

**FOR
SALE**

POINCIANA - POLK COUNTY MASTER-PLANNED DEVELOPMENT

6000 Marigold Ave, Poinciana, FL 34759



ABOUT THE PROPERTY

SIZE 796± acres

PRICING

Residential Portion - 713± ac: \$28,000,000
Commercial Portion - 83± ac: \$10,000,000

ZONING Residential and
Commercial

FLU Development of Regional
Impact

Road Frontage Development of Regional

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 and rapid growth in the area. 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. Potential residential yield - 1,343 single family units. Fee simple and not subject to conservation easements sold on it.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

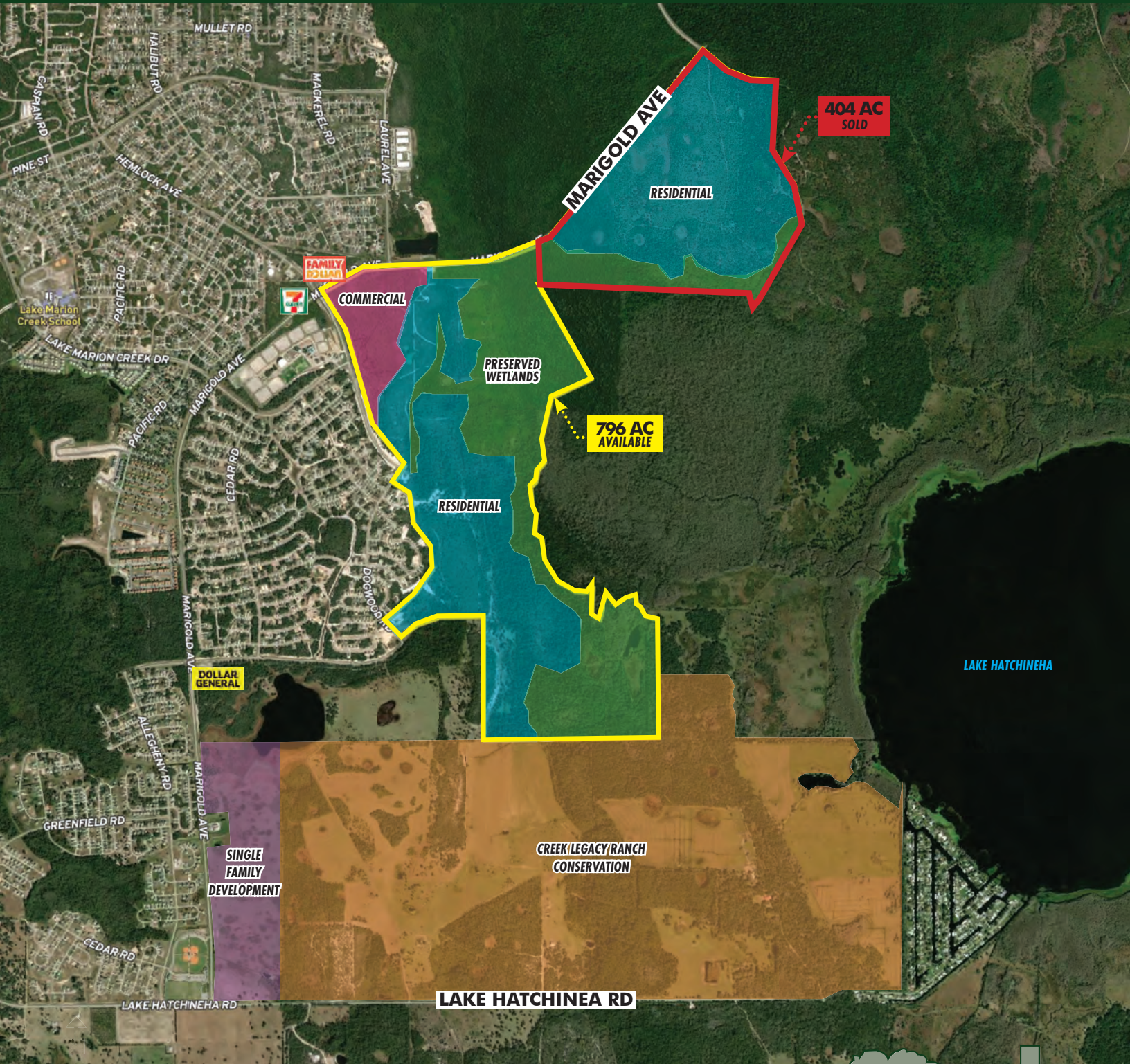
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ZONING/USES MAP

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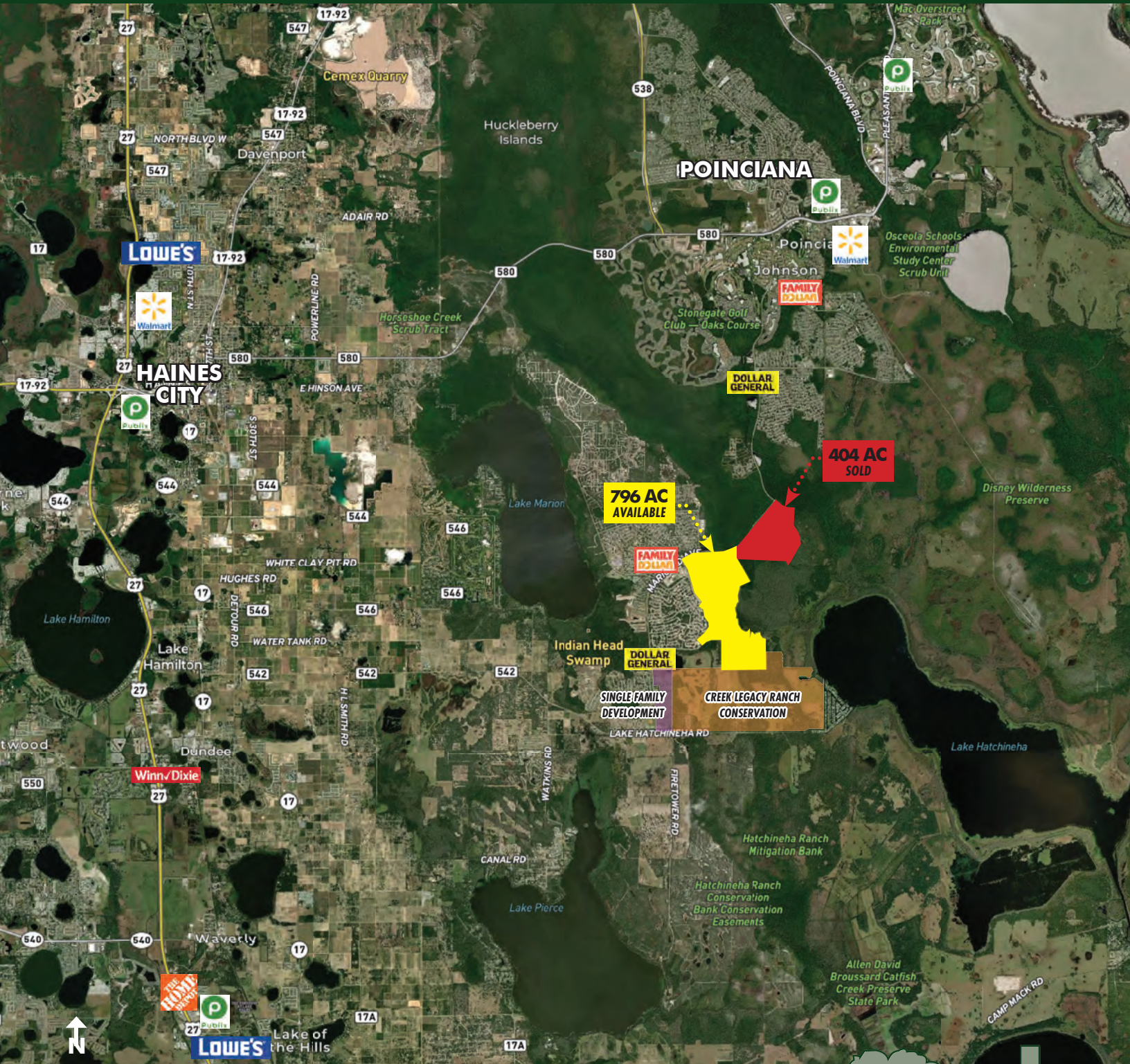
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REGIONAL MAP

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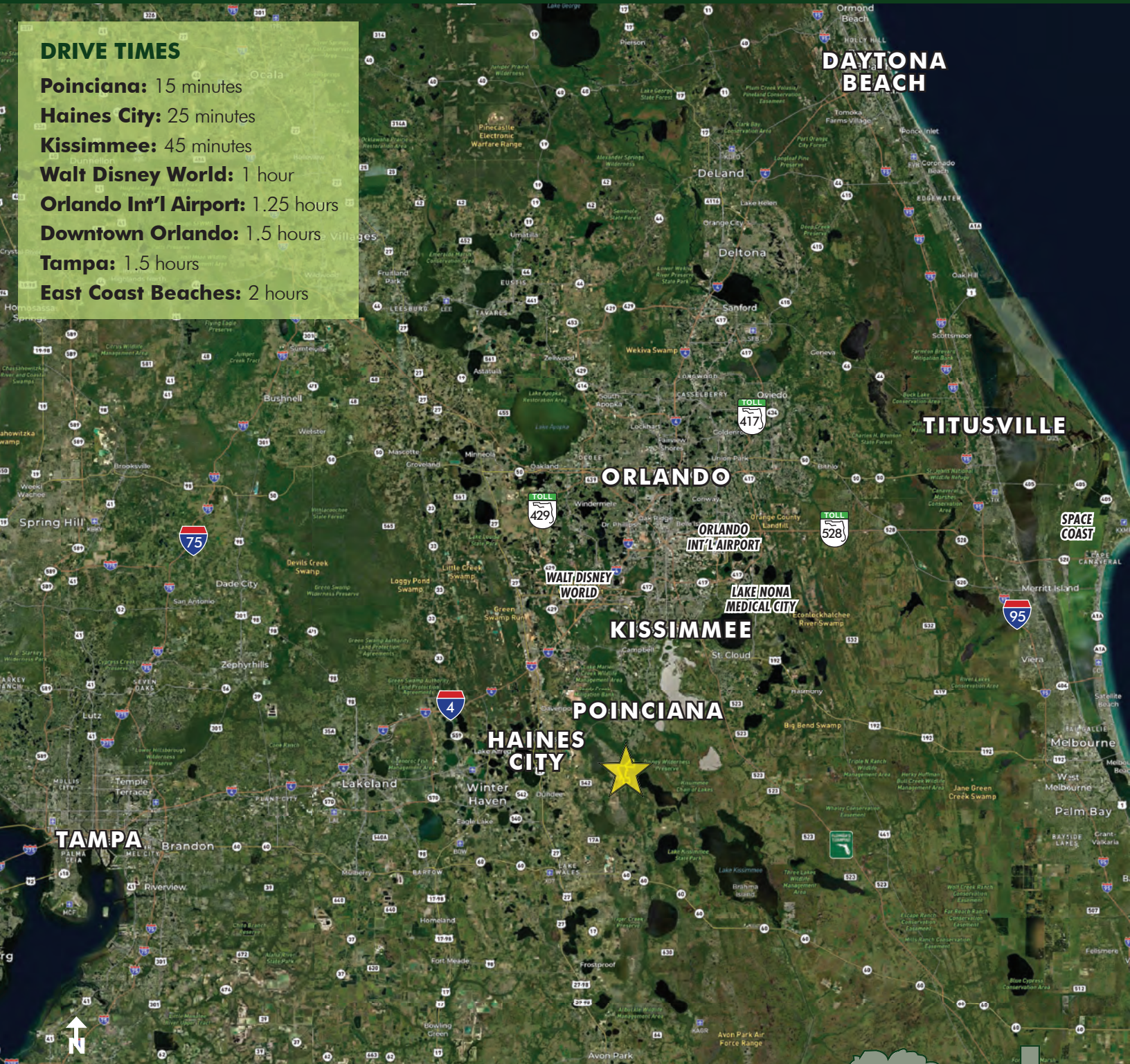
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DRIVE TIMES

- 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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