

# FULLY ENTITLED LOTS

MID-WAY BETWEEN ORLANDO AND TAMPA  
CLOSE TO I-4, NEW UNIVERSITY

Berkley Ridge, Phase 2  
Berkley Ridge Lane, Auburndale, FL 32823

- +/- 24.3 acres entitled for 123 lots (50')
- Three-phase community, phases 1 and 3 complete
- Shovel-ready, lift station in place, utilities stubbed to site
- Strong job growth corridor
- 44 miles to Downtown Orlando
- 44 miles to Tampa



**CUSHMAN &  
WAKEFIELD**

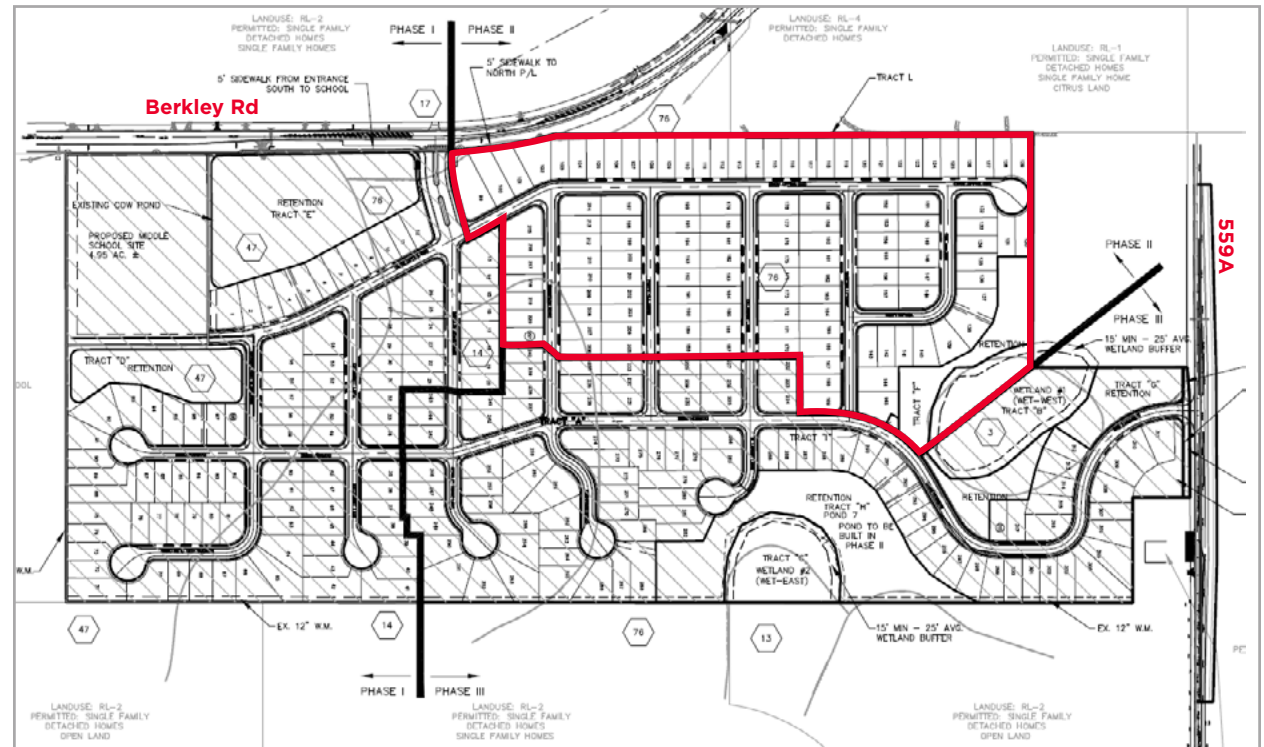
## 123 FULLY ENTITLED LOTS

**Margery Johnson**  
Senior Director  
+1 407 541 4395 direct  
+1 407 435 4947 mobile  
[margery.johnson@cushwake.com](mailto:margery.johnson@cushwake.com)

**Andy Slowik**  
Associate  
+1 407 541 4428 direct  
+1 941 779 5989 mobile  
[andrew.slowik@cushwake.com](mailto:andrew.slowik@cushwake.com)

# Opportunity Details

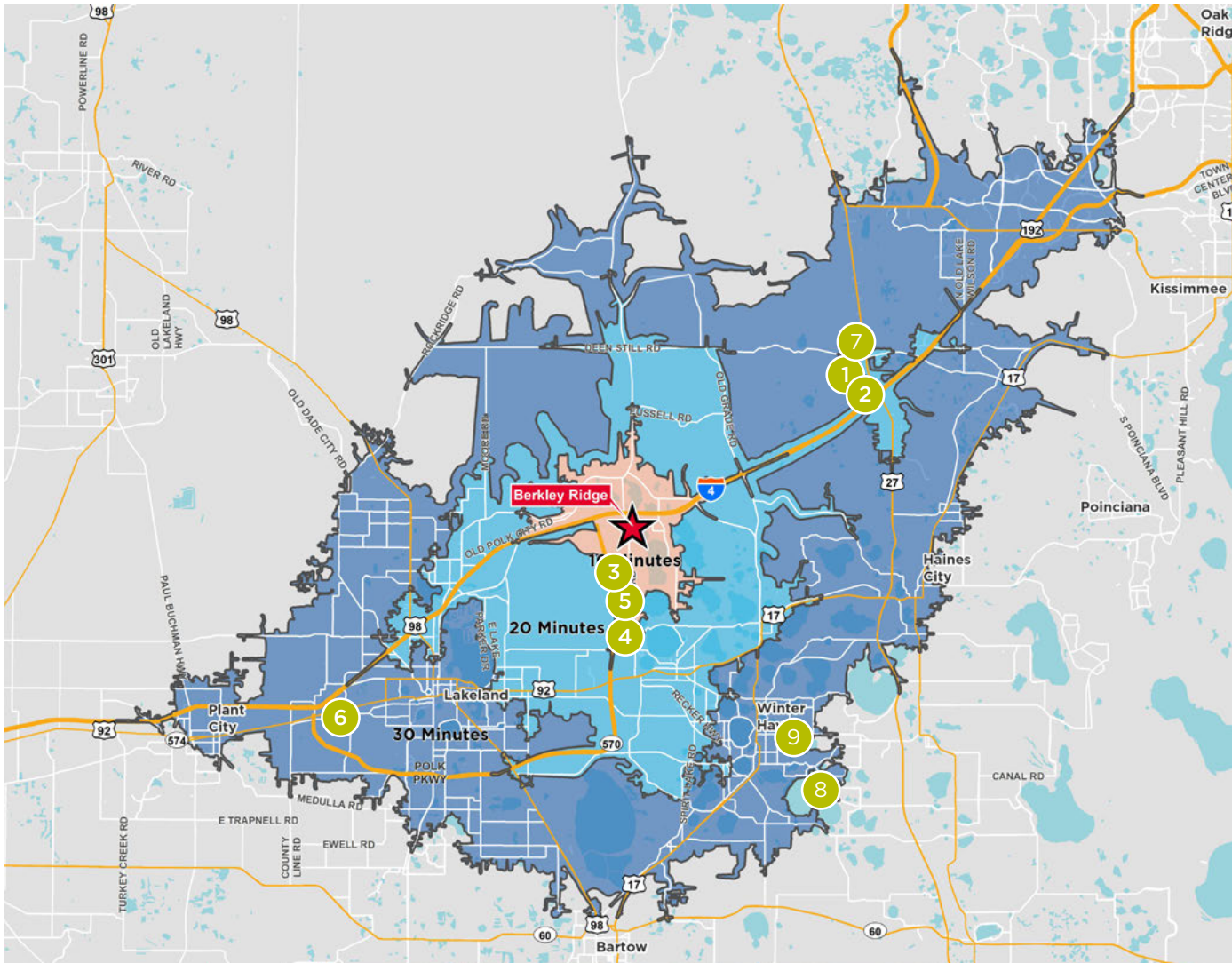
Location	County Road 559A, Auburndale, FL 32823
Municipality	Polk County
Size	+/- 24.3 net acres
Land Use	Residential Low (RL-1)
Retention	Master storm water planned
Entitlements	123 fully entitled, 50' single family residential lots
Price	<b>\$2,152,500</b> (\$17,500/entitled lot)
Schools	Lena Vista Elementary  Lake Alfred-Addair Middle School  Auburndale Senior High School
Site Features	Easy access to metro Orlando, Tampa, and Lakeland via Interstate 4 and Polk Parkway  Strong job generation in Polk County (I-4 corridor is adding 4MM+ square feet of new big-box industrial product)  Within three miles of Florida Polytechnic University



## Berkley Ridge Permit Status (as of 4/10/2015)

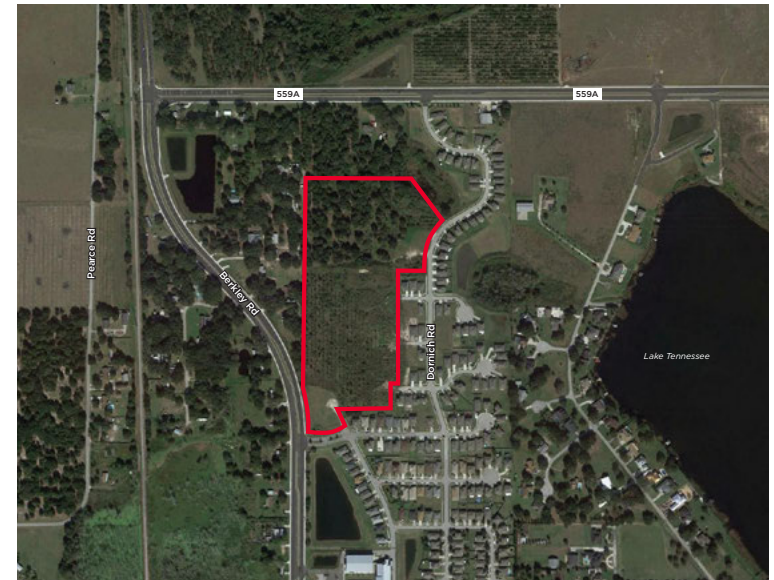
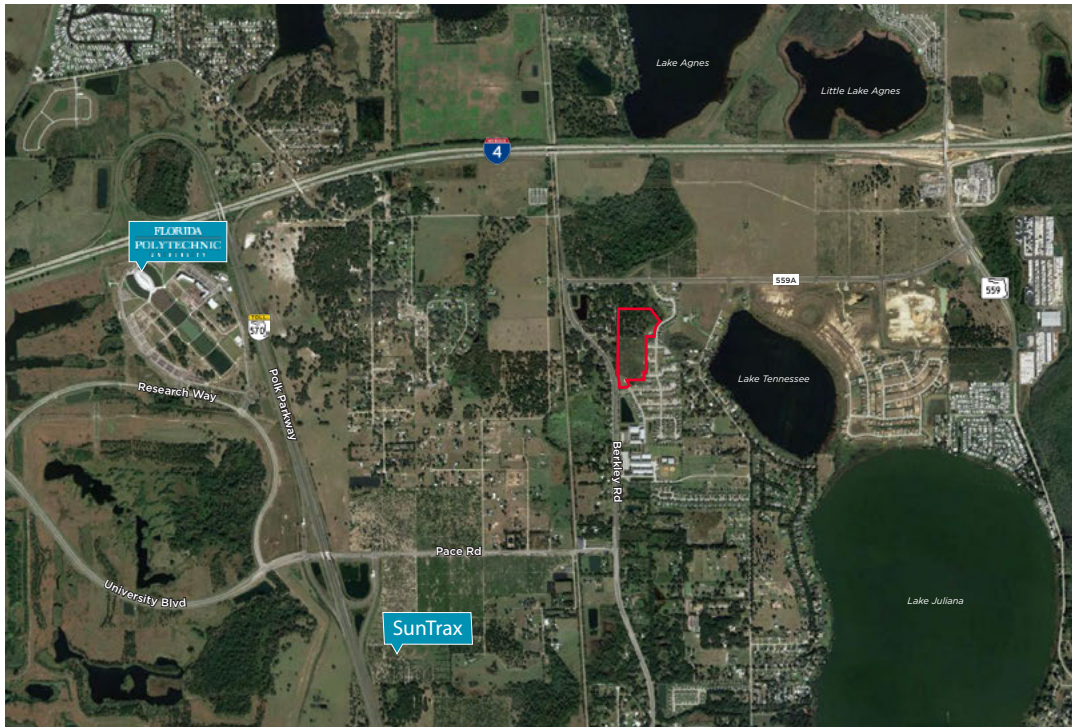
MUNICIPALITY	PERMIT TYPE	ISSUED	EXPIRATION
Polk County	Level 2 - Subdivision	1/31/2014	1/31/2017
City of Auburndale	Utility (Water/Sewer)	Per approval letter from the City of Auburndale dated 11/14/2013, the City approved the water and wastewater construction plans, and the approval has no expiration.	
Southwest FL Water Management District	Stormwater (Environmental Resource Permit)	9/19/2006	8/16/2018
FL Department of Health	Drinking Water Permit	3/25/2015	3/25/2020
FL Dept of Environmental Protection	Wastewater Permit	3/25/2015	3/24/2020
FDEP Notice of Intent	Notice of Intent (NPDES)	1/26/2014	1/26/2019

# Polk County Job Growth



#	Company	New Jobs
1	Wal-Mart	1,000
2	FedEx	438
3	SunTrax	N/A
4	Medline	100
5	SaddleCreek	N/A
6	Amazon	385
7	Amazon	100
8	Merlin Entertainment	66
9	BinTech Partners	230

## At the Center of Expansion



For more information, contact:

**Andy Slowik**  
Associate

+1 407 541 4428 direct  
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[andrew.slowik@cushwake.com](mailto:andrew.slowik@cushwake.com)

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20 North Orange Avenue  
Suite 300  
Orlando, FL 32801

[cushmanwakefield.com](http://cushmanwakefield.com)



[cushwakeorlando.com](http://cushwakeorlando.com)

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