

5.19± Acres Future Commercial Land SR 80 Frontage



LOCATION: 21320/21350 Palm Beach Boulevard, Alva, FL. 33920

STRAP #: 27-43-27-00-00048.000

ZONING: C-1A (Commercial) 1,876.± Sq. Ft.
AG-2 (Agricultural) 221,532± Sq. Ft. (5.08± Acres)
RS-1 (Residential) 2,690± Sq. Ft.

SIZE: Land: 5.19± Acres **FRONTAGE:** 220'± (State Road 80)

Buildings: 3,534± Sq. Ft. **TRAFFIC COUNTS:** 20,900 (AADT 2010)

FUTURE LAND USE: Highway Commercial / Moderate Density Residential

TAXES: \$ 1,528 (2011)

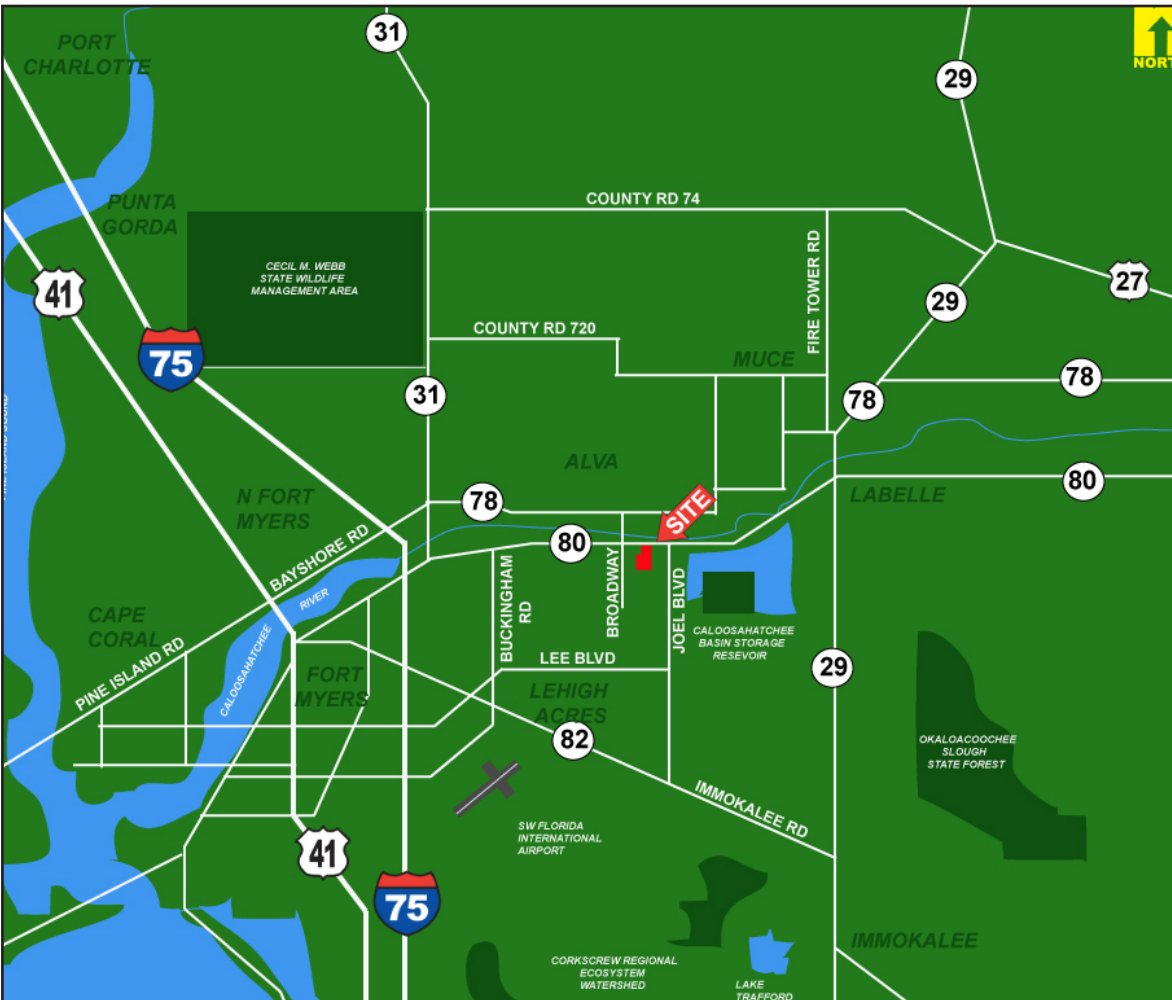
PRICE: \$ 120,000 (Subject to Bank Approval)

COMMENTS: This is a Short Sale, subject to Bank Approval. 5.19± Acres of Future Commercial Land with 220'± frontage on State Road 80. 1,876± Sq. Ft. currently has C-1A (Commercial Zoning). The property lies in the proposed Alva Rural Village. This designates approximately 2/3 of the property the future land use of Highway Commercial. This would allow for a broad range of uses including intensive retail, restaurants, and hotels. Approximately 1/3 of the property has future land use of Moderate Density Residential. There is also an additional 5.74± Acres of adjacent land available for residential development.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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