



REDUCED FOR QUICK SALE!
NOW \$2,500,000
~~**\$3,900,000**~~

88.45 ACRES OF MIXED USE LOCATED IN POLK COUNTY

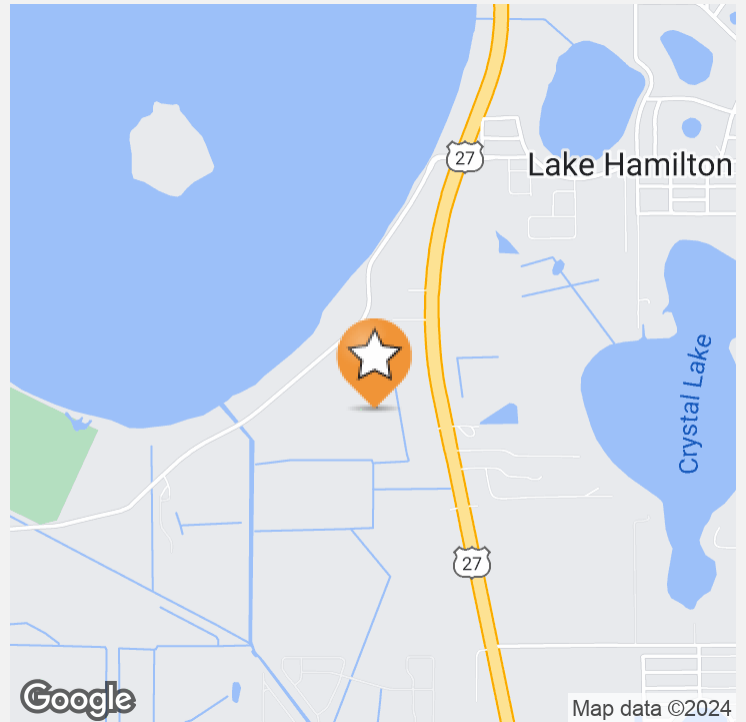
US HWY 27, LAKE HAMILTON, FL 33837



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VIDEO

OFFERING SUMMARY

Acres	88.45 Acres
County	Polk
Zoning	Residential
Parcel IDs	272820000000032060, 272820000000041140, 272820000000032050 & 272820000000031190
Coordinates	28.0346, -81.6392
Real Estate Taxes	\$985.08

PROPERTY OVERVIEW

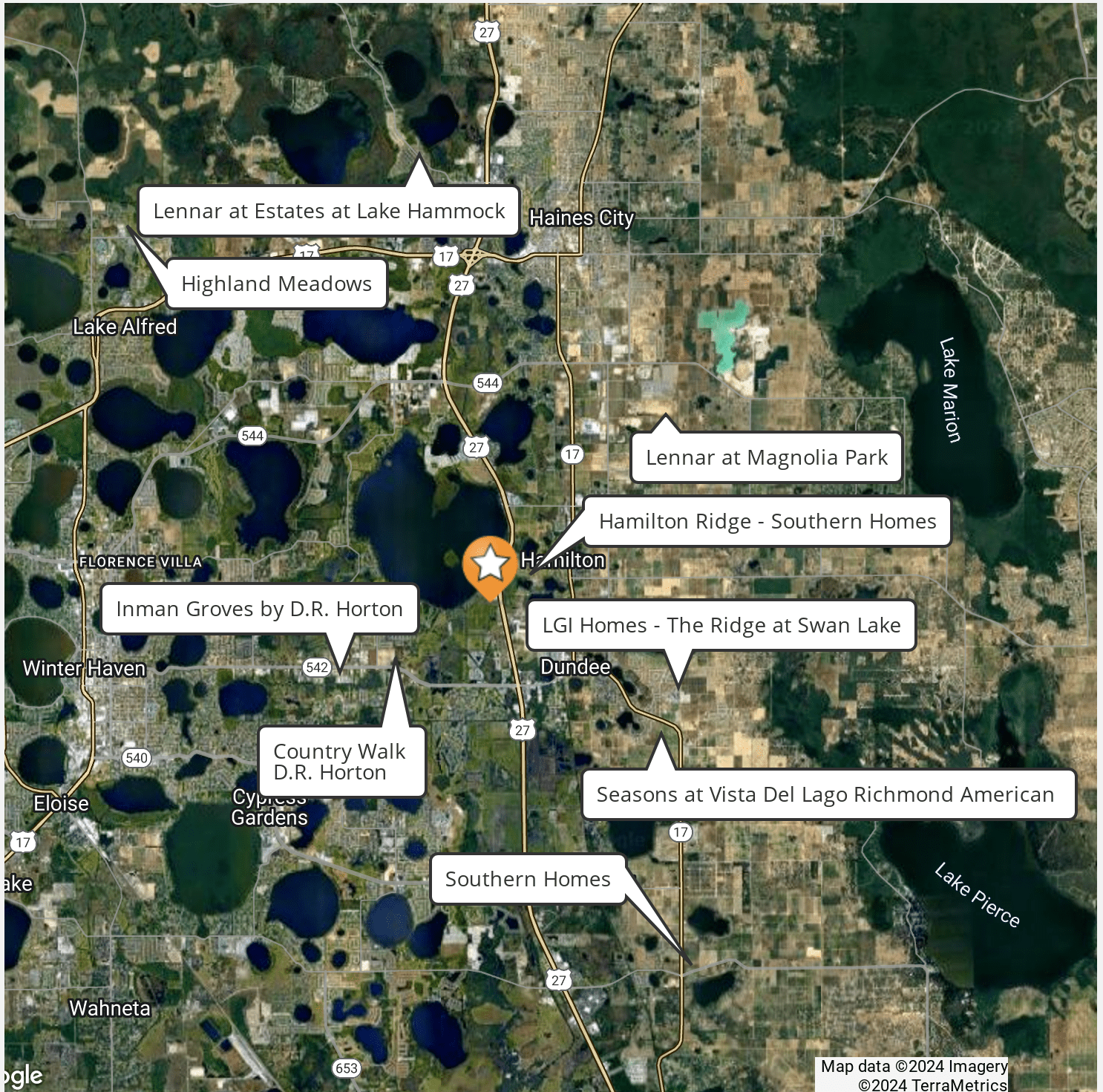
High visibility 88.45 acres on US 27 at town of Lake Hamilton & Dundee. Possible light industrial site, RV Resort, truck parking and storage site. 4 acres of commercial zoned land are fronting US 27. Water and sewer are available from the towns. Grocery and other retail shopping only minutes away.

PROPERTY HIGHLIGHTS

- High visibility fronting US 27
- Traffic Counts: 43,500
- 4 acres commercial zoned land
- Flexible site with possible retail, residential, office and light industrial uses in the area
- Restaurant and self storage adjacent to site.

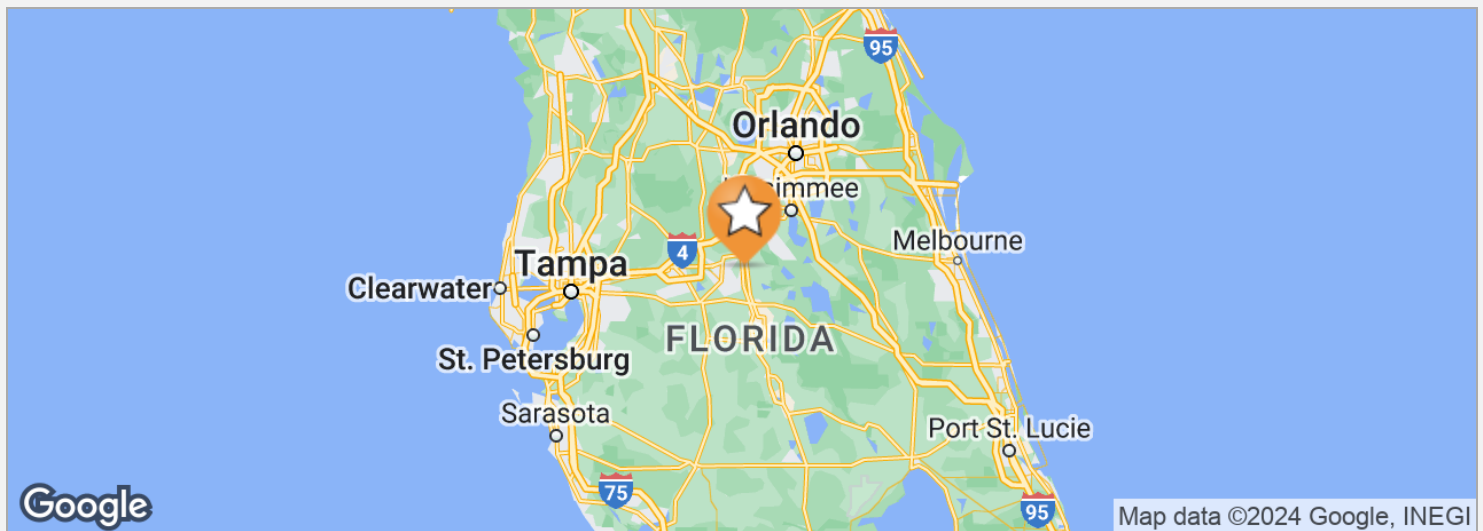
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LOCATION DESCRIPTION

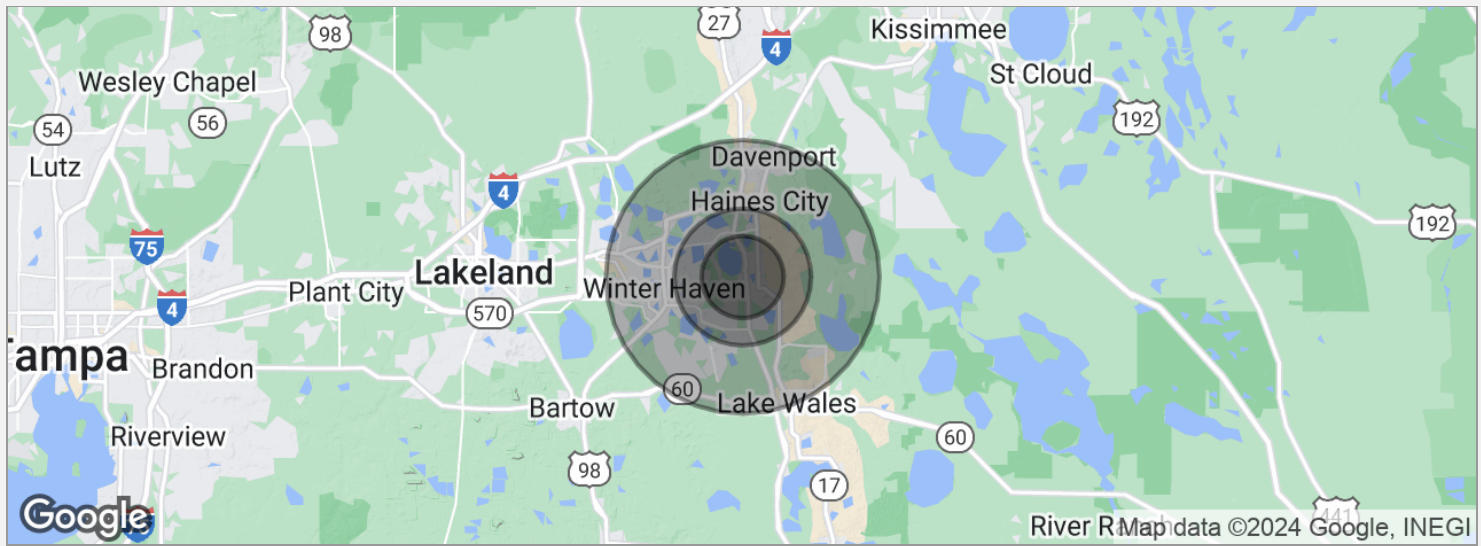
High visibility US 27 location zoned and approved PUD for 310 residential units. Site does have single family residential, retail, office, distribution and light industrial around it. Site has 4 acres of commercial zoned land on US 27 and a billboard on the 4 acres.

DRIVE TIMES

Grocery and other retail shopping 2 minutes/Interstate 4 is 15- 20 minutes
Walt Disney World 30 minutes/Orlando downtown 45 minutes
Tampa downtown 1 hour

DRIVING DIRECTIONS

From I-4 & US 27, proceed south 15 miles to Lake Hamilton. See sign on right (west side of street). From US 27 & SR 542 (Dundee Road), proceed north approximately 1 mile and see sign on left.



POPULATION	3 MILES	5 MILES	10 MILES
Total population	18,061	43,880	198,885
Median age	44.8	44.6	42.4
Median age (male)	44.8	43.9	41.2
Median age (Female)	44.2	44.6	43.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	7,960	19,475	87,578
# of persons per HH	2.3	2.3	2.3
Average HH income	\$49,405	\$57,074	\$50,810
Average house value	\$216,225	\$251,076	\$176,362

* Demographic data derived from 2020 ACS - US Census