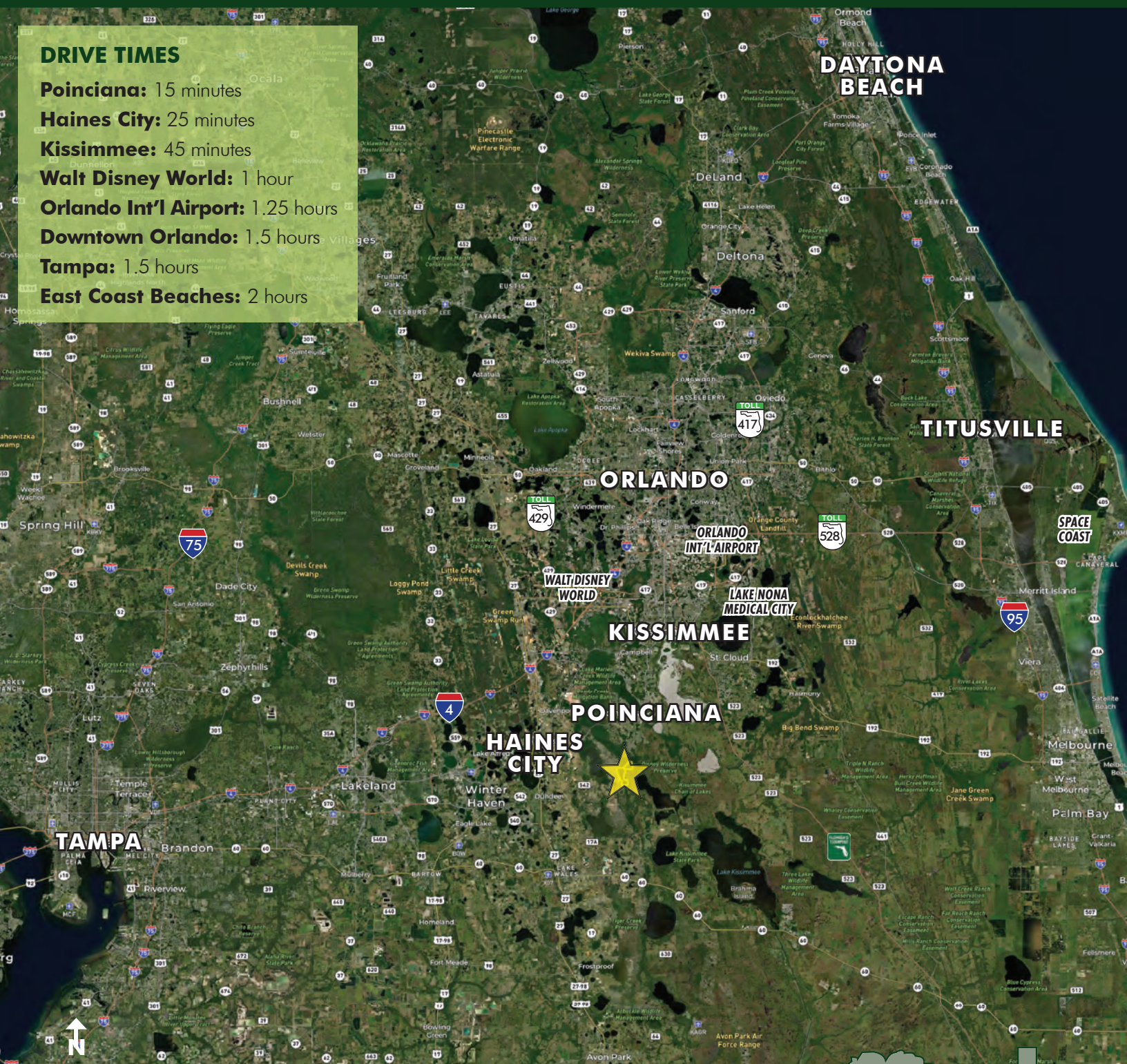
**Walt Disney World:** 1 hour

**Orlando Int'l Airport:** 1.25 hours

**Downtown Orlando:** 1.5 hours

**Tampa:** 1.5 hours

**East Coast Beaches:** 2 hours

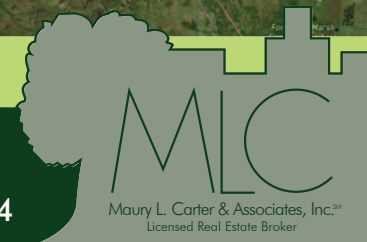


## LOCATION MAP

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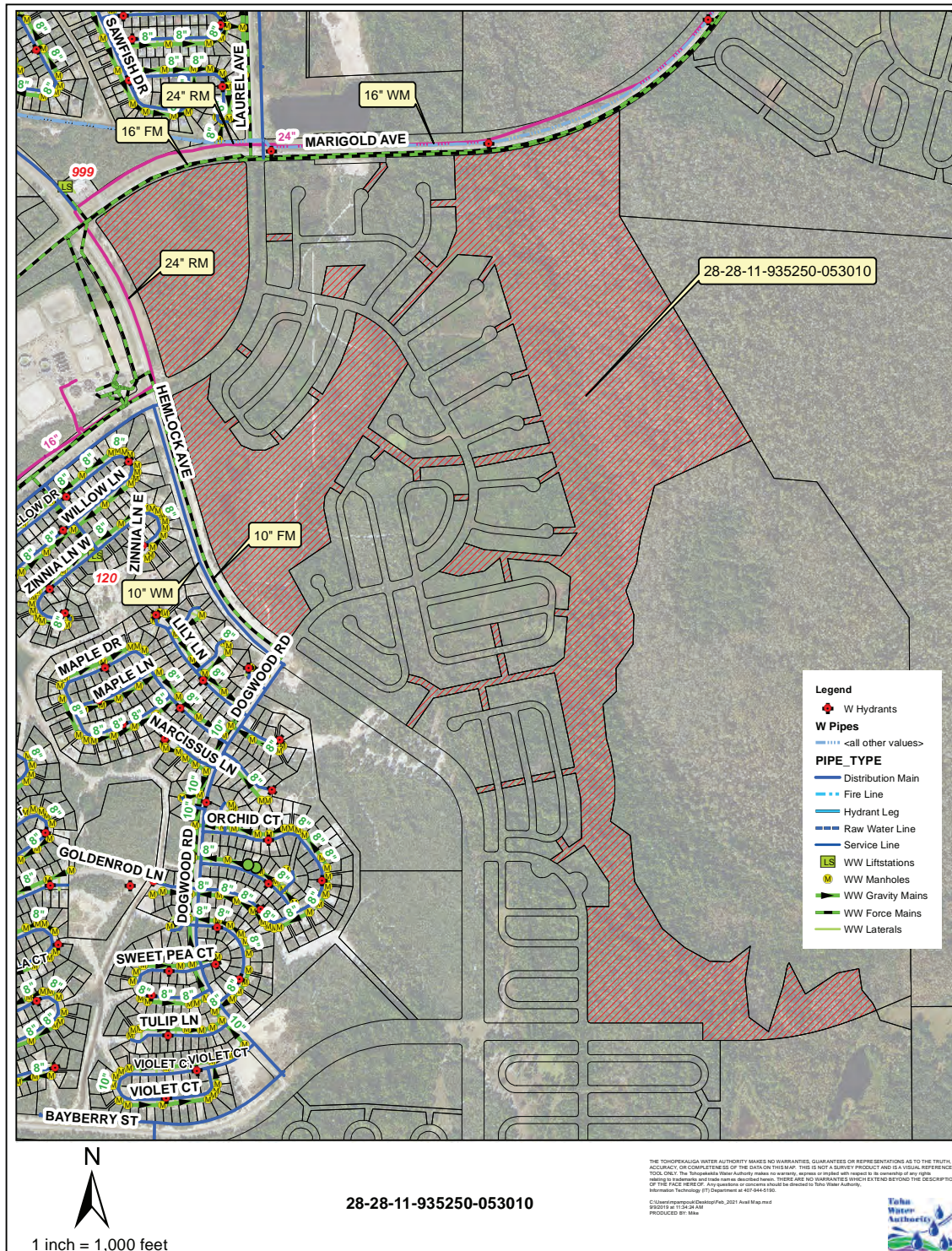




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## UTILITIES MAP

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