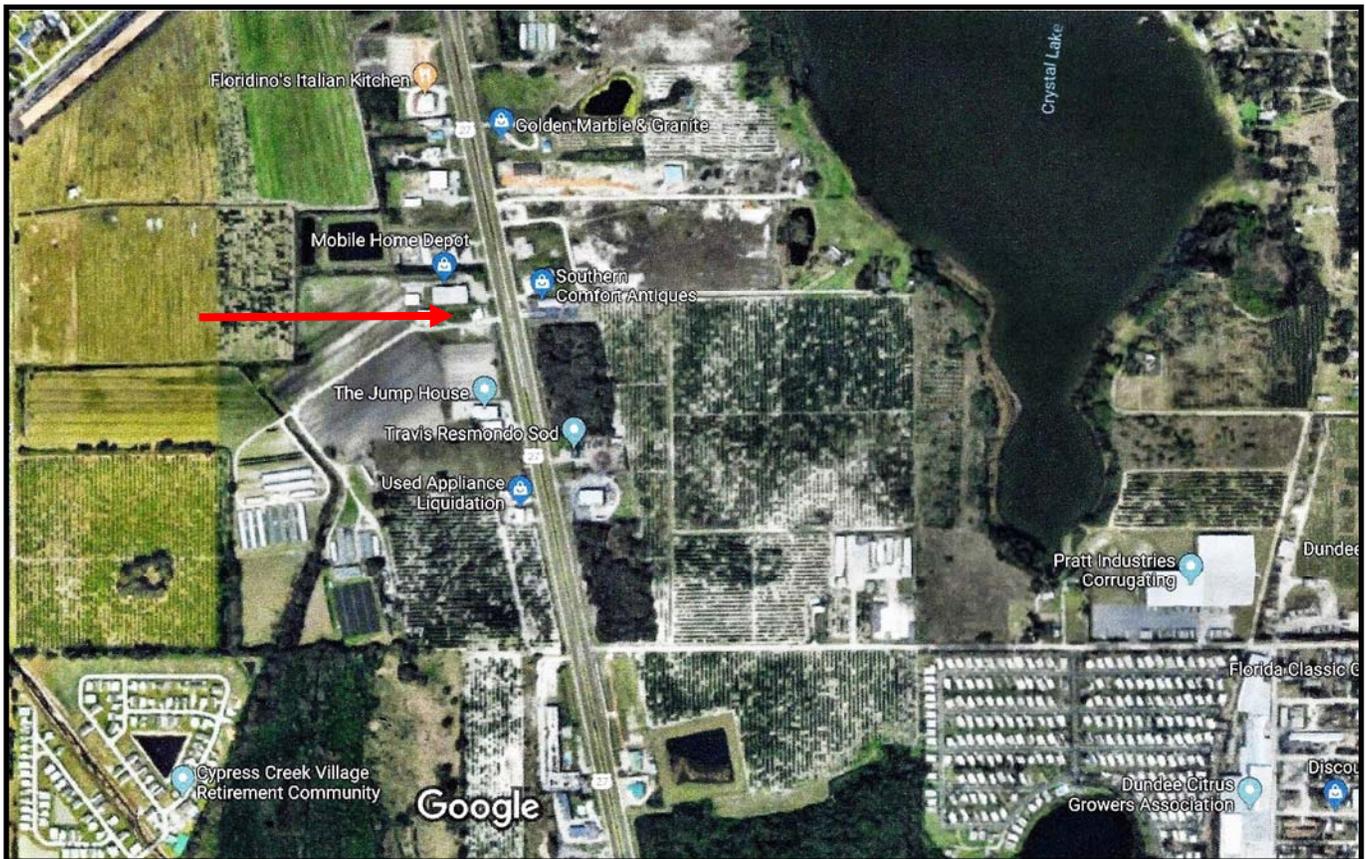


DUNDEE, FL

400 FT. COMMERCIAL FRONTAGE



This property is certainly located in a growth area . Inside the city limits of Dundee, FL , a community that encourages new business.

The property is cleared, high and dry and commercial future land use. (CH) many diversified uses which can include Nursing Homes, Hotels, Motels, convenience stores, cocktail lounge or liquor store, gas sales, restaurants, shopping center, vet clinic, auto sales, building material sales, car wash, banks, hospital, professional offices, church, communication towers, freight/ truck terminal, etc.

US 27 is 6 lane in this area and there is 440' frontage by 400 ft. deep. 3.97 acres. Latest traffic count is 2016 indicating 38,500 vehicles per day. Traffic along 27 has increased substantially so this should change with next count.

Real Estate taxes are \$6380. per year.

Asking price is \$ 750,000. and owner might be willing to divide.

There are signs on the property.

EXCLUSIVELY BY:

MARY L. ADSIT, Realtor

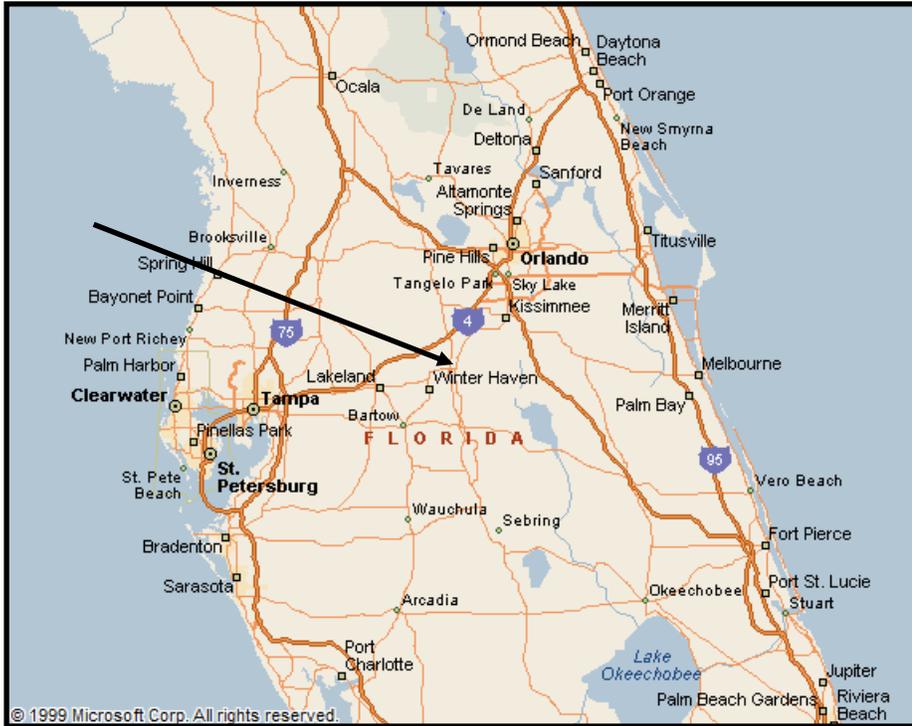
ADSIT CO. INC.

5757 Trask Road, Fort Meade, FL 33841

PHONE 863 285 7118

E-Mail landlady@maryadsit.com

WEB SITE www.maryadsit.com



DISTANCES:

Orlando Airport 45+ minutes

Hwy. 60 to South— about 7-1/2 miles

I-4 to North 13+ miles

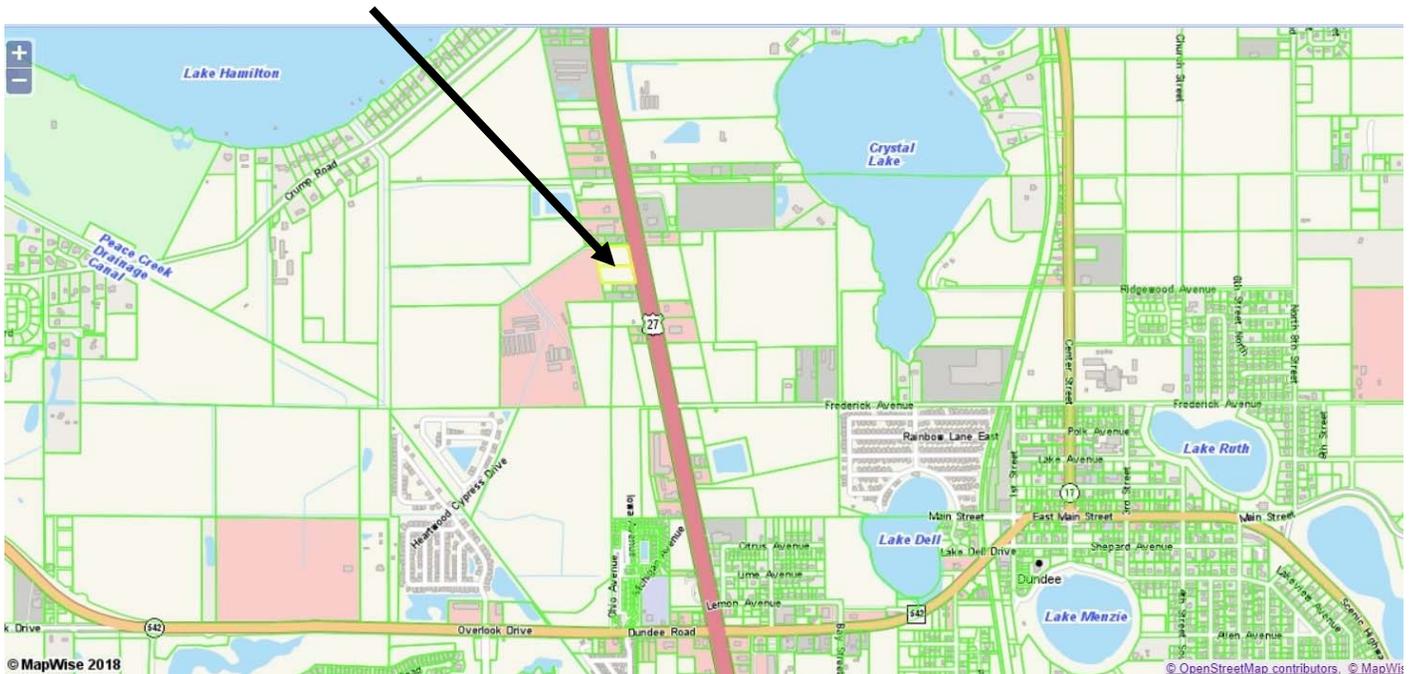
Miami about 3-1/2 hours

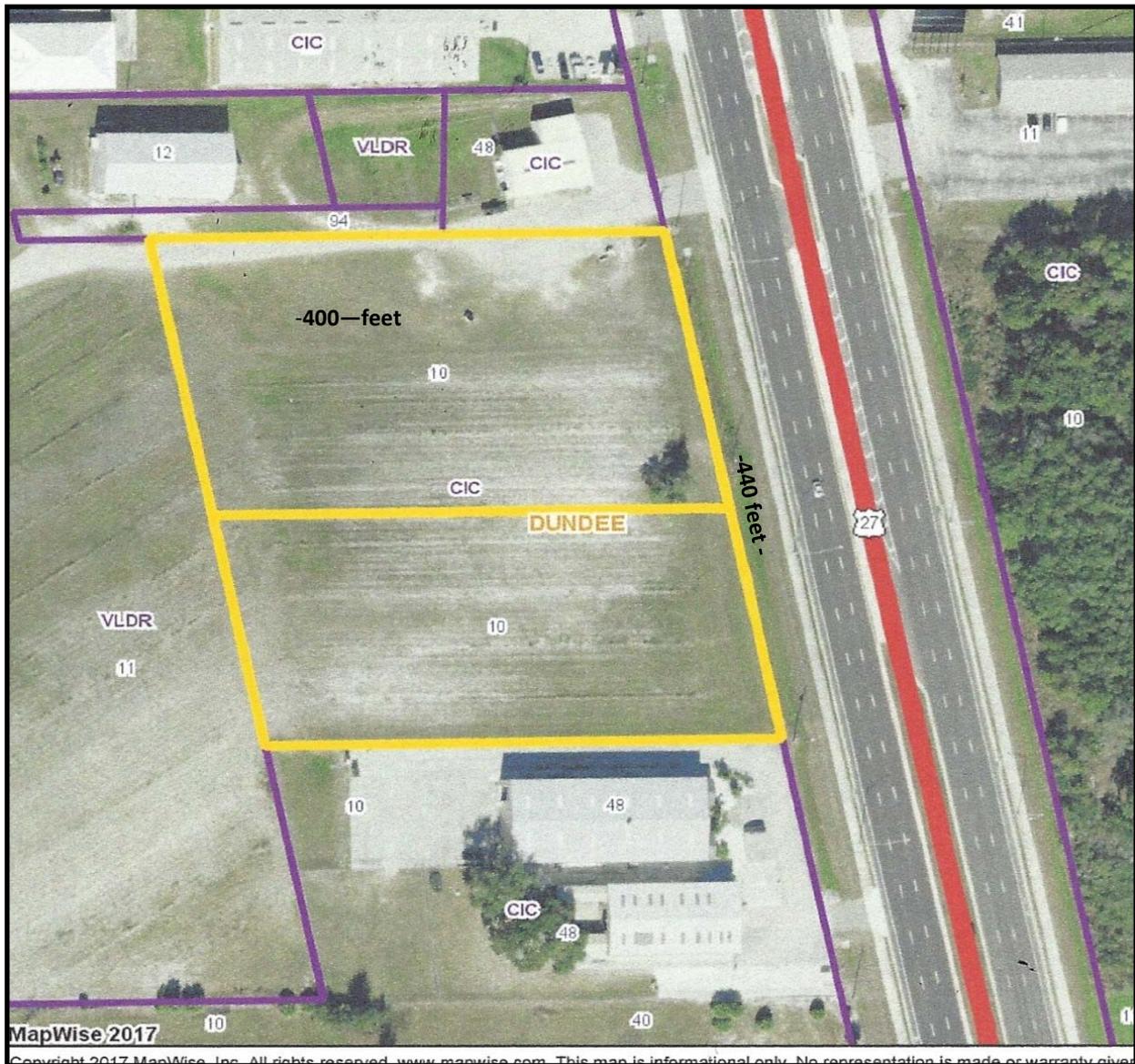
Int. I-75 and I-10 about 3 hours

Property is in the central part of FL on US 27 which is the main North-South artery in Florida and North of SR 60 which is the main East/West artery in the central part of the state.

Pink is commercial land use designation and gray is Industrial.

North of Intersection of 542/27.





DISCLAIMER NOTICE: Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for mis-statement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands or scrub verification, mold, soils or sub-soils, oil, mineral or air rights, determination of flood hazard areas, underground hazards such as sink holes, condition or quality of any wells as to depth, size or safety of use, buried tanks or other contamination. This office will provide a list of firms available for environmental assessments if you so request. The Health Dept. for the County in which the property is located should check any well used as a drinking source.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County and/or City Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present zoning requirements and any intended future use.

Real Estate investments contain risk. It is also suggested that potential buyers investigate and inspect this property, obtain any professional advice their intended project would indicate such as contractors, building inspectors, engineers, Planners, CPA, assessment and environmental firms and various local, state and federal regulatory agencies to fully evaluate the property. This should include your personal confirmation of present zoning, future land use, air rights, road frontage and road designations, availability of utilities, easements, deed restrictions, servicers and all other regulations or changes that may affect the intended use. Legal counsel is always recommended.