



4135 SW HIGHWAY 17

ARCADIA, FLORIDA 34266

13.108 ACRES

OFFERED AT:
\$1,000,000

13.108 acres zoned IL.

1080 feet of highway frontage with two curb cuts.

New Fuel tanks and pumps 3 years ago.

Rail Access

Rural Farm and Ranch Land in the immediate area.

US 17 is the major artery between Plant City and the population of Charlotte & Lee Counties.

The Walmart

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
US Hwy 17	Flanders St	9,435	2018	0.08 mi
US Hwy 17	Bungalow St	7,517	2018	1.06 mi
Magnolia St	W Magnolia St	7,960	2018	3.80 mi
Brevard Ave	Oak St	8,278	2018	3.84 mi
Brevard Ave	Oak St	7,700	2016	3.84 mi
W Magnolia St	Robinson Ct	6,325	2018	3.85 mi
E Magnolia St	Robert Ave	12,500	2016	3.85 mi
E Magnolia St	Robert Ave	11,958	2018	3.85 mi
Robert Ave	N Oak St	12,069	2018	3.94 mi
Hickory St	N Desoto Ave	7,600	2016	3.95 mi

TRUCK STOP & FUEL DEPOT

Building Size	15,000 SF	Tenancy	Multiple
Property Type	Industrial	Clear Ceiling Height	10 ft.
Property Subtype	Truck Terminal/Hub/Transit	Lot Size	609,840 SF
Property Use Type	Investment	APN/Parcel ID	23-38-24-0000-0180-0000
Commission Split	3%	Features	Trailer Parking Electricity/Power Rail

DESCRIPTION

Located on Highway 17 just south of Arcadia.

According to FDOT, after the highway expansion, this location has almost 2200 Semi Trucks & Trailers pass Per Day plus 11,000 +cars. Zoned IL, with 13+ acres, a rail head, and 1080 ft. of Highway frontage on US 17 this property is uniquely sited.

Previously owner replaced 3 years ago 9 Fuel Pumps, 2 pump gas or Diesel and 7 pump Diesel exclusively. On site storage tanks hold 21,000 gallons. The facility used to pump 20,000 gal. of Diesel per month. This facility is one of only 3 Bulk Fuel Depots permitted in DeSoto County. There is a truck wash on the premises that was generating \$25,000 in annual revenue. The property has been permitted for a Scale system as well as a 3 acre RV park. With over 8 Acres of parking available it has the potential to be a busy Truck Stop, Budget Hotel, Distribution Center, and/or Storage.

PRESENTED BY:

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