

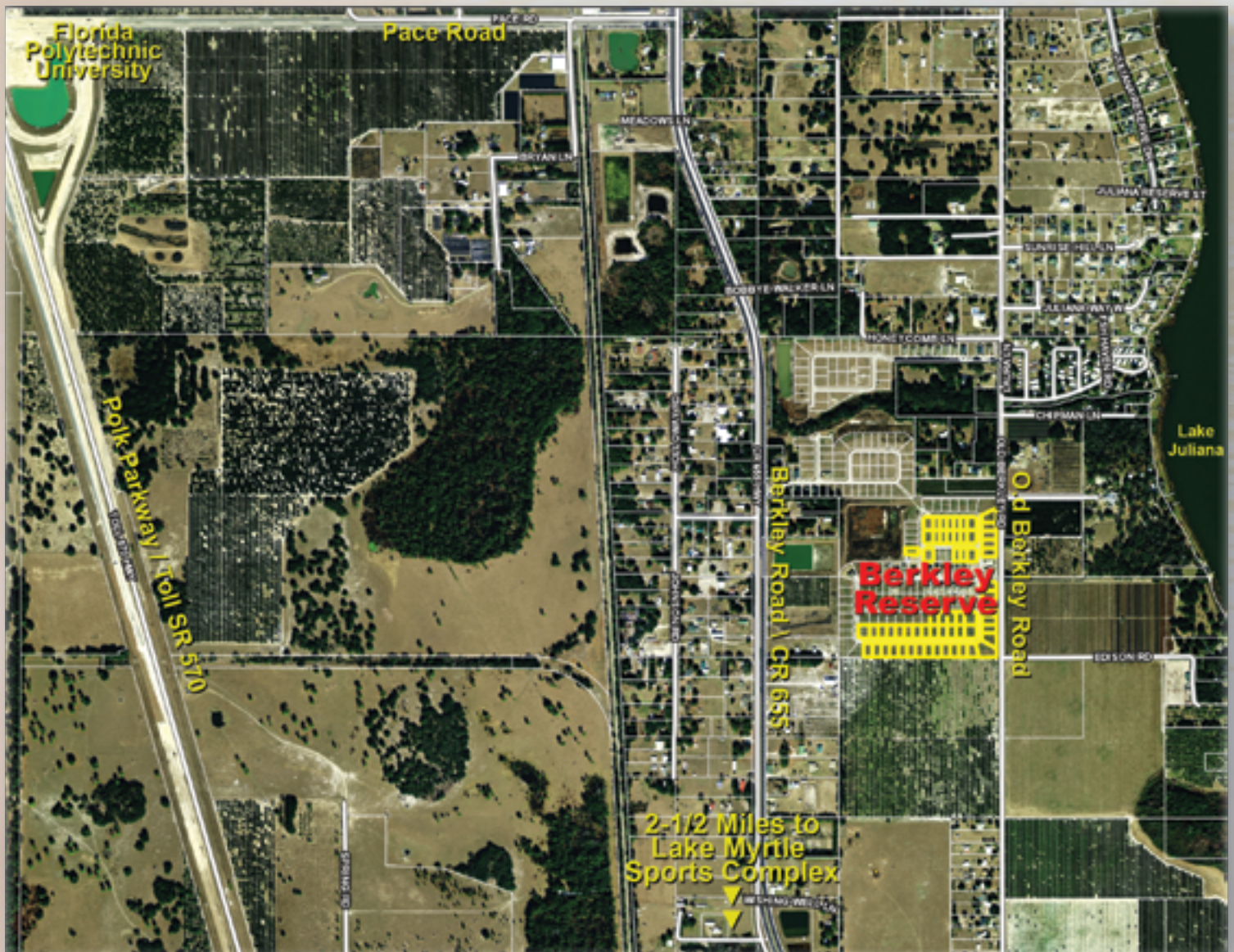
BERKLEY RESERVE FINISHED LOTS

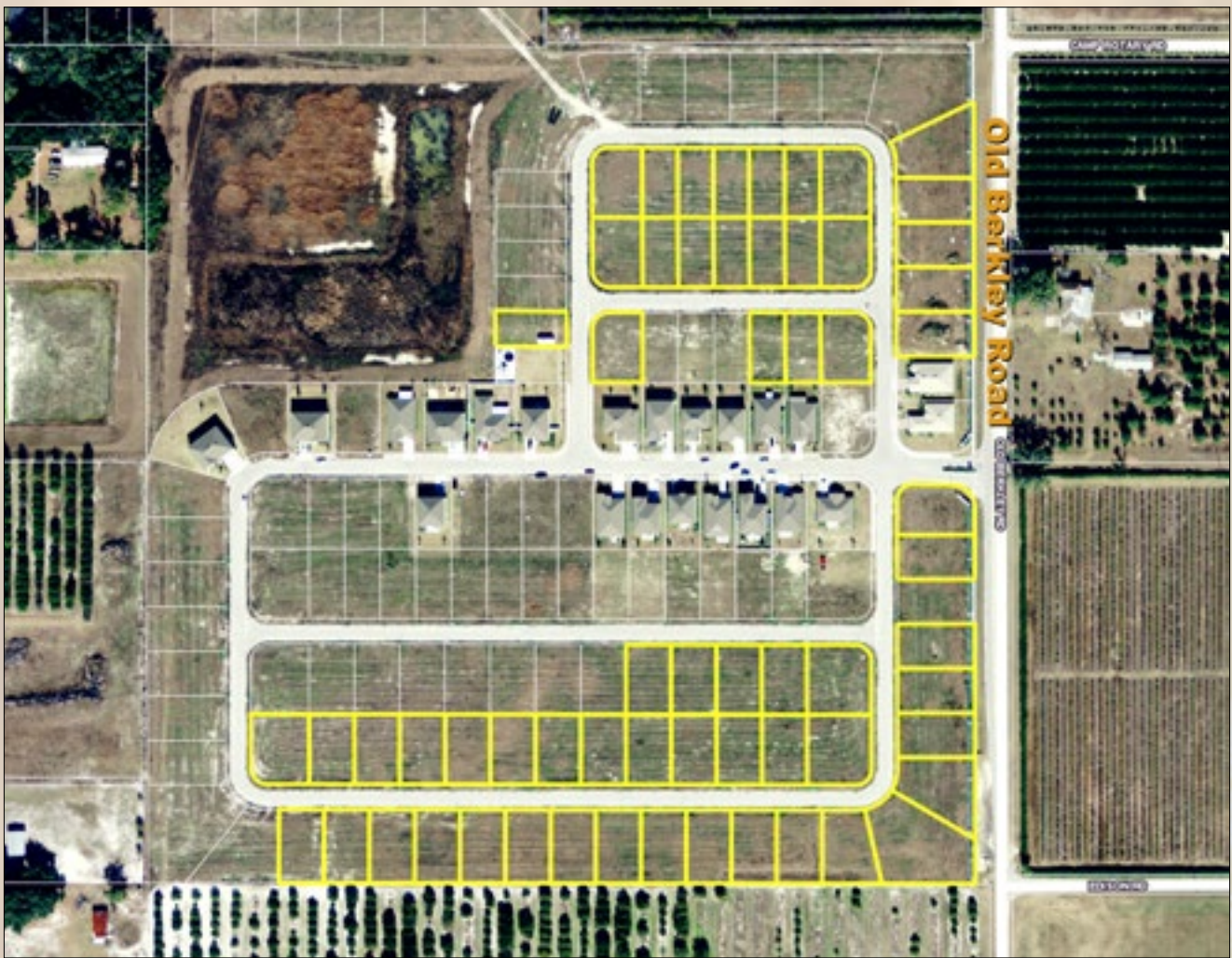
Auburndale, Florida • Polk County

62 “READY-TO-BUILD” LOTS

New Established Subdivision - Bulk Offering!

*Minutes Lake Myrtle Sports Complex, Florida Polytechnic University, and I-4
Close to Disney, Orlando, Tampa & International Airports*





Parcel ID: 252721299502000400 ET AL

Driving Directions:

- From I-4, take exit 44 and go south on Hwy 559 for 3/4 mile
- Turn west on Auburndale Cutoff Road and go 1.2 miles
- Turn south on Old Berkley Road for 2 miles
- Berkley Reserve will be on the right

Demographics 10-20-30 Miles

2014	10 Miles	20 Miles	30 Miles
Population	188,423	594,482	1,174,015
Households	72,414	223,032	429,084
Median HH Income	\$38,530	\$42,896	\$44,905

Drive Times 15-30-45 Minutes



For additional maps and details, go to:

www.SaundersRealEstate.com/BerkleyReserve

BERKLEY RESERVE FINISHED LOTS

Auburndale, Florida • Polk County

Berkley Reserve is a nice subdivision in the City of Auburndale. There are a total of 144 lots in the development and 62 lots are available for purchase in this bulk offering. Builders own 47 lots and are currently building. Individuals own 34 lots with homes already built on most.

The subdivision is in a desirable Central Florida location for single-family homes. Berkley Reserve is only 2.4 miles to Lake Myrtle Sports Complex! It is four miles to I-4 for close access to Disney, Orlando, Tampa, and international airports, and just minutes to Florida Polytechnic University.

Sale Price: \$1,450,000

Price Per Lot: \$23,387

Permitted Lots: 62 finished lots (ready to build)

Lot Inventory:

- (13) 55'x110'
- (36) 70'x110'
- (13) corner and end lots, which are a little bigger
- 62 total lots

Site Address: Old Berkley Road, Auburndale, FL 33823
Polk County

Nearest Intersection: Old Berkley Road and Gapway Road

Uplands/Wetlands: 100% uplands

Taxes: \$194.53 per lot (2014)

Utilities & Water: City of Auburndale

Road Frontage: Entrance access is off of Old Berkley Road

Infrastructure: Water, sewer, electric, phone, cable

Associations: HOA in place; no CDD

Desirable Location!

2.4 Miles to Lake Myrtle Sports Complex

2.4 Miles to Florida Polytechnic University

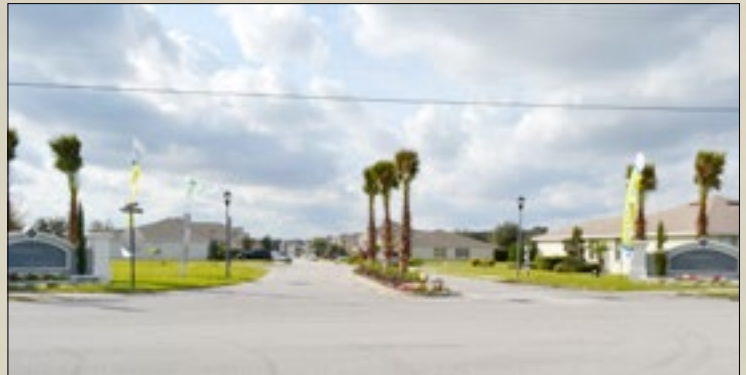
4 Miles to I-4

7 Miles to Publix

25 Miles to Disney World

38 Miles to Orlando & International Airport

45 Miles to Tampa & International Airport





SAUNDERS
REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

62 "Ready-to-Build" Lots in New Established Subdivision • Bulk Offering
Minutes to Lake Myrtle Sports Complex, Florida Polytechnic University, and I-4
Close to Disney, Orlando, Tampa & Int'l Airports



BERKLEY RESERVE FINISHED LOTS **62 FINISHED LOTS • AUBURNDALE, FL**

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For additional maps and details, go to:

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Minutes to
Lake Myrtle Sports Complex,
Florida Polytechnic University, and I-4
Easy Access to Tampa, Orlando & Disney

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