



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



±796 ACRES RESIDENTIAL AND COMMERCIAL DEVELOPMENT LAND IN POINCIANA, POLK COUNTY

6000 Marigold Avenue, Poinciana, FL 34759

PROPERTY DETAILS

Size:

±796 acres available

Pricing:

Residential Portion- ±713 acres: \$28,000,000

Commercial Portion- ±83 acres: \$10,000,000

Zoning Residential & Commercial

FLU Development of Regional Impact

Road Frontage +4,000 ft. on Mairgold Ave.

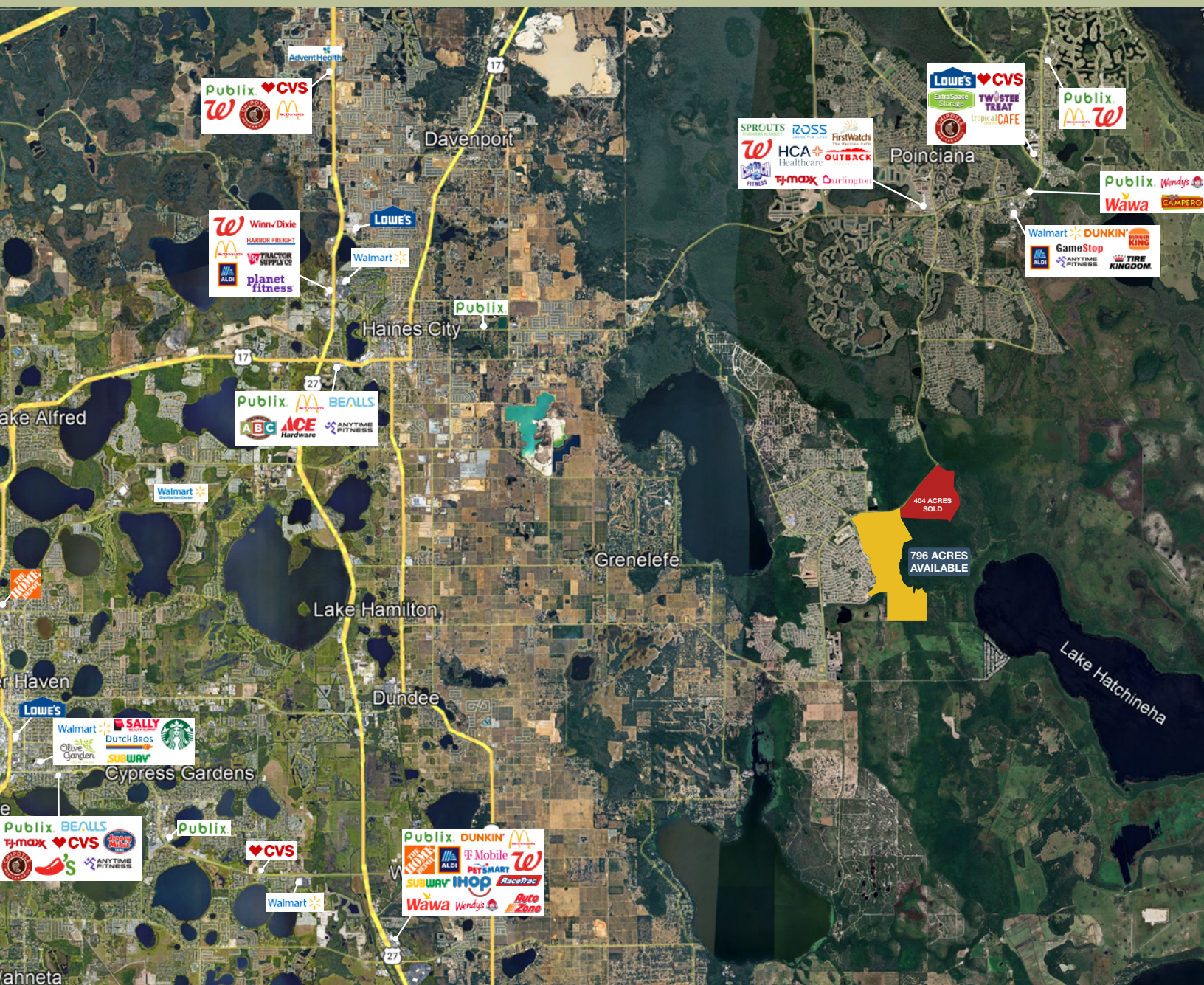
PROPERTY HIGHLIGHTS

This property is one of the last large undeveloped tracts within the Poinciana DRI and is primed for multifamily, single-family, and commercial development. Surrounding land to the west and north is largely built out, making this the clear next opportunity in a rapidly growing corridor.

Entitlements include single-family and commercial uses up to 450,000 SF, with the land already platted for subdivision and a potential yield of 1,343 single-family units. Fee simple ownership, no conservation easements. Ready to develop.



GEOGRAPHICAL DETAILS



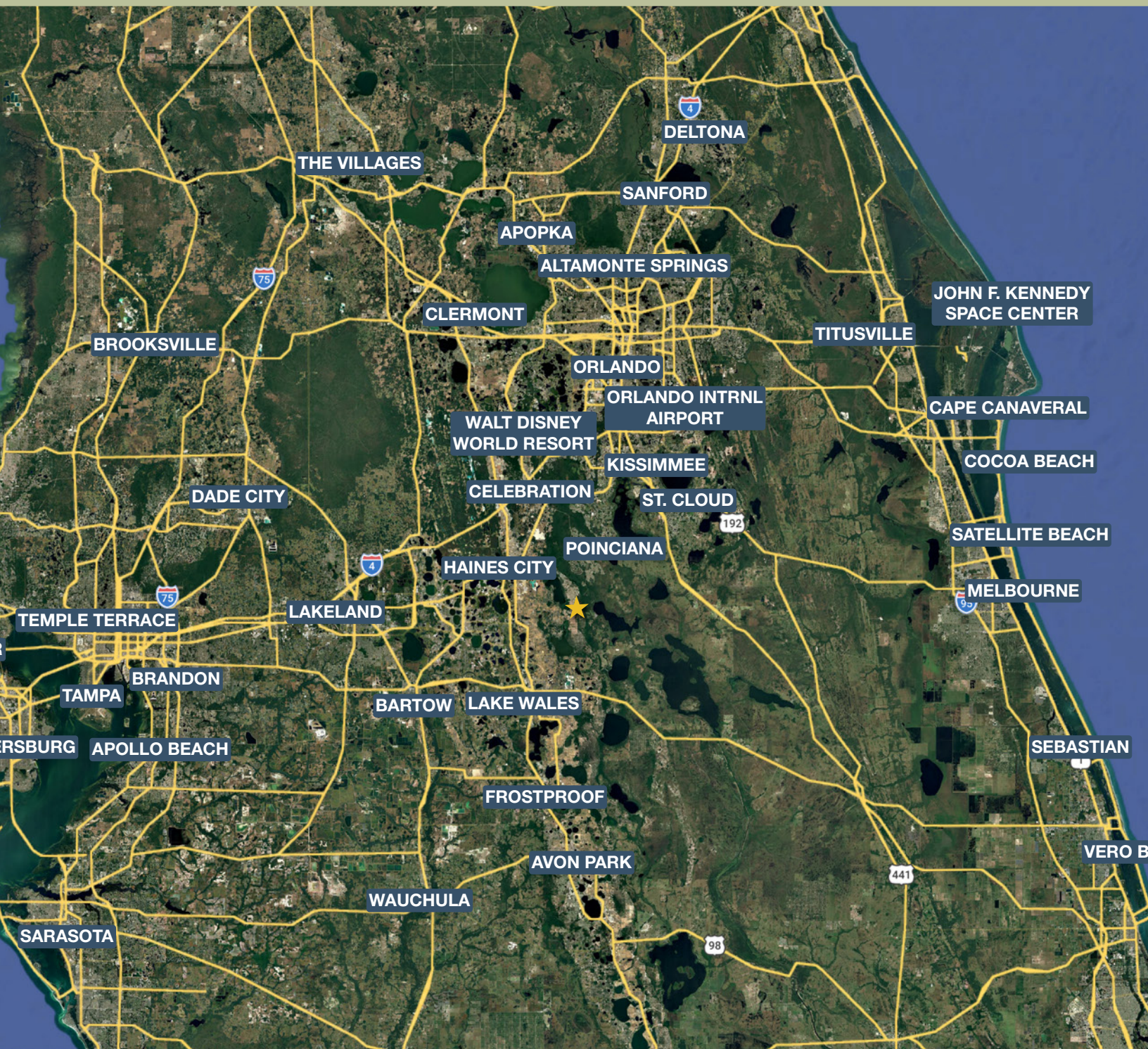
DEMOGRAPHICS

Total Population	75,068	852,878
Median HH Income	\$68,015	\$65,978
Median Home Value	\$290,700	\$266,500

Poinciana, US Census

Polk County, US Census

REGIONAL MAP



DRIVE TIMES

- Poinciana: 12min
- Haines City: 20 min
- Kissimmee: 40 min
- Walt Disney World Resort: 45 min
- Lakeland: 1 hr
- Orlando: 1 hr
- Orlando International Airport: 1 hr
- Tampa 1 hr 30 min
- Melbourne: 2 hr
- Sarasota: 2 hr