CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
$2,300,000

71.73 ACRES LOCATED IN HAINES CITY,FL WITH FLU EO

4880 BANNON ISLAND RD, HAINES CITY, FL 33844

LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288

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

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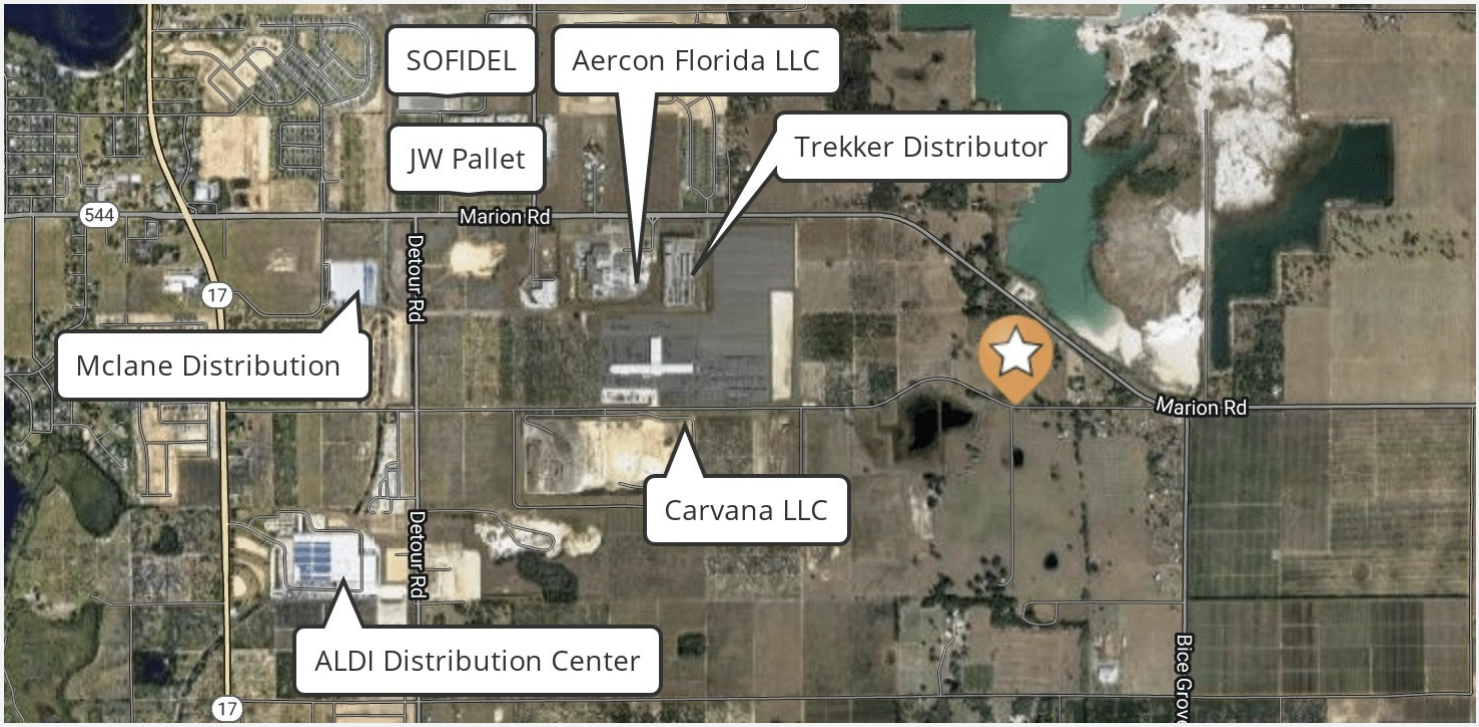

SALE PRICE	$2,300,000

OFFERING SUMMARY

County	Polk
Zoning	Employment Office
Parcel IDs	27-28-02-000000-023010
Listing Price	$2,300,000
Price Per Acre	$32,065
Coordinates	28.0771587, -81.5862258
Real Estate Taxes	$2,617.03

PROPERTY OVERVIEW

This desirable property in Haines City is the perfect spot to start or expand your business! With its EO- zoning, it can be used for a variety of commercial and light industrial purposes. Employment - Office (E/O) - The Employment Office Future Land Use Category is a transitional employment land use category that allows a variety of office and support uses adjacent to the Industrial Park (IP) Future Land Use Category. These uses may include multi-family and retail commercial uses as a transition. The general range of uses are predominantly designed to accommodate general office development, compatible light manufacturing, and processing.
This Home is 3br/2ba with wood burning fireplace and large kitchen. Cross fenced for livestock. Security gate for residence. Property is in the City limits of Haines City.

PROPERTY HIGHLIGHTS

- Density: 8 dwelling units/ acre maximum
- Intensity: .5 FAR
- Mix: Office/Light Industrial: 70% maximum land area, Retail: 5% maximum land area, Multi-family Residential: 25% maximum land area

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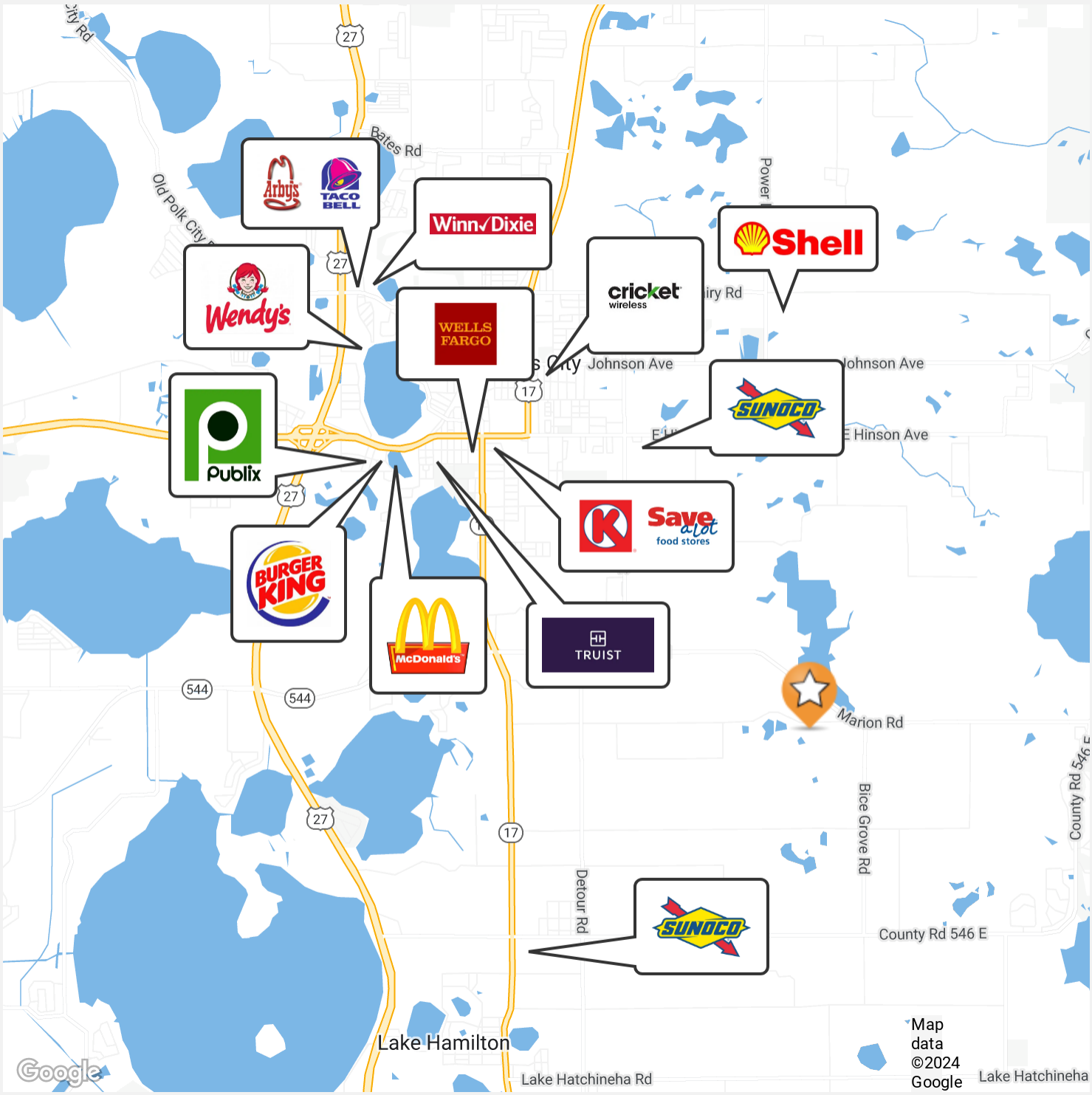

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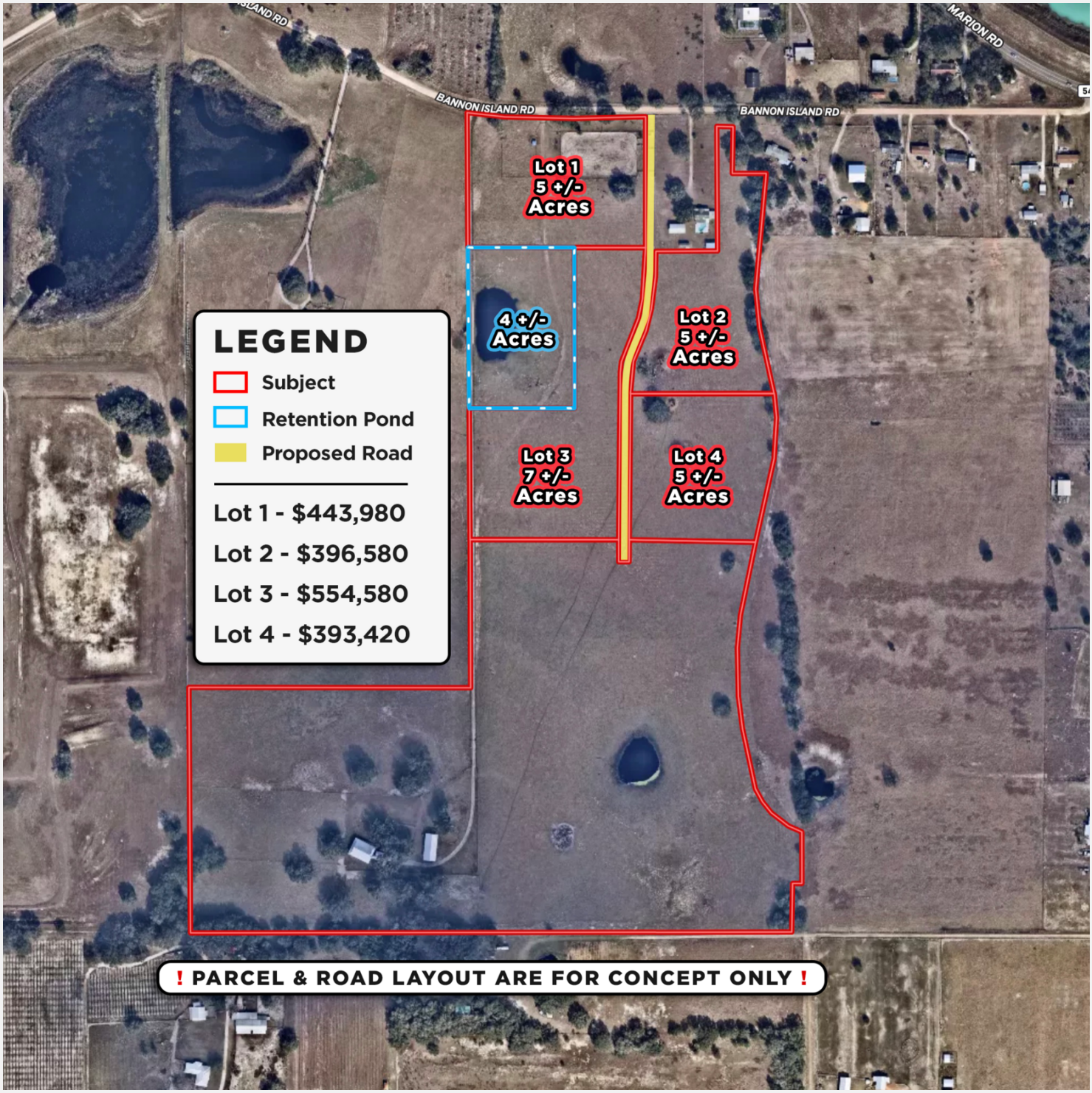

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Additional Photos

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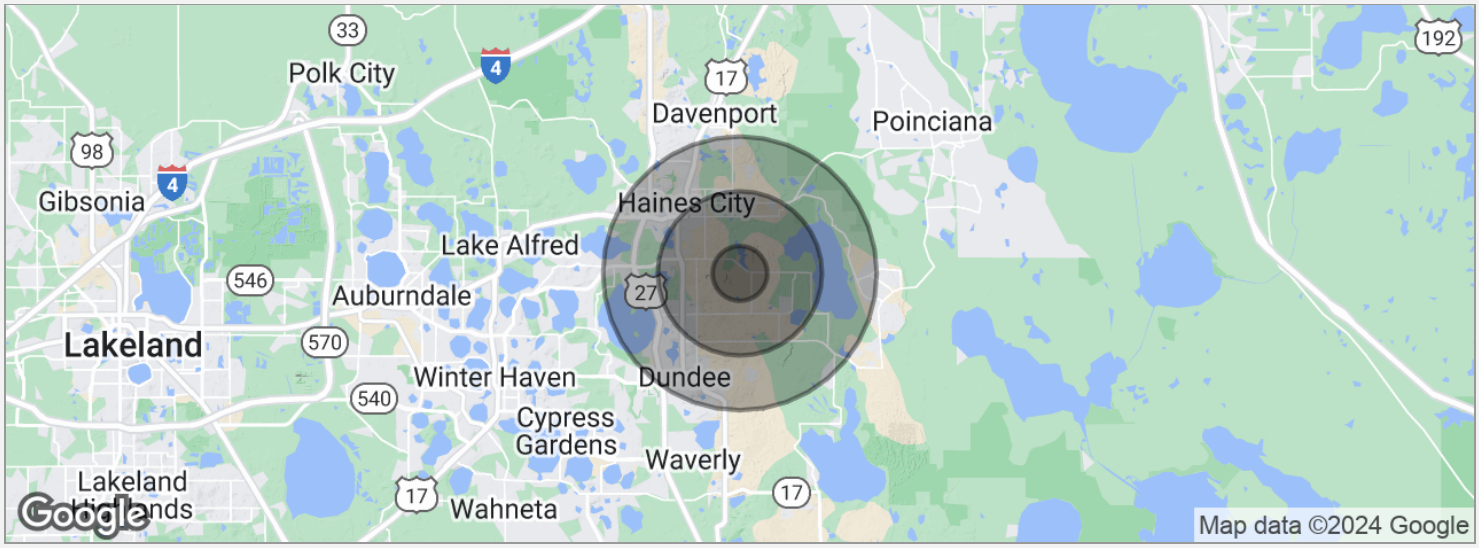

POPULATION	1 MILE	3 MILES	5 MILES
Total population	689	12,771	45,883
Median age	35.8	37.1	40.6
Median age (male)	34.7	35.3	38.6
Median age (Female)	37.0	38.5	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	241	4,958	20,147
# of persons per HH	2.9	2.6	2.3
Average HH income	$48,802	$52,065	$44,576
Average house value	$165,148	$174,540	$151,500

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

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