

# FOR SALE: 1.2 Acres

## Commercial / Residential 12 Units Per Acre

SE Corner of US 17-92 and MacKay Blvd. City of Lake Alfred, Polk County, Florida

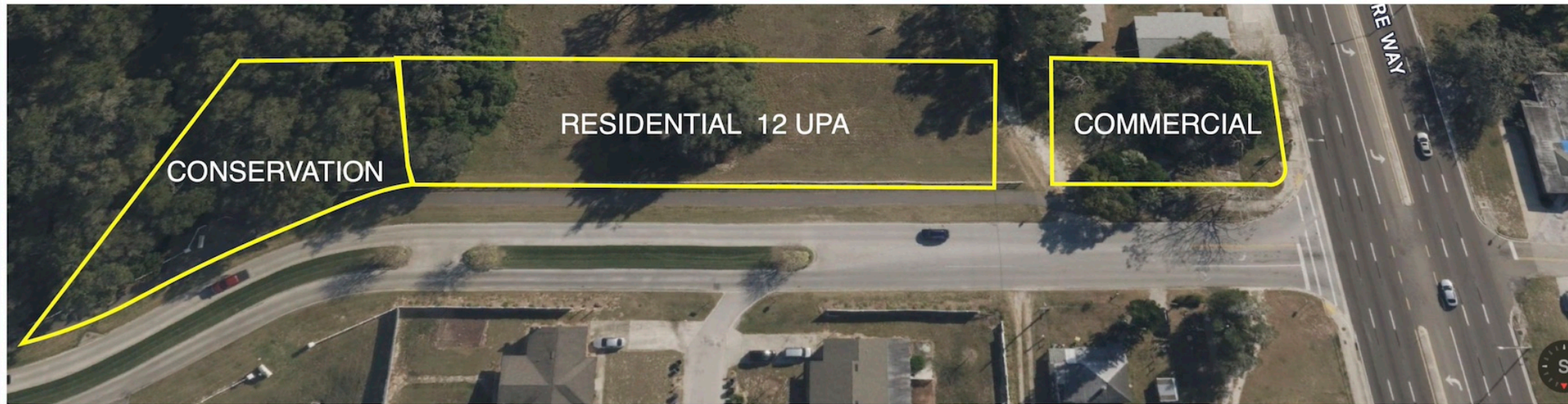
**Frontage:** Commercial - 90' x 140', Residential - 340' x 80'

**Land Use / Zoning:** .29 Acre Commercial, .62 Acre Residential, .3 Acre Conservation

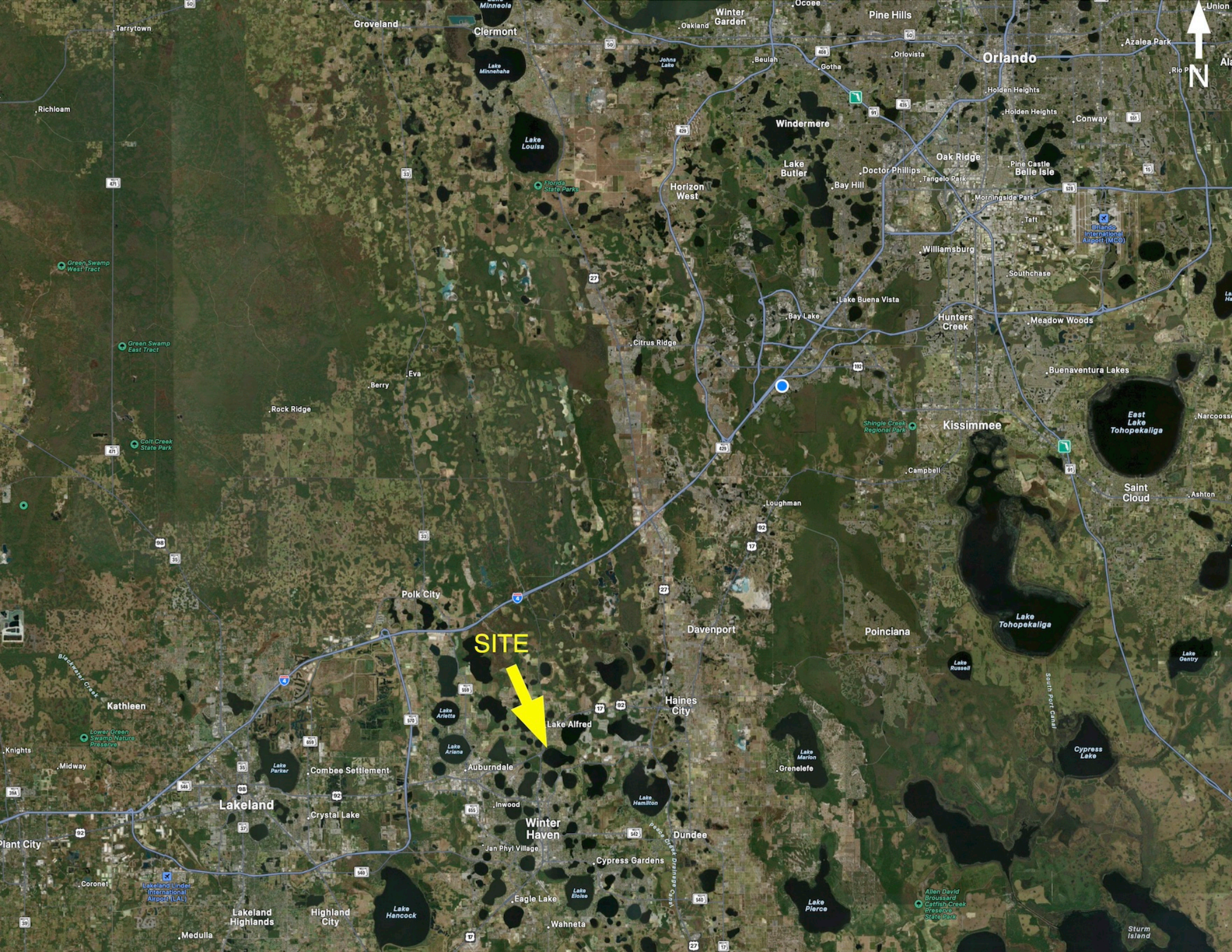
**Utilities:** Water will be brought to boundary. Sewer is on the north side of MacKay Blvd. Can do Septic.

**Contact:** James Dowd, President, Dowd Properties, Inc. Broker / Owner.

Mobile: (407) 592-2352 [jim@DowdLand.com](mailto:jim@DowdLand.com) [DowdLand.com](http://DowdLand.com)







**SITE**



Lake Alfred

Lake Arletta

Lake Ariana

Auburndale

Winter Haven

Eagle Lake

Wahneta

Haines City

Dundee

Cypress Gardens

Jan Phyl Village

Grenelefe

Lake Pierce

Poinciana

Lake Marion

Sturm Island

Davenport

Lake Russell

Allen David Broussard  
Cottish Creek  
Preserve  
State Park

Medulla

Kissimmee

Campbell

Lake Tohopekaliga

Southport Canal

Highland City

Hunters Creek

Meadow Woods

Buenaventura Lakes

Lake Tohopekaliga

Allen David Broussard  
Cottish Creek  
Preserve  
State Park

Highland City

Bay Lake

Lake Buena Vista

Loughman

Cypress Lake

Highland City

Williamsburg

Williamsburg

Loughman

Lake Russell

Allen David Broussard  
Cottish Creek  
Preserve  
State Park

Highland City

Williamsburg

Williamsburg

Loughman

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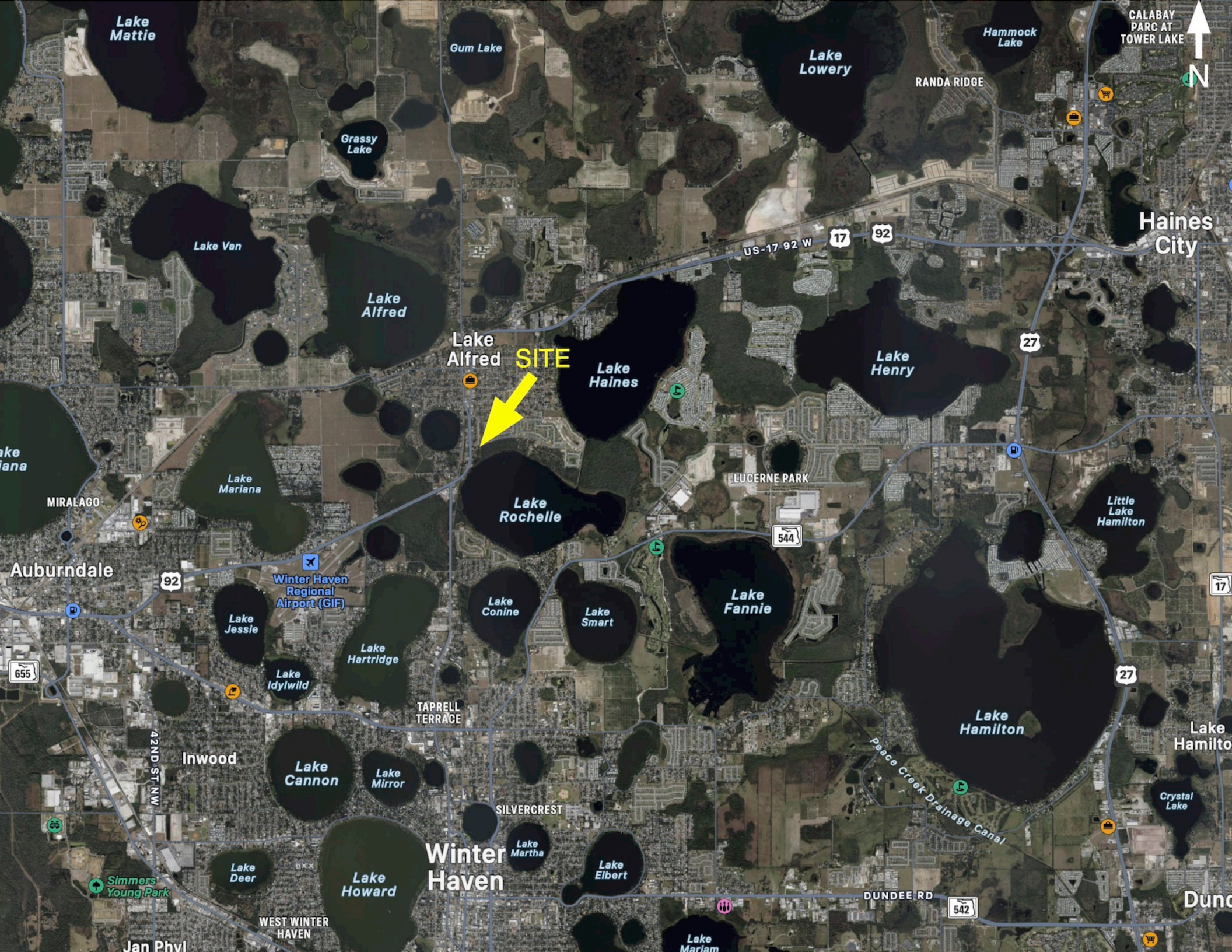
Loughman

Lake Russell

Allen David Broussard  
Cottish Creek  
Preserve  
State Park

Highland City





Lake Mattie

Gum Lake

Lake Lowery

Hammock Lake

CALABAY PARC AT TOWER LAKE

Grassy Lake

RANDA RIDGE

Haines City

Lake Van

Lake Alfred

Lake Alfred SITE

Lake Haines

Lake Henry

Lake Diana

MIRALAGO

Lake Mariana

Lake Rochelle

LUCERNE PARK

Little Lake Hamilton

Auburndale

Winter Haven Regional Airport (GIF)

Lake Conine

Lake Smart

Lake Fannie

Lake Jessie

Lake Hartridge

Lake Idylwild

TAPRELL TERRACE

Lake Hamilton

Lake Hamilton

Inwood

Lake Cannon

Lake Mirror

SILVERCREST

Peace Creek Drainage Canal

Crystal Lake

655

92

42ND ST NW

544

27

Lake Deer

Lake Howard

Winter Haven

Lake Martha

Lake Elbert

DUNDEE RD

542

Dundee

Jan Phyl

WEST WINTER HAVEN

Lake Mariam

542





CONSERVATION

RESIDENTIAL 12 UPA

COMMERCIAL

W DAVIS AVE

SLAKE SHORE WAY

SLAKE SHORE WAY







COMMERCIAL



Google





RESIDENTIAL 12 UPA

Google





RESIDENTIAL 12 UPA

Mackay Blvd

Google

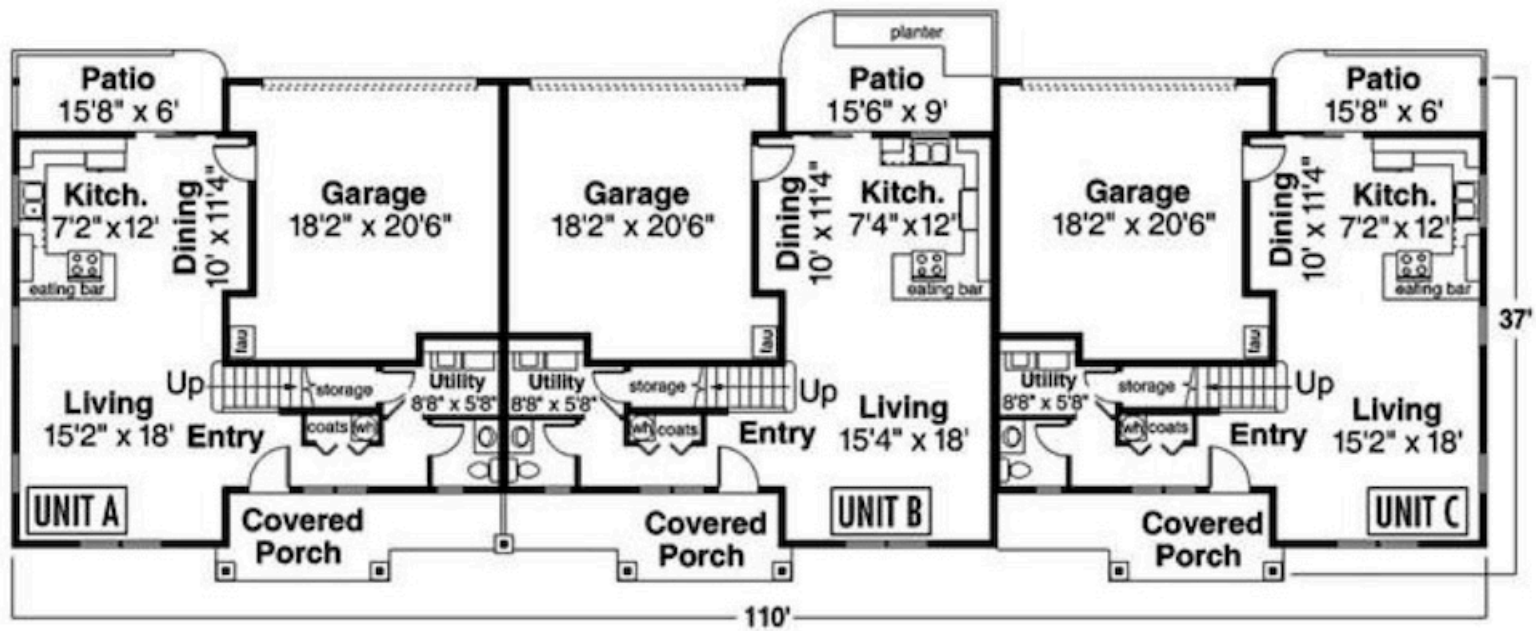


## CONCEPTUAL PLAN A: 2 - 3 UNIT BUILDINGS

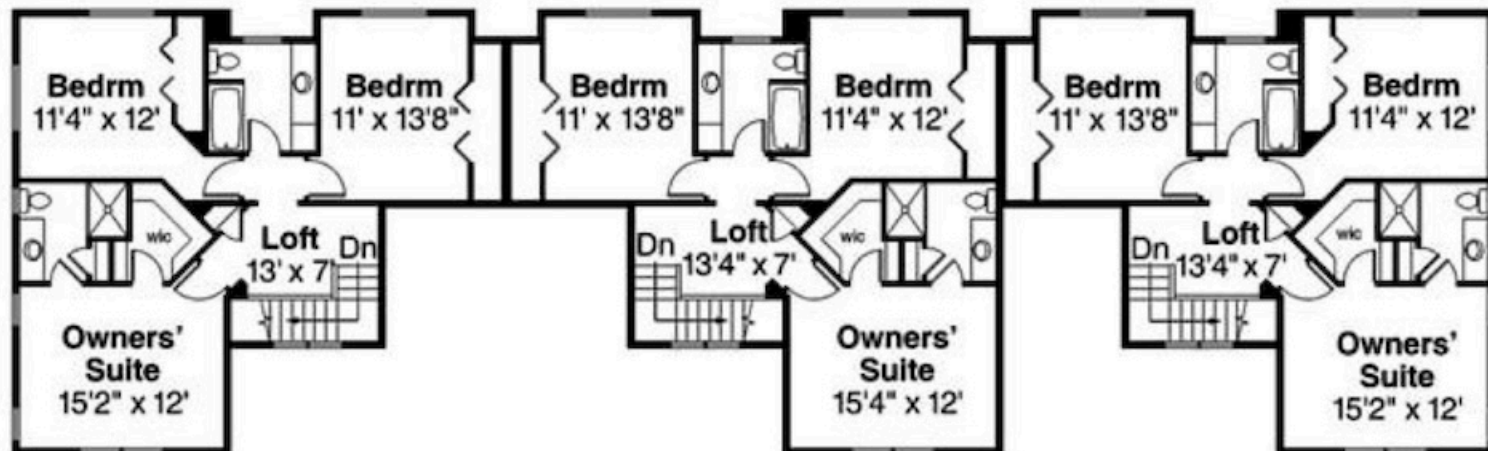




## First Story - Main Level



## Second Story - Upper Level





## **CONCEPTUAL PLAN A - 3 UNIT BUILDINGS**

EACH UNIT:

1,631 SQ FT HEATED AND COOLED LIVING SPACE

3 BEDROOMS

2 FULL BATHS

1 HALF BATH

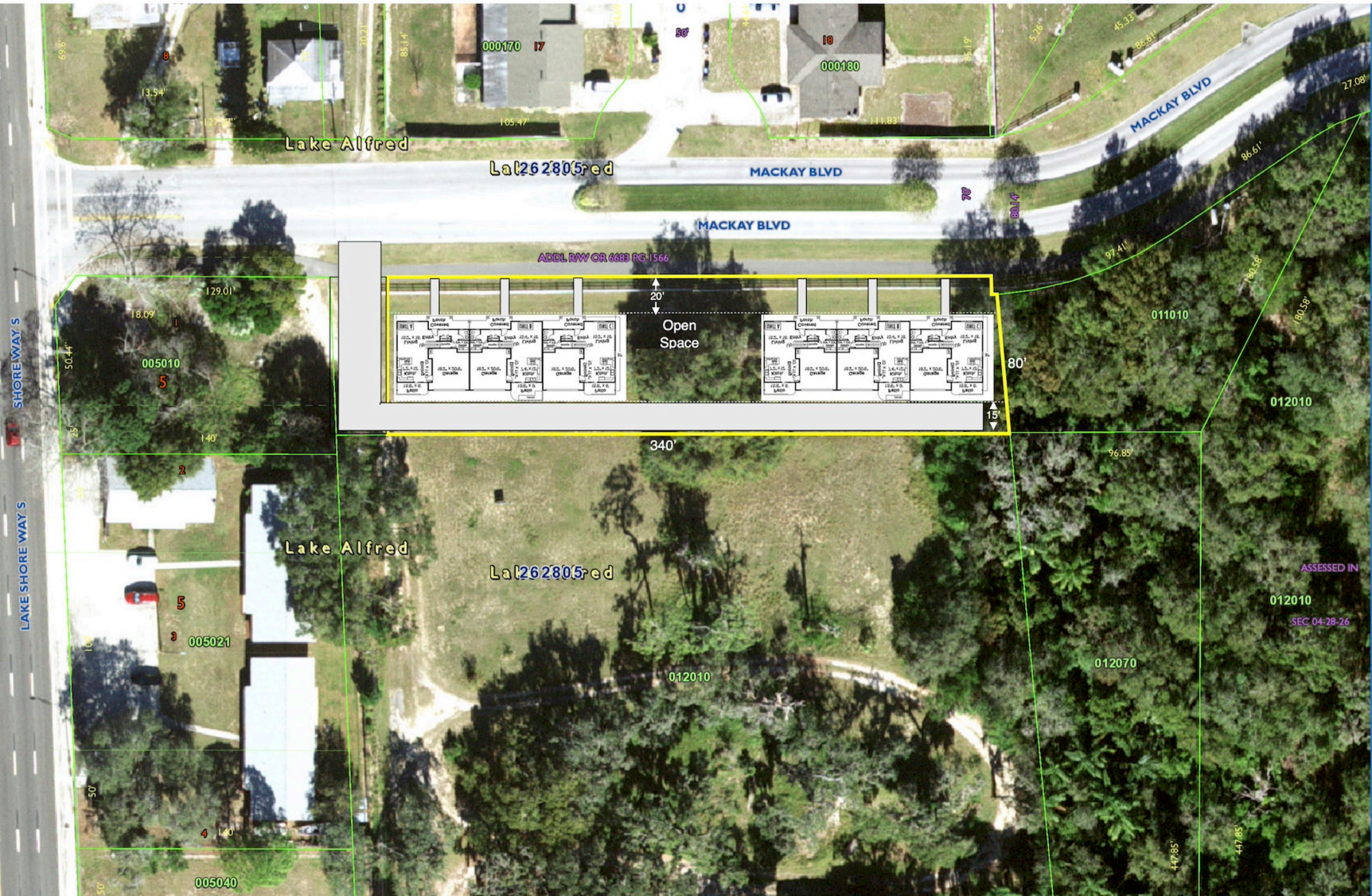
2 FLOORS

2 GARAGE

Each unit has 3 bedrooms and 2.5 baths, 1,631 square feet of heated and cooled finished living space (744 square feet on the main level and 887 square feet on the upper level) and a 2-car garage.



# CONCEPTUAL PLAN A: 2 - 3 UNIT BUILDINGS



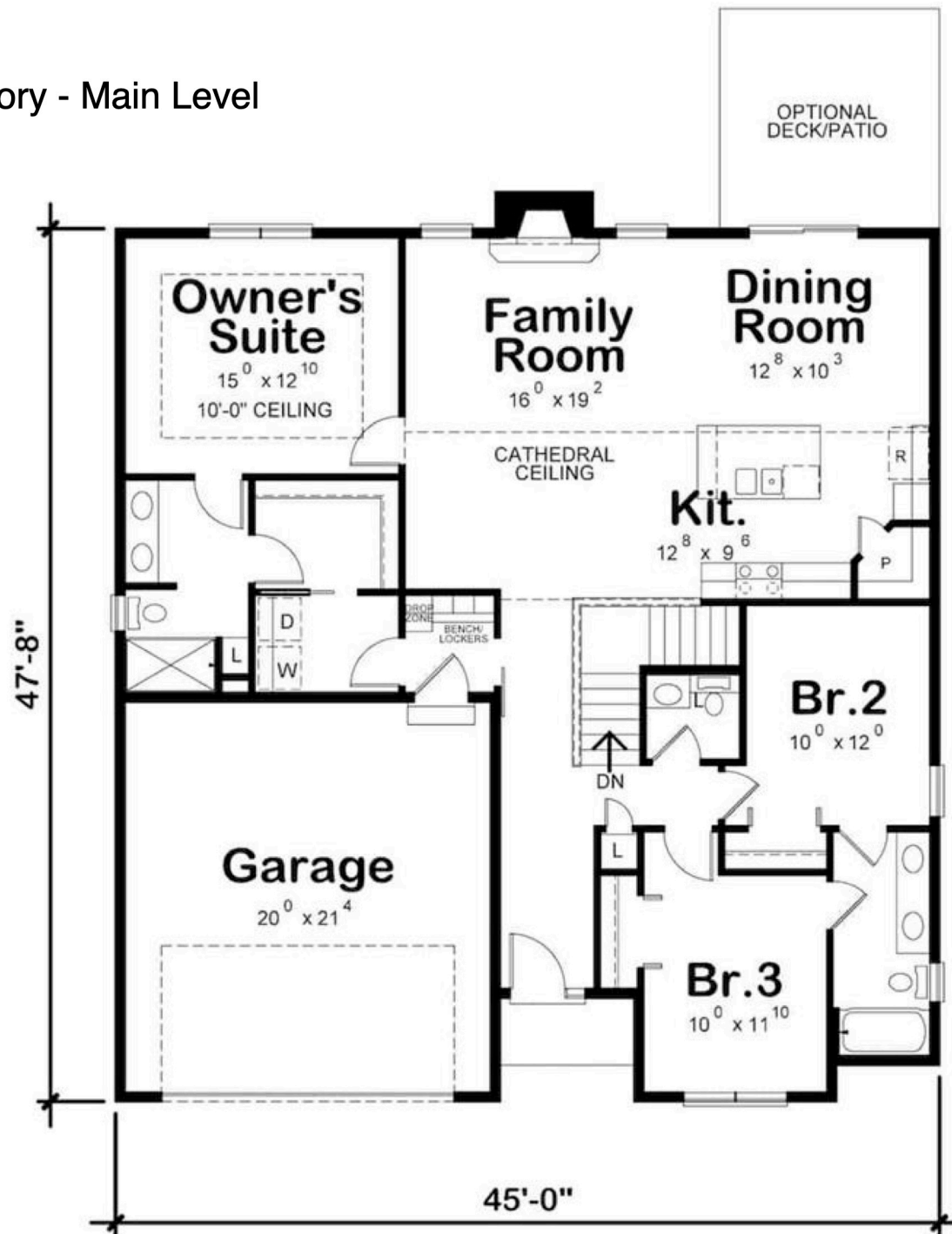


**CONCEPTUAL PLAN B: 1 STORY SINGLE FAMILY HOME**





# Single Story - Main Level





## **CONCEPTUAL PLAN B: 1 STORY SINGLE FAMILY HOME**

1,642 SQ FT HEATED AND COOLED LIVING SPACE

3 BEDROOMS

2 FULL BATHS

1 HALF BATHS

1 FLOOR

45' WIDTH

47' 8" DEPTH

2 CAR GARAGE

This single-family home has 3 bedrooms and 2.5 baths, 1,642 square feet of heated and cooled finished living space and a 2-car, 550 sq ft garage.



# CONCEPTUAL PLAN B: 2 - 1 STORY SINGLE FAMILY HOMES

