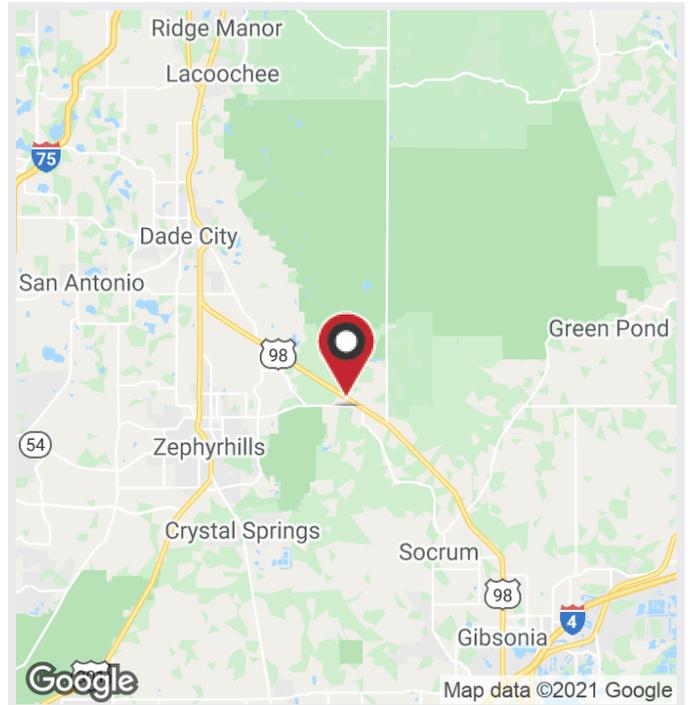


FOR SALE

2.26 ACRES - US HIGHWAY 54 - KATHLEEN, FL

0 US Highway 54 Kathleen, FL 33849



OFFERING SUMMARY

Lot Size:	2.26 Acres
Price:	\$99,000
County:	Polk

PROPERTY HIGHLIGHTS

- 2.26 Acres raw land on border of Polk & Pasco County
- Land is located in a recreational area that has access to trails for 4-wheeling, hunting, and camping
- Quiet area on US Highway 54 & County Road 54 East with approximately 347' of frontage on US Highway 54
- Perfect location for getting away from the city and enjoying the outdoors
- Property is in flood plain and located near the State Park Lands of the Hillsborough River.

Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
0 | 813.973.0214
cody@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

2.26 ACRES - US HIGHWAY 54 - KATHLEEN, FL

0 US Highway 54 Kathleen, FL 33849



High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
0 | 813.973.0214
cody@nyecommercial.com

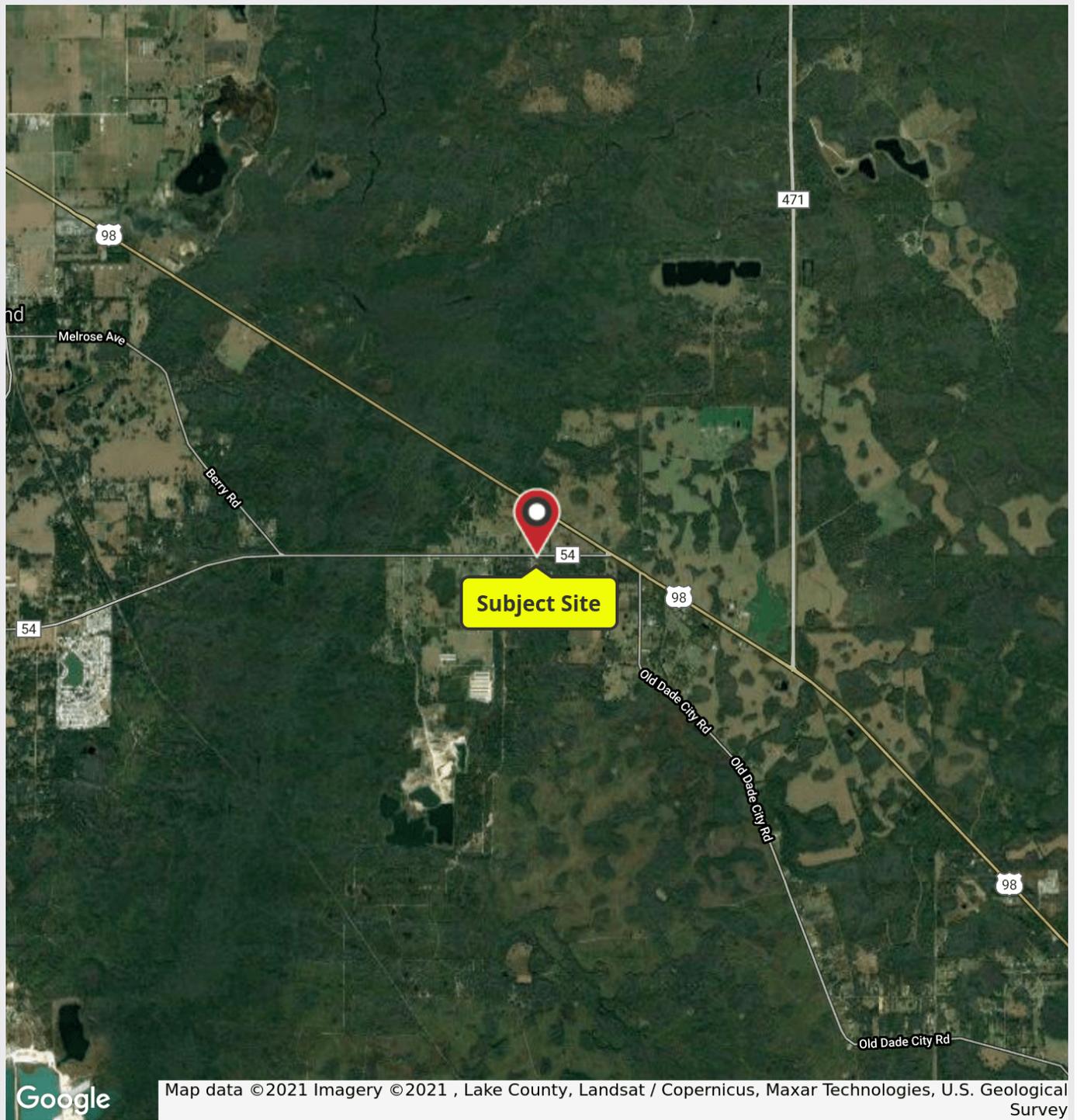


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

2.26 ACRES - US HIGHWAY 54 - KATHLEEN, FL

0 US Highway 54 Kathleen, FL 33849



Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
0 | 813.973.0214
cody@nyecommercial.com

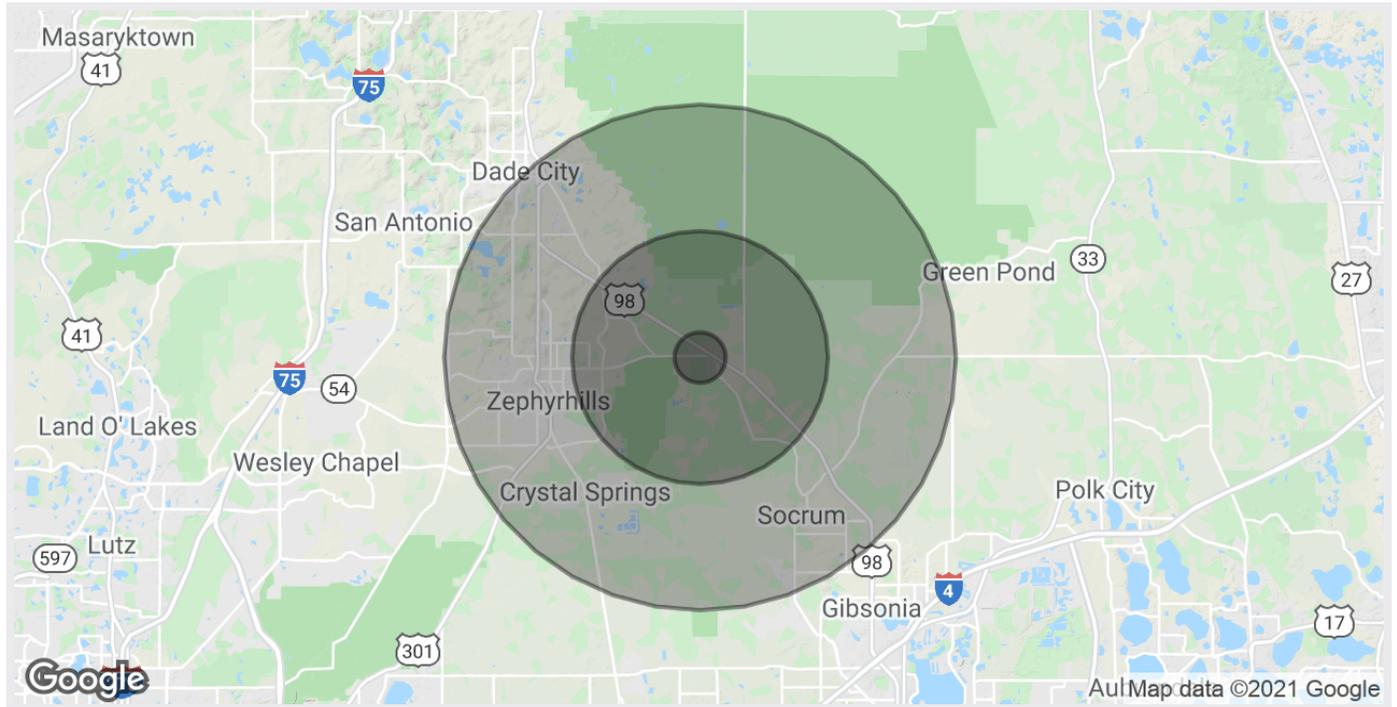


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

2.26 ACRES - US HIGHWAY 54 - KATHLEEN, FL

0 US Highway 54 Kathleen, FL 33849



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,847	72,970	330,593
Average age	42.8	39.1	36.7
Average age (Male)	43.7	38.6	36.0
Average age (Female)	41.7	39.6	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,104	25,973	126,235
# of persons per HH	2.6	2.8	2.6
Average HH income	\$76,756	\$87,251	\$76,495
Average house value	\$307,464	\$312,972	\$283,539

* Demographic data derived from 2010 US Census

Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
0 | 813.973.0214
cody@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR SALE

2.26 ACRES - US HIGHWAY 54 - KATHLEEN, FL

0 US Highway 54 Kathleen, FL 33849



BRENT NYE

Executive Director

C: 813.997.3333

brent@nyecommercial.com



CODY BRIGHTWELL

Senior Director

C: 440.376.1006

cody@nyecommercial.com

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
O | 813.973.0214
cody@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.