

US Highway 27, Haines City, FL 33844

Commercial Lots Available



Gary Ralston, CCIM, CRE
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\$795,000
3.93 +/- Acres

Haines City Highway 27 Commercial

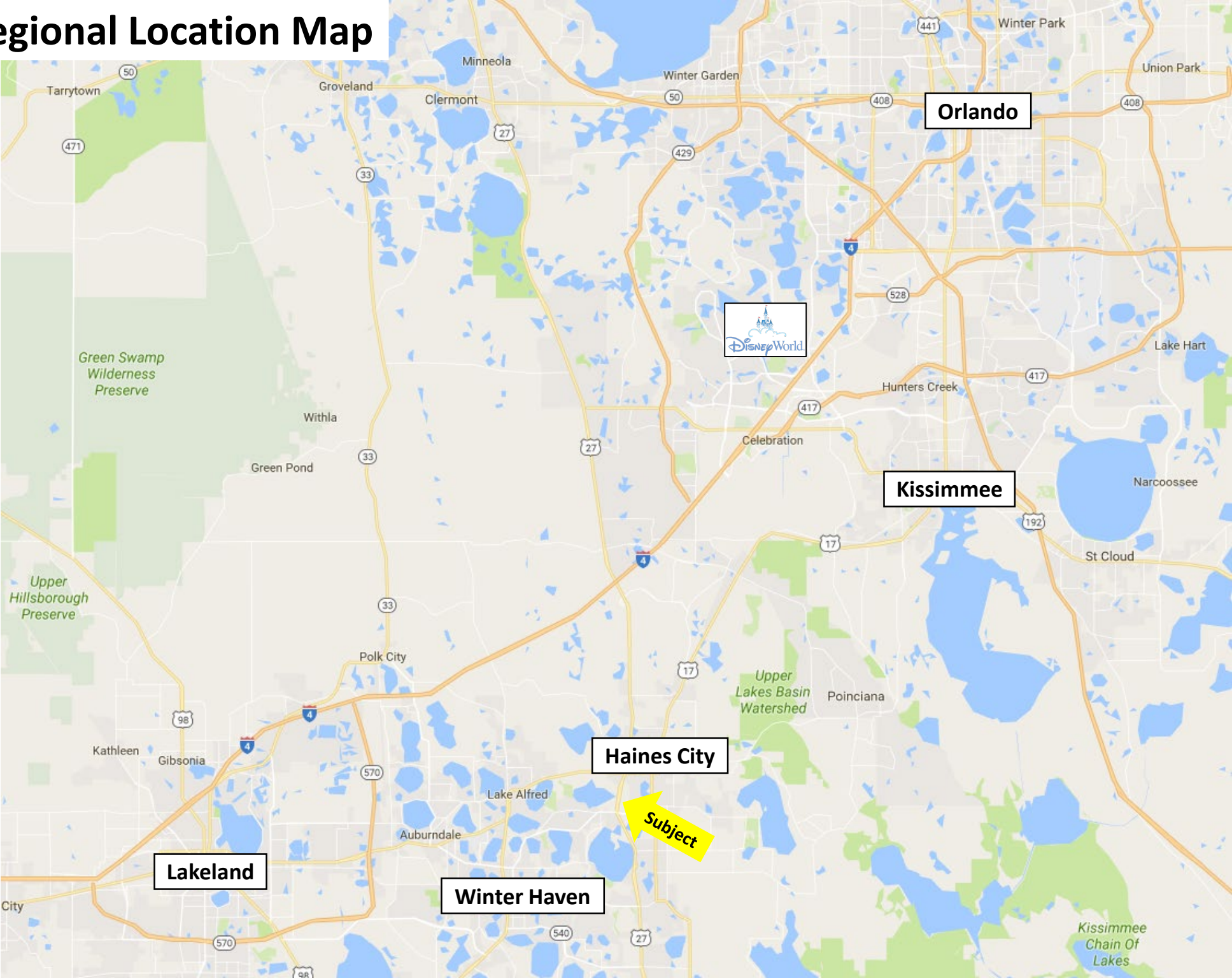
- The subject property is located on the eastern side of US Hwy 27, north of the intersection with Hwy 544
- Subject is slightly more than 10 miles south of I-4 ... and approximately 7 miles north of SR 540 (Cypress Gardens Blvd), which is the entrance to LEGOLAND Florida
- Traffic count of 47,500 cars/day is very strong
- The subject has excellent visibility on US Hwy 27 with 980 +/- FT of frontage
- ***Seller will subdivide into smaller commercial parcels***
- Zoning is Polk County Community Activity Center (CAC) which allows for a broad range of commercial uses



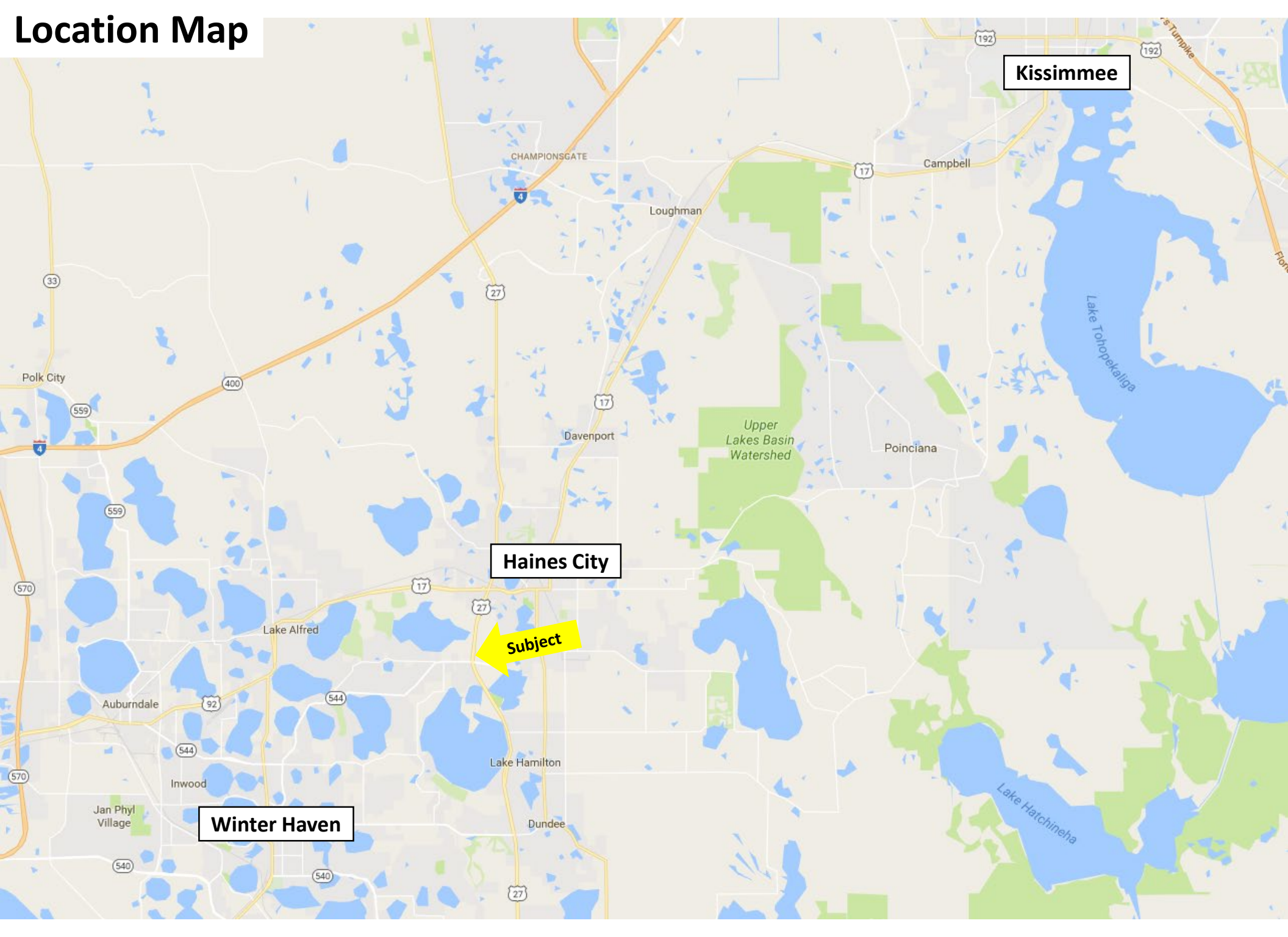
Executive Summary

Site Address:	US Highway 27 Haines City, FL 33844
County:	Polk
PIN (Property Identification Number):	272806000000013070
Land Size:	3.93 +/- acres
Property Use:	Vacant Commercial
Taxes:	\$6,456.19 (2016)
Zoning:	CAC: Community Activity Center (Polk County) <u>Click to Download Land Use Regulations</u>
Traffic Count:	47,500 cars/day on US Highway 27
Price:	\$795,000

Regional Location Map



Location Map



[illegible]

Benchmark Demographics

	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	1,106	9,070	22,529	7,886	41,804	642,909	20,108,440	323,580,626
Households	575	3,932	9,042	3,093	16,077	240,058	7,858,449	121,786,233
Families	386	2,709	6,348	2,138	11,354	166,952	5,083,223	80,307,260
Average Household Size	1.92	2.30	2.47	2.54	2.59	2.63	2.50	2.59
Owner Occupied Housing Units	476	2,940	6,468	2,197	11,113	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	99	991	2,574	897	4,964	81,462	2,922,303	45,359,091
Median Age	65.6	55.5	50.4	51.9	45.6	41.0	41.9	38.0

Trends: 2015 - 2020 Annual Rate

Population	1.37%	1.73%	1.58%	1.66%	1.61%	1.18%	1.29%	0.84%
Households	1.09%	1.49%	1.37%	1.46%	1.44%	1.07%	1.21%	0.79%
Families	1.02%	1.45%	1.30%	1.40%	1.36%	1.00%	1.13%	0.72%
Owner HHs	0.99%	1.29%	1.13%	1.23%	1.27%	0.97%	1.09%	0.73%
Median Household Income	0.38%	0.29%	0.64%	0.43%	0.73%	2.79%	2.52%	1.89%

Households by Income

<\$15,000	16.30%	17.60%	17.20%	18.50%	17.20%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	15.00%	16.00%	15.50%	15.30%	14.10%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	15.30%	16.00%	15.70%	15.70%	15.70%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	21.90%	19.10%	18.30%	17.70%	17.90%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	14.80%	16.30%	18.40%	17.30%	18.60%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	7.00%	6.30%	7.20%	6.60%	7.90%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	6.30%	6.20%	5.60%	6.10%	6.20%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	1.90%	1.20%	1.30%	1.30%	1.30%	2.40%	3.99%	5.29%
\$200,000+	1.70%	1.20%	1.00%	1.40%	1.10%	2.16%	4.08%	5.36%

Median Household Income	\$36,630	\$35,213	\$35,967	\$35,279	\$36,830	\$43,856	\$48,377	\$54,149
Average Household Income	\$51,253	\$47,170	\$47,265	\$47,675	\$48,766	\$59,091	\$69,330	\$77,008
Per Capita Income	\$24,355	\$19,667	\$18,863	\$19,257	\$18,894	\$22,615	\$27,618	\$29,472

Population by Age

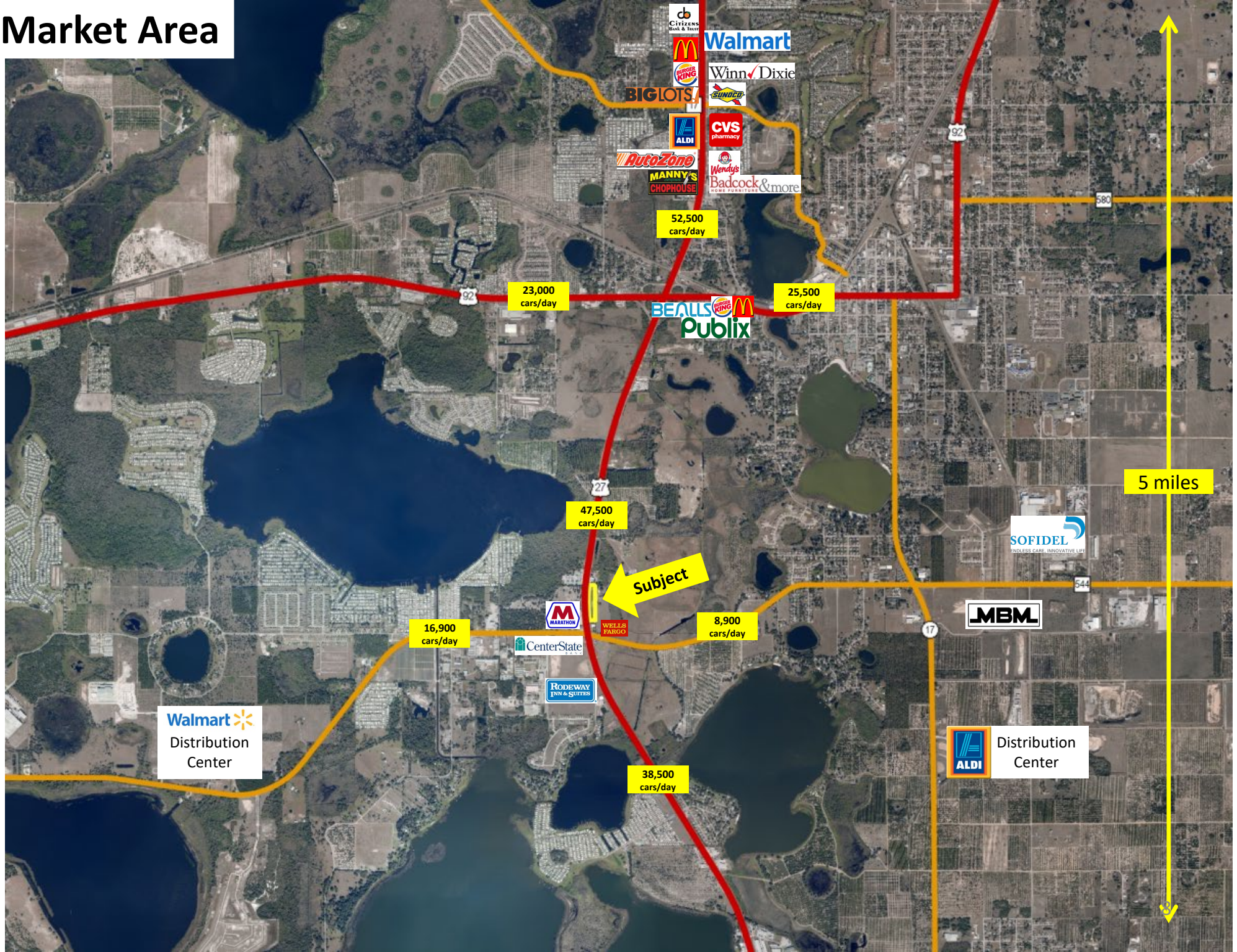
0 - 4	3.80%	5.30%	6.00%	5.90%	6.30%	6.12%	5.40%	6.19%
5 - 9	3.80%	4.90%	5.70%	5.30%	6.10%	6.11%	5.53%	6.33%
10 - 14	3.70%	4.80%	5.40%	5.00%	5.90%	6.23%	5.69%	6.46%
15 - 19	2.80%	4.30%	4.80%	4.60%	5.20%	6.09%	5.85%	6.55%
20 - 24	2.80%	4.40%	4.80%	4.80%	5.10%	6.17%	6.56%	7.09%
25 - 34	6.00%	9.20%	10.30%	10.10%	11.00%	12.37%	12.83%	13.64%
35 - 44	6.40%	8.20%	8.70%	8.70%	9.90%	11.56%	11.93%	12.62%
45 - 54	6.20%	8.40%	8.60%	8.60%	9.80%	12.23%	13.34%	13.27%
55 - 64	13.20%	13.10%	12.30%	12.50%	12.70%	13.00%	13.37%	12.82%
65 - 74	25.20%	19.00%	17.40%	17.80%	15.20%	11.61%	10.90%	8.76%
75 - 84	18.70%	13.60%	11.80%	12.20%	9.70%	6.21%	6.03%	4.35%
85+	7.30%	4.90%	4.20%	4.50%	3.30%	2.30%	2.59%	1.92%

Race and Ethnicity

White Alone	75.90%	70.70%	65.70%	67.60%	61.50%	72.91%	73.36%	70.52%
Black Alone	11.80%	16.00%	19.10%	18.00%	23.60%	15.39%	16.38%	12.79%
American Indian Alone	0.20%	0.20%	0.40%	0.30%	0.40%	0.46%	0.40%	0.97%
Asian Alone	0.50%	0.70%	0.80%	0.70%	1.20%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.07%	0.07%	0.19%
Some Other Race Alone	10.10%	9.90%	11.60%	11.10%	10.80%	6.46%	4.12%	6.76%
Two or More Races	1.40%	2.40%	2.30%	2.40%	2.40%	2.88%	2.90%	3.32%

Hispanic Origin (Any Race)	19.10%	26.10%	30.10%	28.20%	28.50%	21.08%	25.07%	17.92%
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Market Area



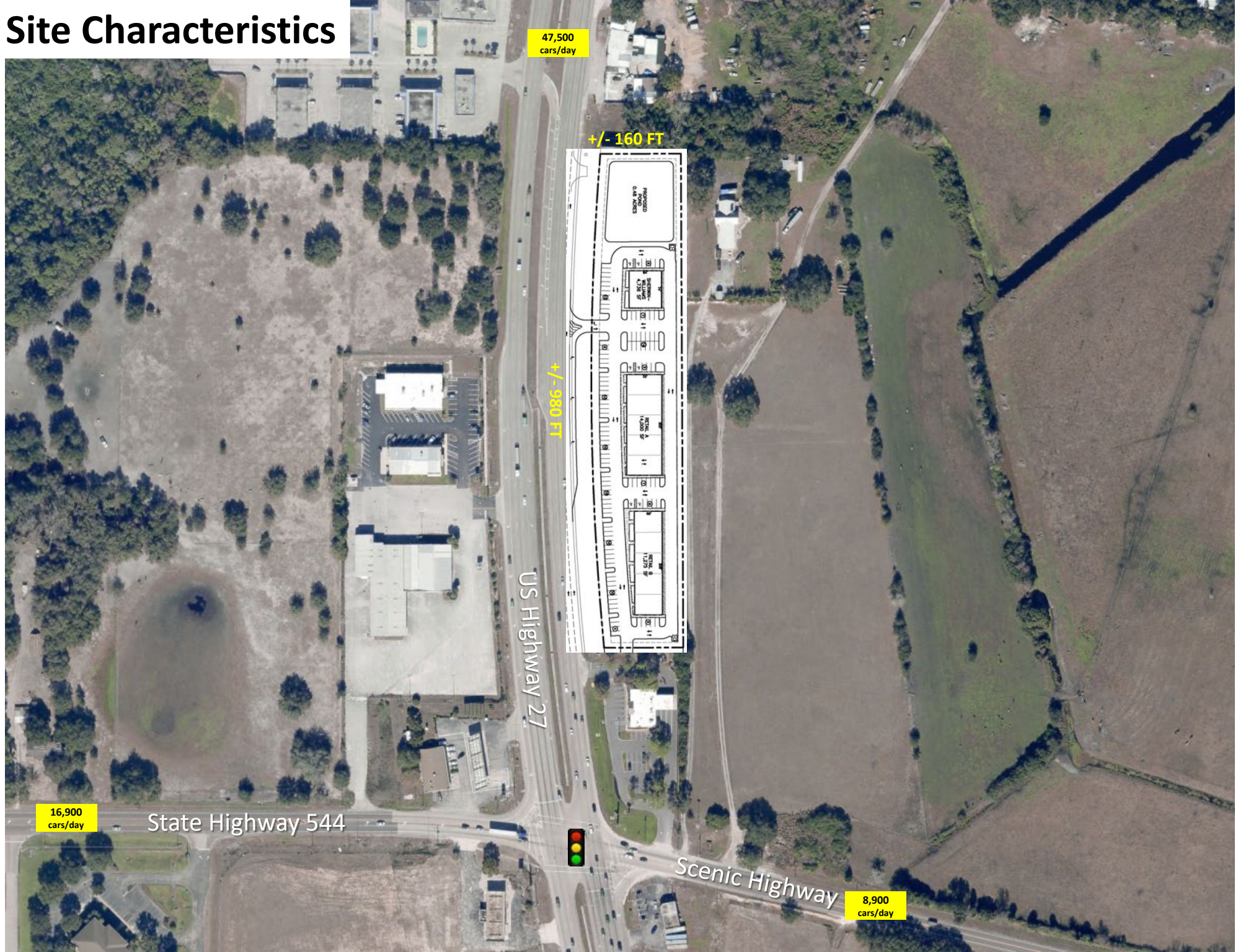
Trade Area



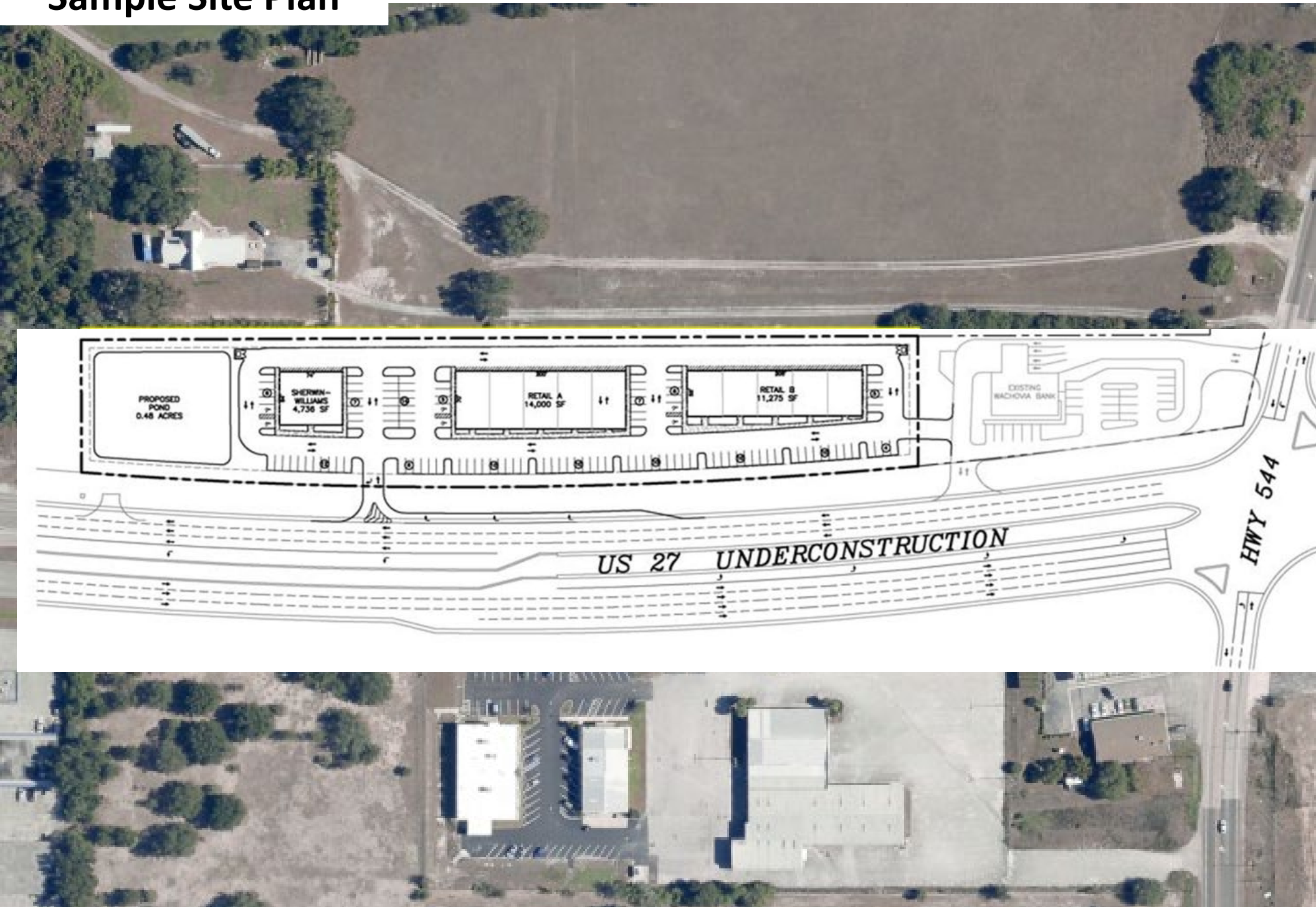
Neighborhood Aerial



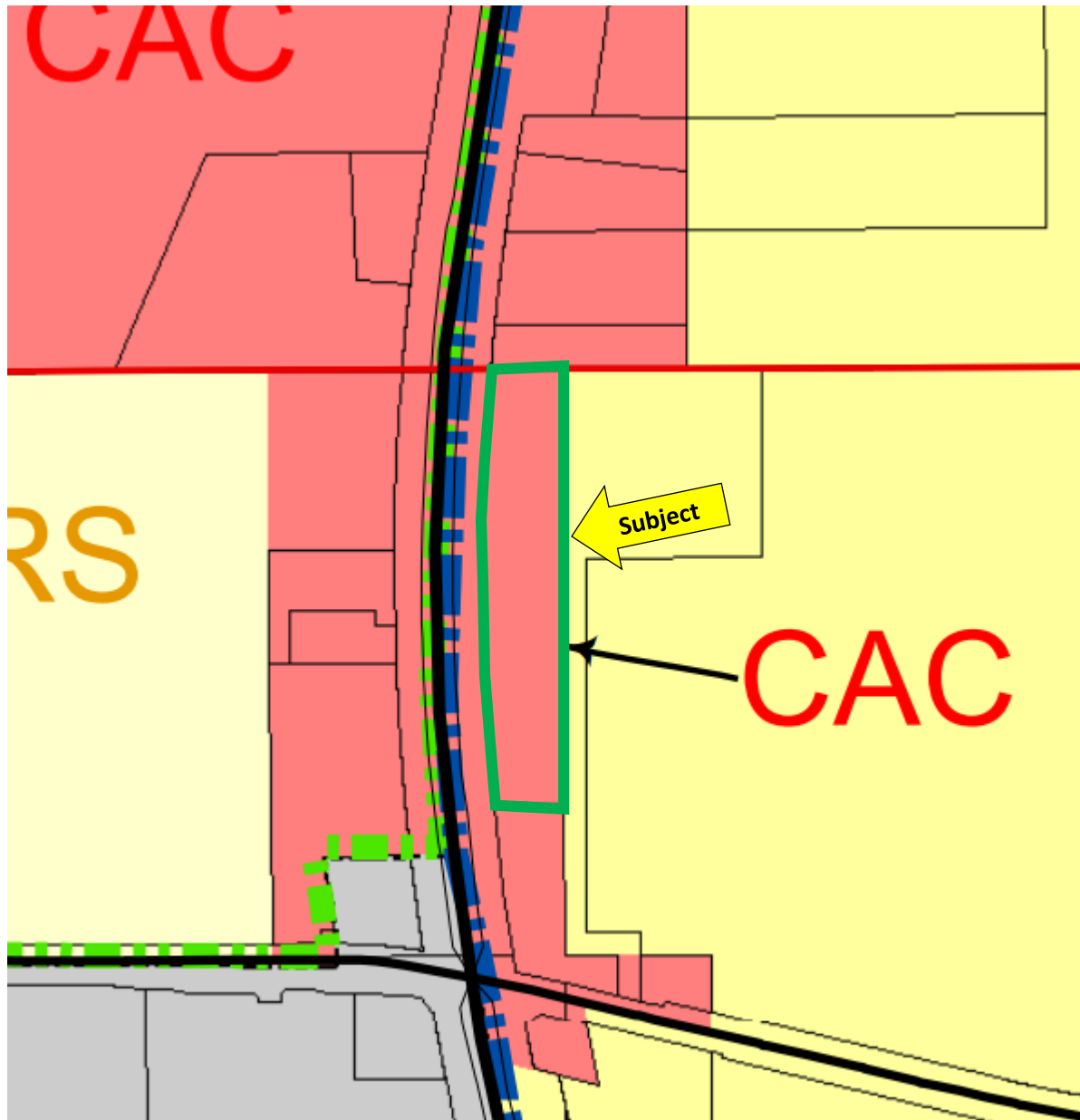
Site Characteristics



Sample Site Plan



Zoning



LAND USE LEGEND

-  CC - Convenience Center
-  NAC - Neighborhood Activity Center
-  **CAC - Community Activity Center**
-  TC - Town Center
-  RAC - Regional Activity Center
-  HIC - High-Impact Commercial Center
-  TCC - Tourism Commercial Center
-  LCC - Linear Commercial Corridor
-  CE - Commercial Enclave
-  OC - Office Center
-  EC - Employment Center
-  BPC-1 - Business Park Center-1
-  BPC-2 - Business Park Center-2
-  IND - Industrial
-  PM - Phosphate Mining
-  LR - Leisure Recreation
-  PI - Professional Institutional
-  INST-1 - Institutional-1
-  INST-2 - Institutional-2
-  IAC - Interchange Activity Center
-  ROS - Recreation and Open Space
-  PRESV - Preservation
-  CORE - Conservation Core
-  MU - Mixed Use
-  RCC - Rural Cluster Center (Non-Residential)
-  RCC-R - RCC - Rural Cluster Center (Residential)
-  RS - Residential-Suburban
-  RL-1 - Residential Low-1
-  RL-2 - Residential Low-2
-  RL-3 - Residential Low-3
-  RL-4 - Residential Low-4
-  RM - Residential Medium
-  RH - Residential High
-  A/RR - Agriculture/Residential-Rural
-  PRE-DRI & DRI - Development of Regional Impact
-  SAP - Selected Area Plan
-  Southeast SAP Village Center Core
-  Southeast SAP Village Center

Community Activity Center (CAC): The purpose of the CAC district is to provide for shopping needs of residents living within a surrounding community. The CAC district permits special residential development, non-residential uses such as offices, department stores, supermarkets, restaurants and community facilities.

Use Restrictions

INSTR # 2004181092
BK 05910 PGS 1619-1620 PG(5)2
RECORDED 09/07/2004 09:20:20 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 2,345.00
RECORDING FEES 18.50
RECORDED BY T Tierney

By the acceptance of this Special Warranty Deed, the Grantee agrees, for itself and its heirs and assigns, that until the earlier to occur of (i) the 40th anniversary of the recording of that Special Warranty Deed dated March 15, 2002 and recorded on March 20, 2002 in Official Records Book 4957, Page 0223, Public Records of Polk County, Florida, or (ii) the property owned by the First Union National Bank, the Grantor in that Special Warranty Deed dated March 15, 2002 and recorded on March 20, 2002 in Official Records Book 4957, Page 0223, Public Records of Polk County, Florida, and adjacent to and South of the property conveyed hereby is no longer used by First Union National Bank, the Grantor in that Special Warranty Deed dated March 15, 2002 and recorded on March 20, 2002 in Official Records Book 4957, Page 0223, Public Records of Polk County, Florida, as a bank, the property conveyed hereby shall not be used as a commercial bank, savings and loan association, credit union, brokerage house, investment firm or as any financial institution which accepts deposits, sells insurance, offers trust services; sells stocks, bonds or mutual funds, or cashes checks, or gives investment advice; for warehousing, industrial, or manufacturing purposes (except for the storage of such goods as are necessary incident to the conduct of a particular retail business); as a bowling alley, arcade, amusement center, fitness center, gameroom, skating rink, billiard room, theater, health spa or spa, massage parlor, adult bookstore, or any other business which includes the display or sale of pornographic or obscene materials or entertainment; off track betting facilities, flea market, ballroom dance hall, daycare center, discotheque, beauty school, barber college, place of instruction, reading room, or any operation catering primarily to students or trainees rather than to customers; nor shall any automated teller machine be operated thereon.

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