CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
LAND
$1,600,000

13.15 ACRES FOR MIXED-USE COMMERCIAL HWY 27

OLD POLK CITY RD, HAINES CITY, FL 33844

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CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

13.15 ACRES FOR MIXED-USE COMMERCIAL HWY 27

Old Polk City Rd, Haines City, FL 33844

SALE PRICE	$1,600,000

OFFERING SUMMARY

Acres	13.15 Acres
$/Acre	$121,673
County	Polk
Zoning	Mixed-use PUD| FLU- General Commercial.
Utilities	City of Haines City water and sewer available
Parcel IDs	272719000000011050, 272719742000000013
Coordinates	28.1223778, -81.6428761
Real Estate Taxes	$5,715.18

PROPERTY OVERVIEW

Opportunity for Storage Facility, Office, Apartments, Townhomes, Assisted Living Facilities, Nursing Home and Senior Housing. The location makes walking and bike riding possible to work and shopping. Traffic lighted access from Glen Este Blvd and Old Polk City Road on to US 27 provides convenience to the site access.

PROPERTY HIGHLIGHTS

- Zoning: NAC (Neighborhood Activity Center) and in Haines City
- Utilities: Water, Sewer
- Traffic Count: Hwy 27- 57,500, Old Polk City Rd - 6,300
- Road Access: Old Polk City Road, Avondale Avenue, and US 27 via Glen Estes Blvd

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,748	24,912	91,547
Total Population	4,234	52,998	208,394
Average HH Income	$28,930	$45,844	$51,882

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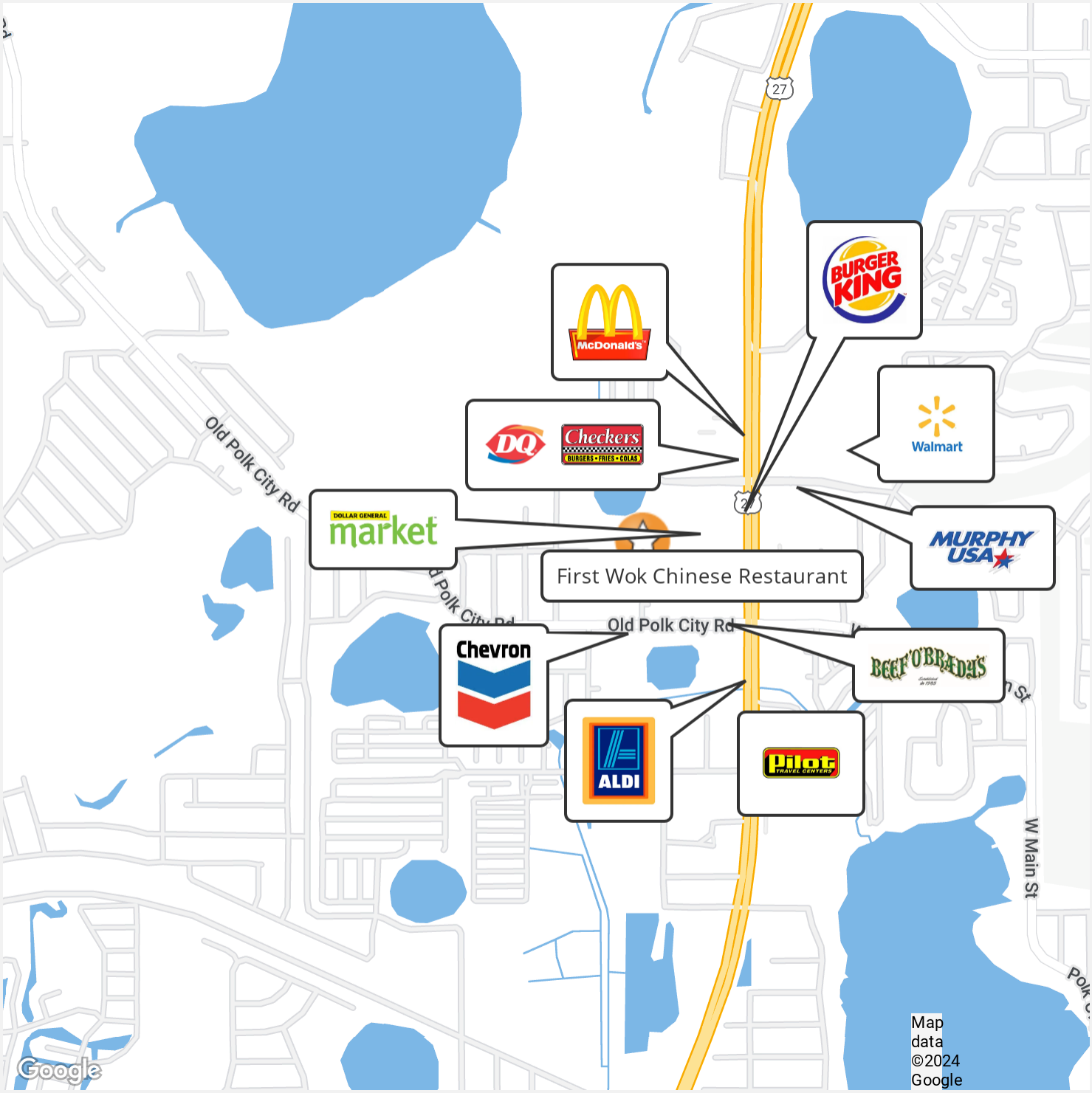
Retailer Map



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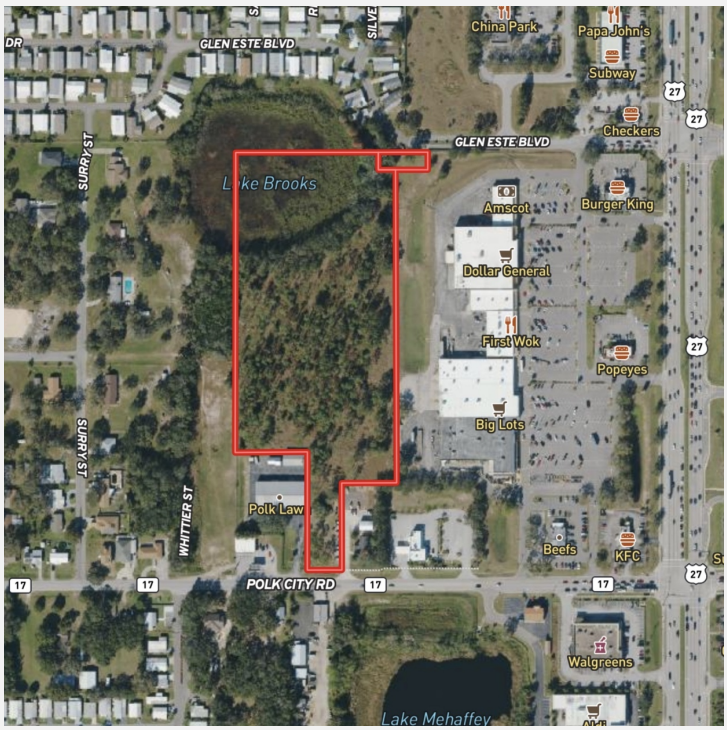
Additional Photos



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Topo Map

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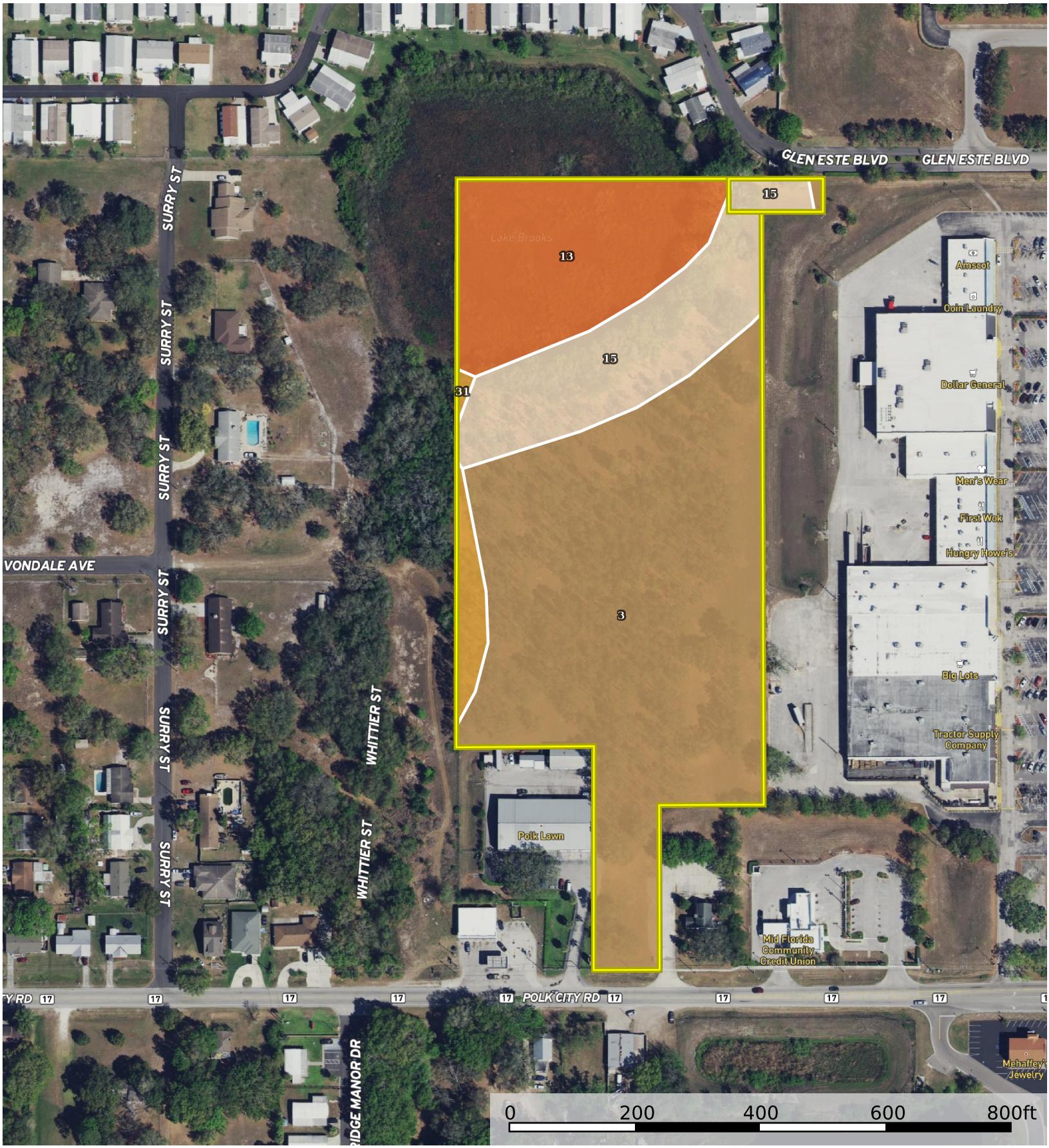
13.15 Shalamar

Florida, AC +/-



Boundary

Benjamin Crosby

P: 8632935600 www.crosbydirt.com 141 5th St NW Ste 202 Winter Haven, FL 33881

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| All Polygons 11.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3	Candler sand, 0 to 5 percent slopes	6.97	60.66	0	19	4s
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	2.21	19.23	0	5	7w
15	Tavares fine sand, 0 to 5 percent slopes	1.97	17.15	0	30	3s
31	Adamsville fine sand, 0 to 2 percent slopes	0.34	2.96	0	29	3w
TOTALS		11.49(*)	100%	-	18.49	4.38

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 0.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
15	Tavares fine sand, 0 to 5 percent slopes	0.16	88.89	0	30	3s
3	Candler sand, 0 to 5 percent slopes	0.02	11.11	0	19	4s
TOTALS		11.49(*)	100%	-	28.78	3.11

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 11.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3	Candler sand, 0 to 5 percent slopes	6.95	61.45	0	19	4s
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	2.21	19.54	0	5	7w
15	Tavares fine sand, 0 to 5 percent slopes	1.81	16.0	0	30	3s
31	Adamsville fine sand, 0 to 2 percent slopes	0.34	3.01	0	29	3w
TOTALS		11.49(*)	100%	-	18.33	4.4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

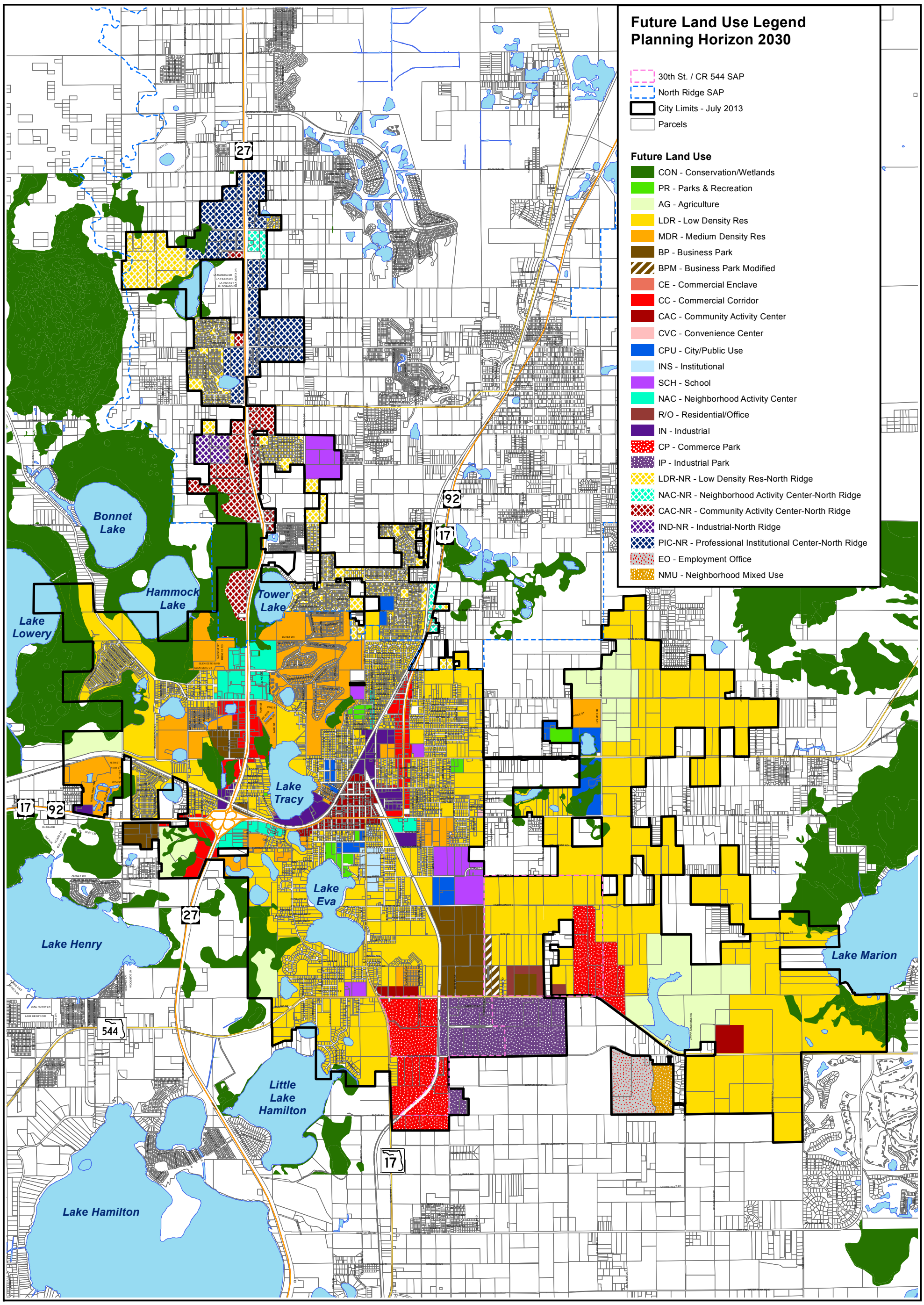
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

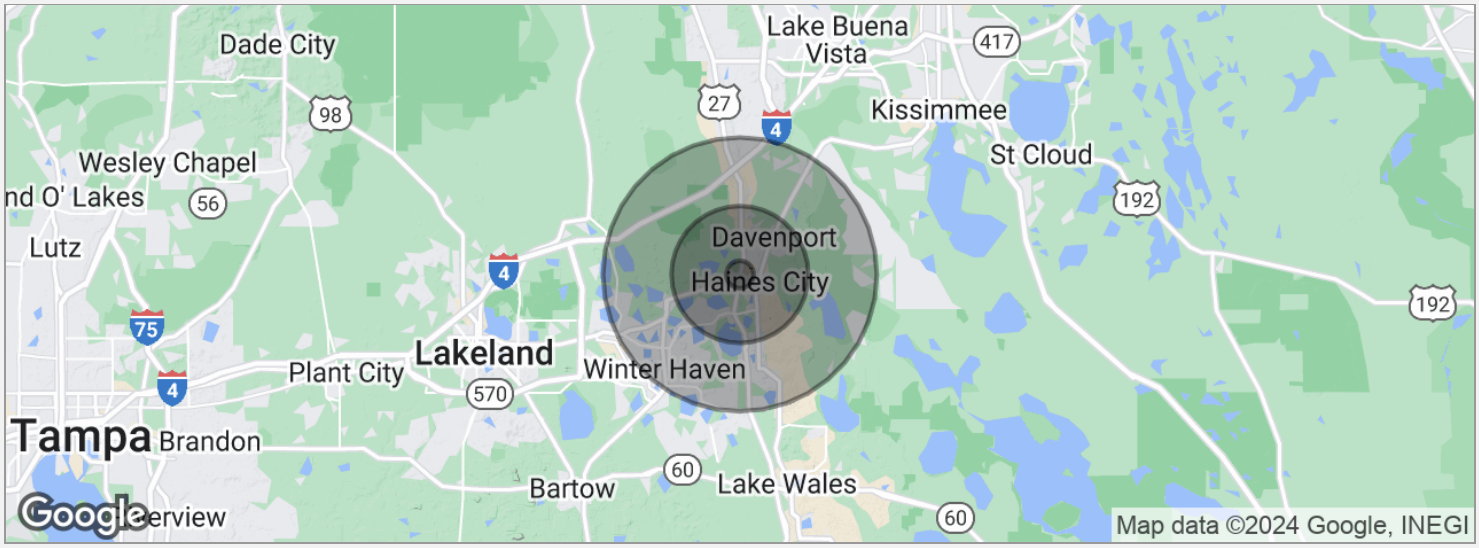


Haines City Future Land Use

Adopted August 15, 2013
Ordinance No. 13-1456

0 0.5 1 2 Miles

N W E S



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,234	52,998	208,394
Median age	53.1	44.0	41.9
Median age (male)	51.5	42.1	40.5
Median age (Female)	55.4	45.0	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,748	24,912	91,547
# of persons per HH	1.5	2.1	2.3
Average HH income	$28,930	$45,844	$51,882
Average house value	$109,704	$156,782	$168,683

** Demographic data derived from 2020 ACS - US Census*

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PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and President of Crosby & Associates Inc., Lorena Alvarez Cordero is driven by a vision of creating mutually beneficial deals for both real estate buyers and sellers. Recognizing the trust clients place in her, Lorena focuses on providing seamless, rewarding experiences that meet both parties' aspirations.

Lorena's foundation in real estate was shaped by years of hands-on experience assisting her Broker, equipping her with in-depth knowledge of transaction management and industry-specific terminology. This expertise, combined with her executive stint at HUD's CWIS where she managed critical contracts in Puerto Rico and the Virgin Islands, underscores her capability to handle intricate transactions and deliver sage advice.

However, Lorena's value proposition isn't solely her extensive background. By harnessing the latest technology and market research, she offers clients real-time insights to navigate the ever-evolving real estate landscape. This proactive approach ensures her clients stay ahead and enjoy a competitive edge.

At the heart of Lorena's success is her unwavering dedication to client satisfaction. She takes pride in her meticulous attention to details and a personalized approach, striving to find perfect matches for buyers and optimizing returns for sellers. As a Full-Time REALTOR®, Lorena's knowledge of the local market, combined with her unparalleled negotiation skills, ensures that both buyers and sellers leave the table feeling they've achieved their objectives.

EDUCATION

A.A. Social Work from Polk State College

MEMBERSHIPS & AFFILIATIONS

Active Member with East Polk County Realtors Association
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven
Member Greater Winter Haven Junior League