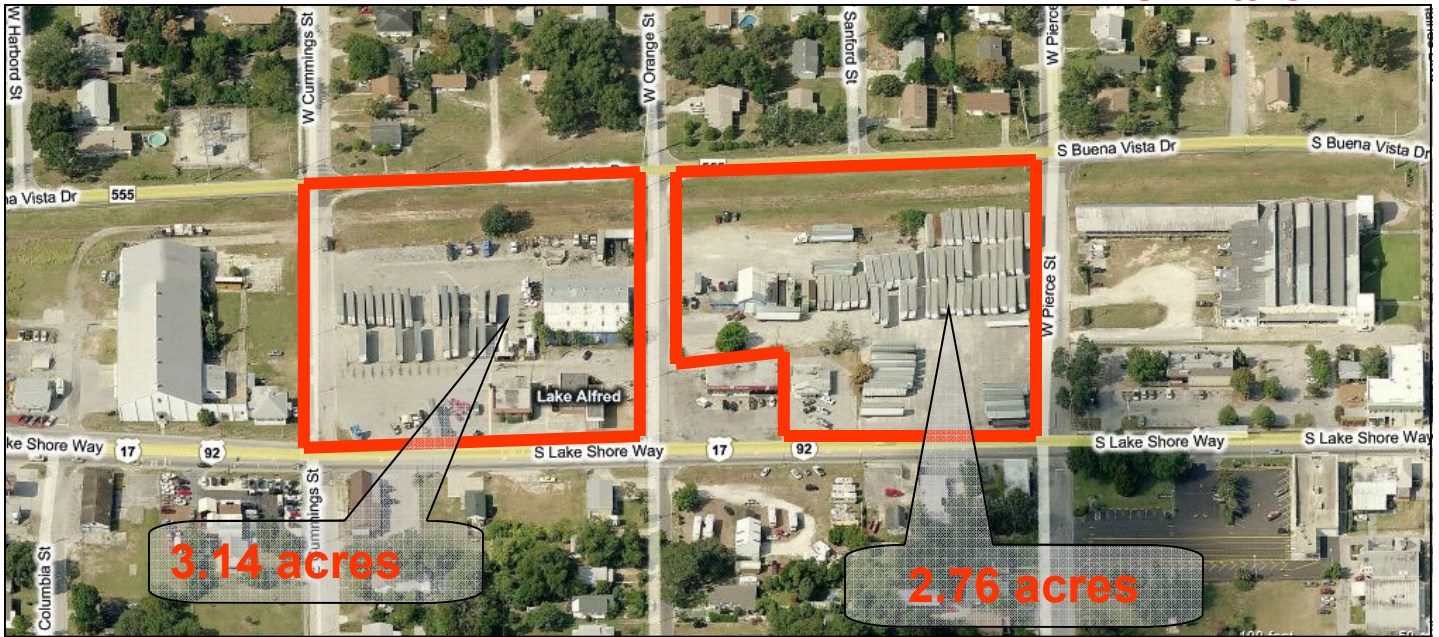


Lake Alfred Parcels

Lake Alfred, FL

FOR SALE

All or Part



325 Lakeshore Way, Lake Alfred, FL 33850

Property Highlights

- Available Immediately up to 5.9 acres in 4 parcels situated on 2 full city blocks in the heart of Lake Alfred, FL., Owner will Sub-divide.
- This rare parcel is bordered on all four sides by City streets; Hwy 17/92 (Lake Shore Way), Pierce St, Hwy 559 (Hwy 555) and Orange St.
- Polk County Zoned C2, currently paved lots.
- City will be very cooperative with the Developer.
- City will support FDOT in getting a traffic light at either the North or South end of Parcel.

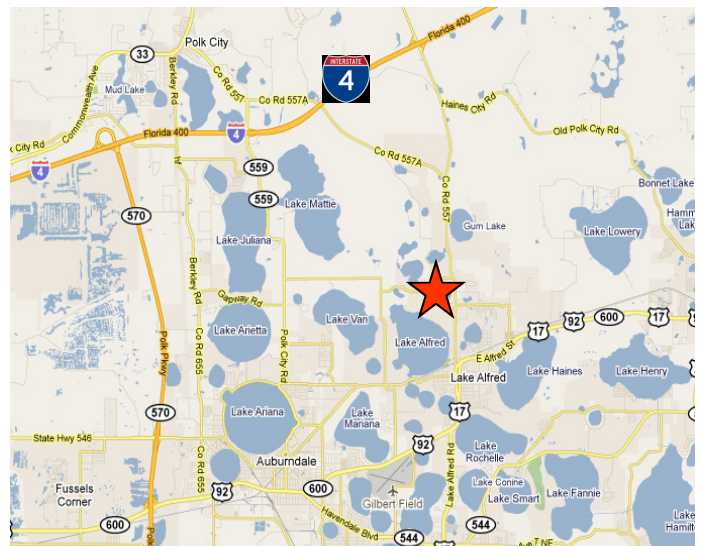
2011 Traffic Counts

Highway 17/92 - 25,513 Daily (NB & SB)

Parcel IDs: 26-27-32-503000-042010
26-27-32-503000-051010

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,168	15,267	56,064
Avg. HH Income	\$48,932	\$41,348	\$40,470



Mike Charron

T: 407.812-8000 • F: 407.812.8885
www.RealPropertySpecialists.com

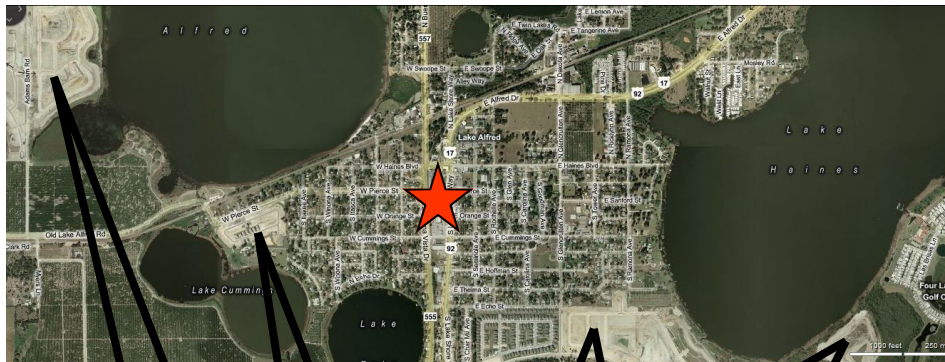
REAL PROPERTY SPECIALISTS, INC
Appraisers • Brokers • Consultants

Lake Alfred Parcels

Lake Alfred, FL

FOR SALE

All or Part



Large Residential tracts are already in-place for the next wave of new homes to the Lake Alfred area.

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