

# **Fischbach** LAND COMPANY



## **Hwy 17 Industrial 294 +/- AC, Arcadia, FL**

**15 Minutes From I-75, Over 1,870 Feet Of Frontage On Hwy 17, Csx Railroad Frontage**

[FischbachLandCompany.com/ArcadiaIndustrial](http://FischbachLandCompany.com/ArcadiaIndustrial)

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## Hwy 17 Industrial 294 +/- AC, Arcadia, FL

294 +/- acres of Industrial Heavy (IH) zoned level and dry land, featuring 1,870 +/- feet of frontage on Hwy 17 and 2,370 +/- feet on NW Hull Ave. CSX rail runs directly along the frontage of this property, starting in Gulf Harbor/ Naples, continuing up to Montreal, Canada. The zoning and future land use permits for all intensive industrial and commercial uses, not restricted to but allowing; manufacturing, fabrication, distribution centers, concrete facilities, and storage. Just 15 minutes from I-75, Port Charlotte, and Punta Gorda.

**Property Type:** Industrial Land, Development Land

**County:** DeSoto

**Sale Price:** Price not disclosed

**Acreage:** 294 +/- Acres

**Property Address:** 0 SW Highway 17, Arcadia, FL 34266

**Nearest Intersection:** SW Highway 17 & NW Hull Ave

**Road Frontage:** 1,870 +/- ft on Hwy 17, 2,370 +/- ft on NW Hull Ave

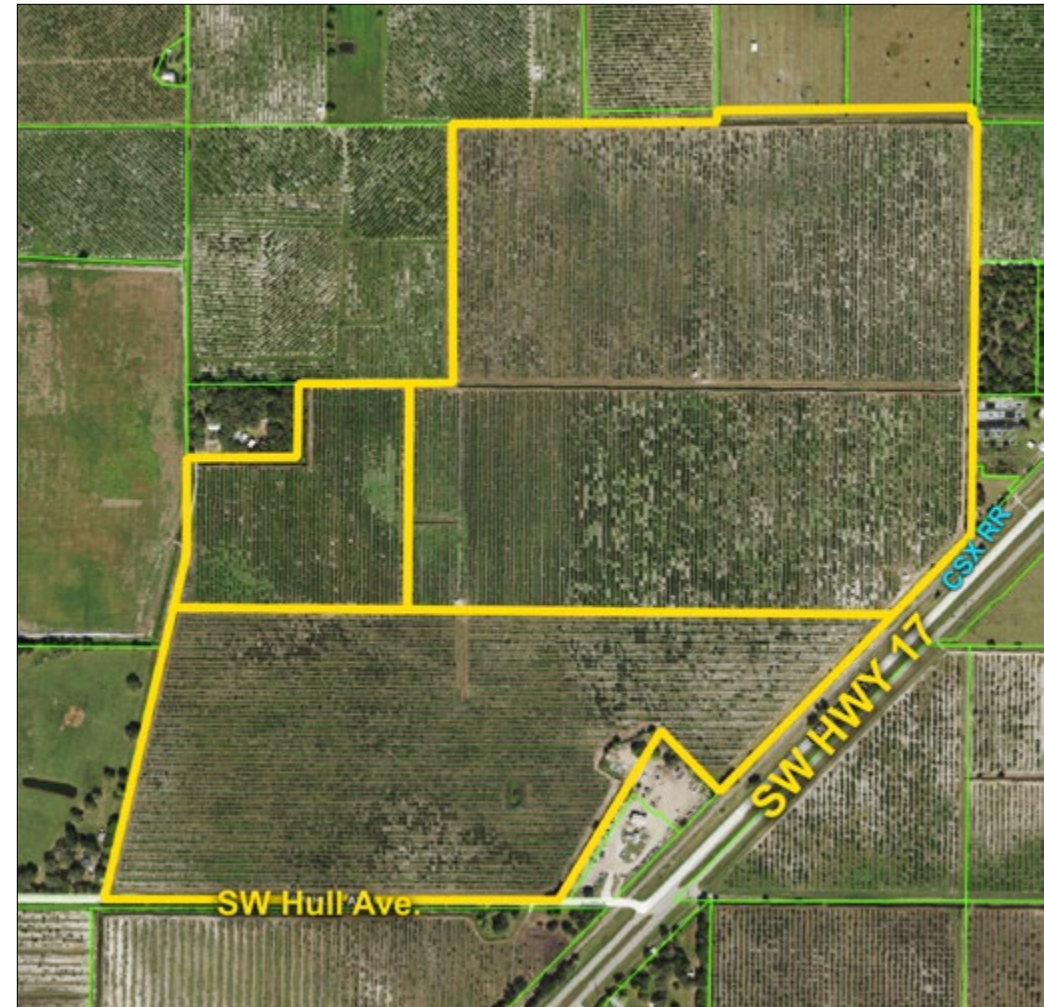
**Zoning:** IH

**Future Land Use:** Employment Center

**S-T-R:** 33-38-24

**Parcel IDs:** 33-38-24-0000-0017-0000, 33-38-24-0000-0065-0000,  
33-38-24-0000-0019-0000

**Property Uses:** Manufacturing, warehousing, fabrication, cement plant, storage



**1,870 +/- Feet of Frontage on Hwy 17**  
**Potential Opportunity for Rail Access**





### Directions to Property From I-75:

- Take Exit 164, for US-17 toward Arcadia
- Turn right onto US-17 N / Duncan Road (16.4 miles)
- Property is on West side of the road, look for sign

**Just 15 minutes from I-75, Port Charlotte, and Punta Gorda**