



Pebble Ridge Industrial Park

Central Florida ▪ Polk County, FL

General Information

The property is made up of 47 parcels totaling approximately 478 acres located on the northwest corner of the intersection of U.S. Highway 98 as the eastern and U.S. Highway 27 as the southern boundary

- **Size:** 493 total acres, approximately 409 developable acres
- **Price:** \$54,500 per acre
- **Address:** Corner of U.S. Highway 27 and Highway 98
- **Ownership:** Williams Auto Group
- **Zoning:** Not currently zoned, Rezoning to industrial use can be completed within 90 days. Future land use plan designates property as Industrial

- **Natural gas:** Florida Public Utilities (FPU). 4-inch natural gas line located 7,000 LF from property, can be extended to property within 3-6 months
- **Telecom:** Provided within 9 months

Transportation

- **Highway:** U.S. Highway 27 adjacent to site, Interstate 4 – 19 miles
- **Airport:** Tampa International Airport – 80 miles, Orlando International Airport – 67 miles
- **Rail:** CSX adjacent to site
- **Port:** Port Tampa Bay – 77 miles

Additional Information

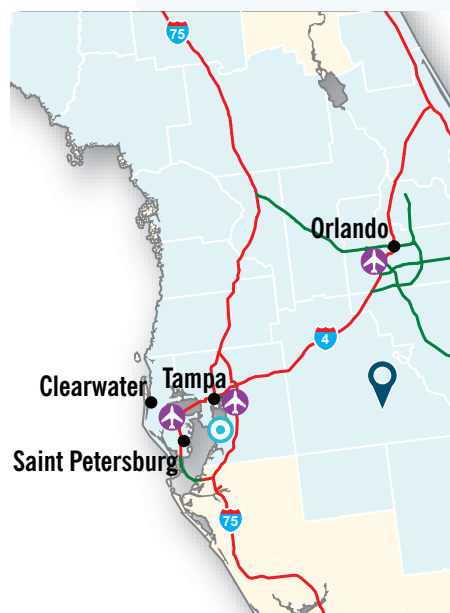
- Existing industries nearby: General Manufacturing, Distribution, Agriculture
- All due diligence studies completed or underway
- Link to a Google map of the site: <https://goo.gl/maps/69GHXMyQSD62>

Utilities

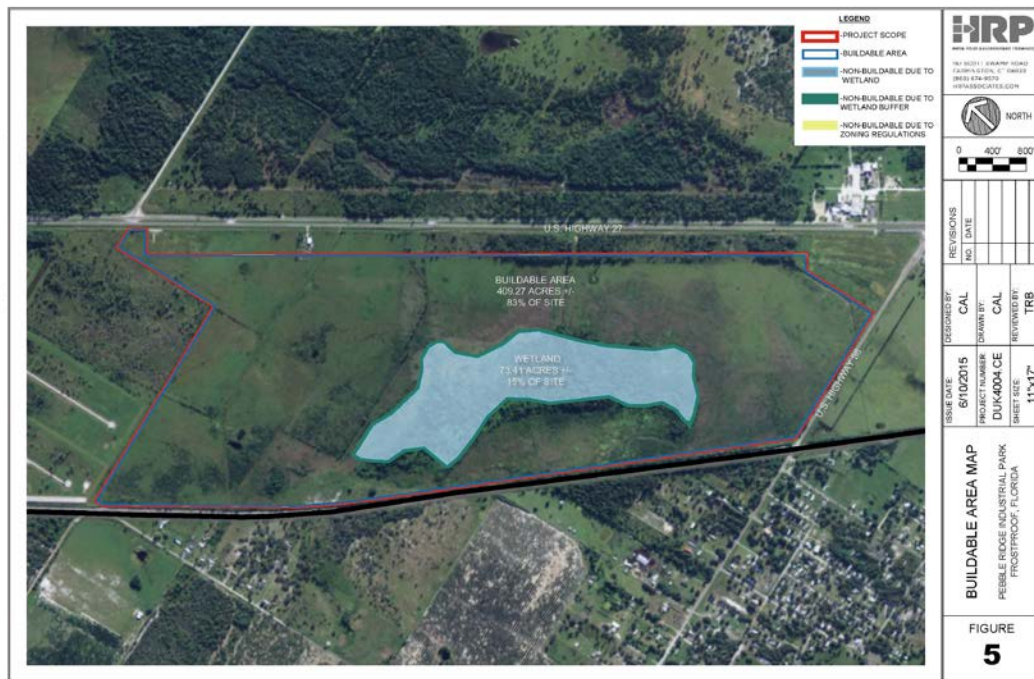
- **Electric:** Duke Energy. 69 kV Line runs south to north 3.4 miles to the east of the site
- **Water:** Polk County. 12-inch water line is located adjacent to property on U.S. Highway 98. Permitted capacity of 937,000 GPD
- **Wastewater:** Polk County. 8 inch and 10 inch lines located adjacent to property, has an excess capacity of 700,000 GPD, factoring average utilization

For More Information Please Contact the Duke Energy Business Recruitment Team at 919.349.2853.

duke-energy.com/economic



Pebble Ridge Industrial Park (Central Florida area ▪ Polk County, FL)



Buildable area



Soils map

This site has been evaluated as part of
Duke Energy's Site Readiness Program

