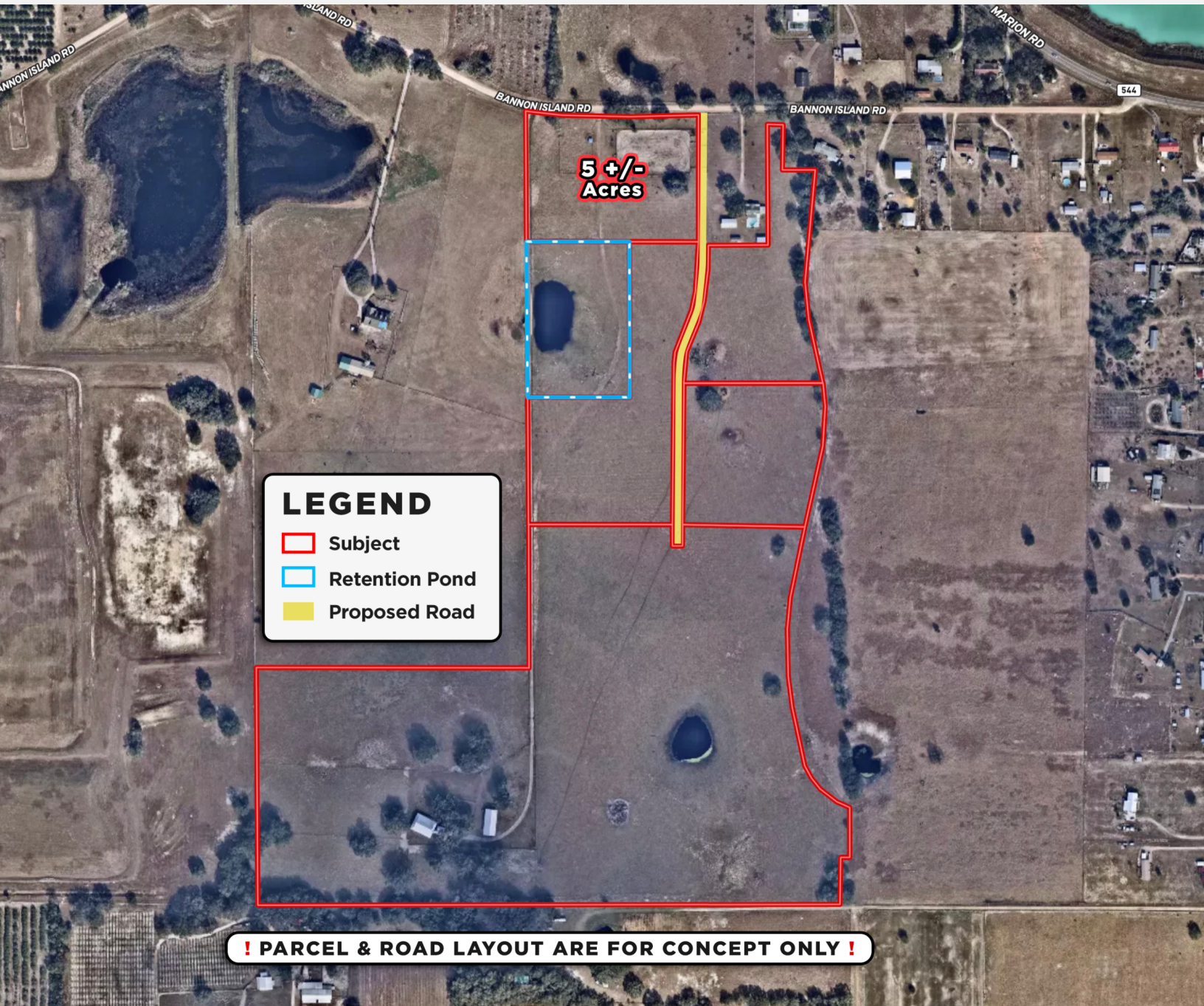




FOR SALE COMMERCIAL AND LIGHT INDUSTRIAL \$80,000 / ACRE

5+/- ACRES COMMERCIAL AND LIGHT INDUSTRIAL
PROPERTY IN HAINES CITY WITH FLU EO

4880 BANNON ISLAND RD, HAINES CITY, FL 33844

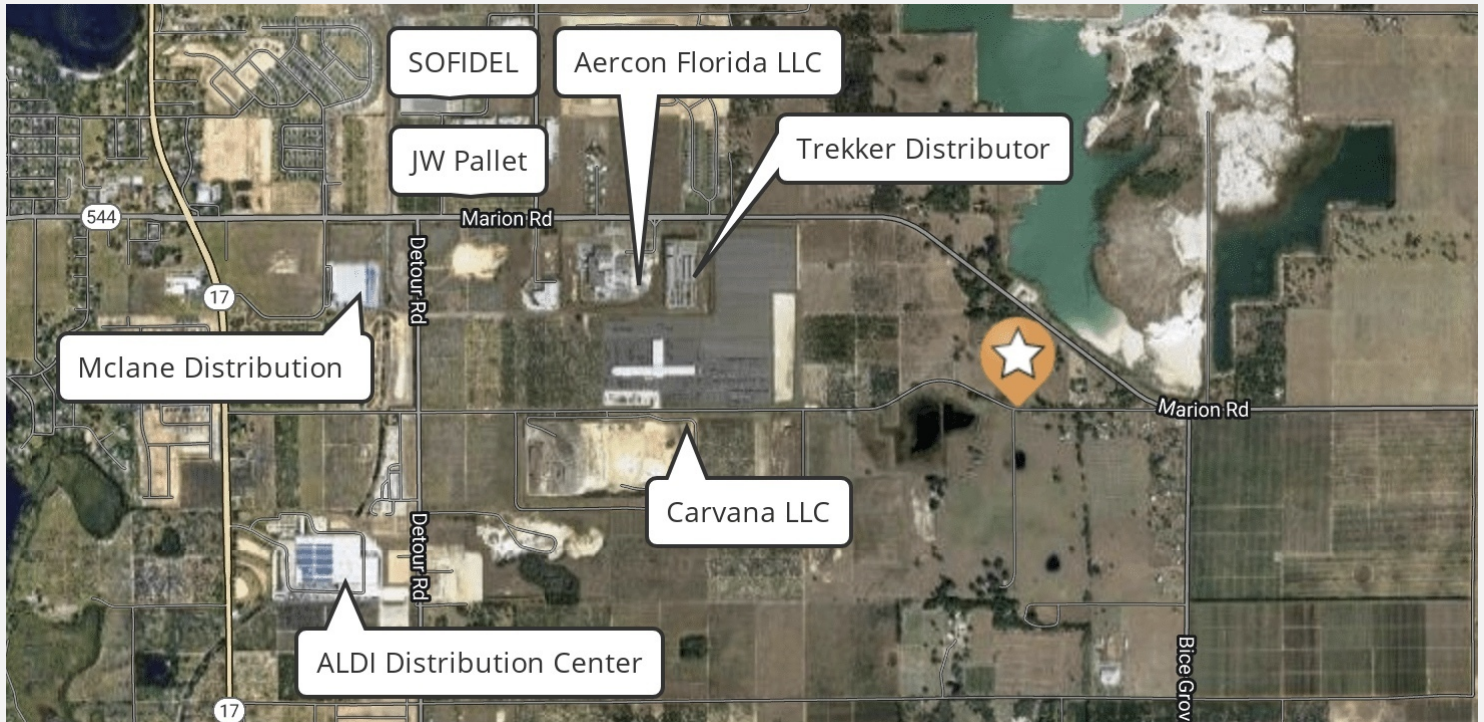


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863.412.8977



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



SALE PRICE **\$80,000 / ACRE**

OFFERING SUMMARY

Listing Price	\$400,000
Acres	5 Acres
Price Per Acre	\$80,000
County	Polk
Zoning	Employment Office
Parcel IDs	27-28-02-000000-023010
Coordinates	28.0762689, -81.5853031
Real Estate Taxes	\$2,617.03

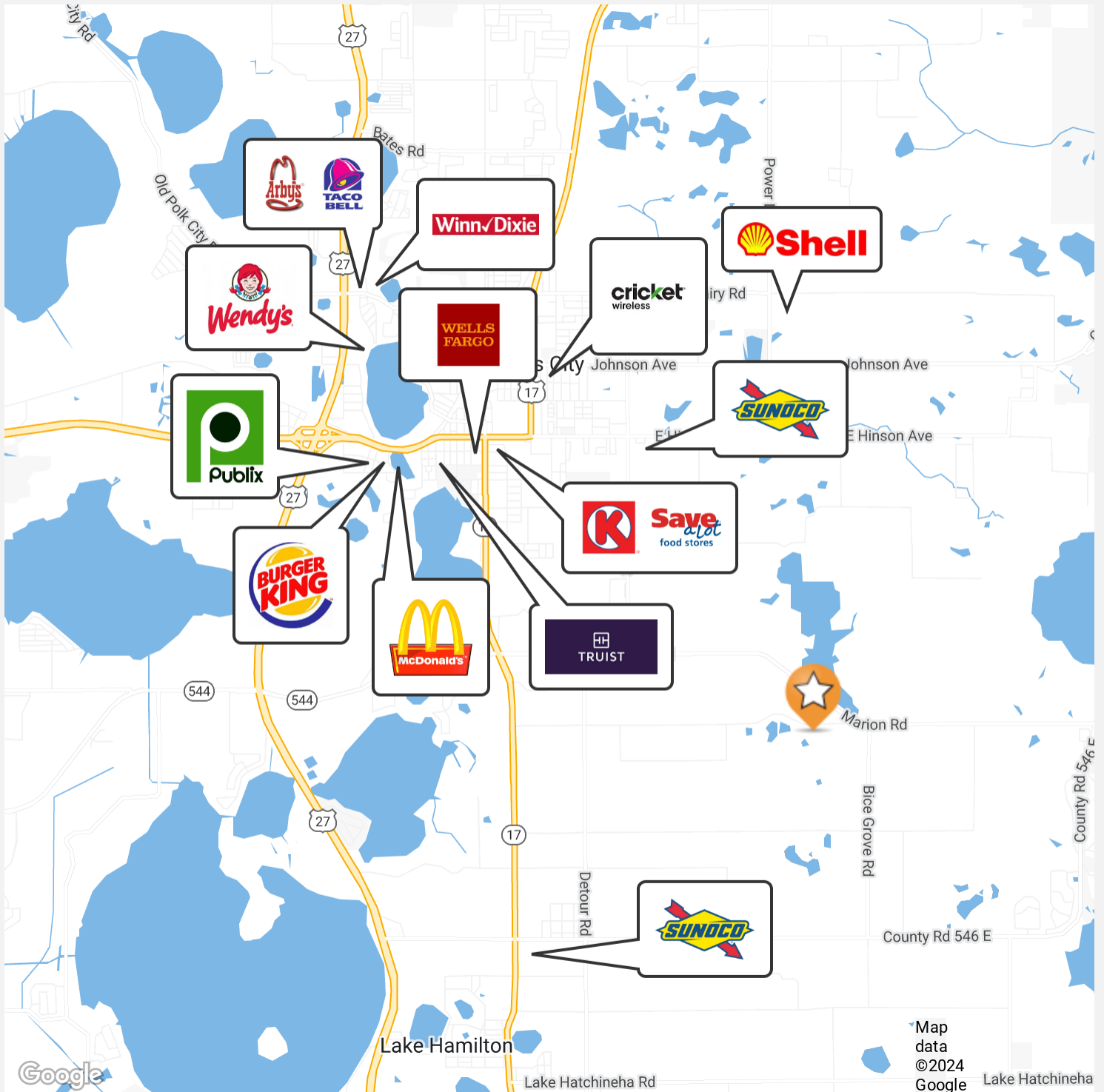
PROPERTY OVERVIEW

Located in Haines City, this is an excellent opportunity for businesses looking to establish or expand their operations. The property is zoned EO (Employment - Office), making it suitable for commercial and light industrial activities. This zoning category supports office, light manufacturing, and processing activities. It is adjacent to the Industrial Park (IP) Future Land Use Category. Additionally, the zoning allows for multi-family and retail commercial uses, providing a versatile transition space.

The master site of 73 acres is being offered in tracts as small as 5 acres. These lots will allow flex space, distribution and logistics, catering to small industrial users who desire proximity to major transportation routes. Located just 20 minutes from I-4 and centrally located to service Davenport, Haines City, Lake Alfred, Winter Haven and Lake Wales.

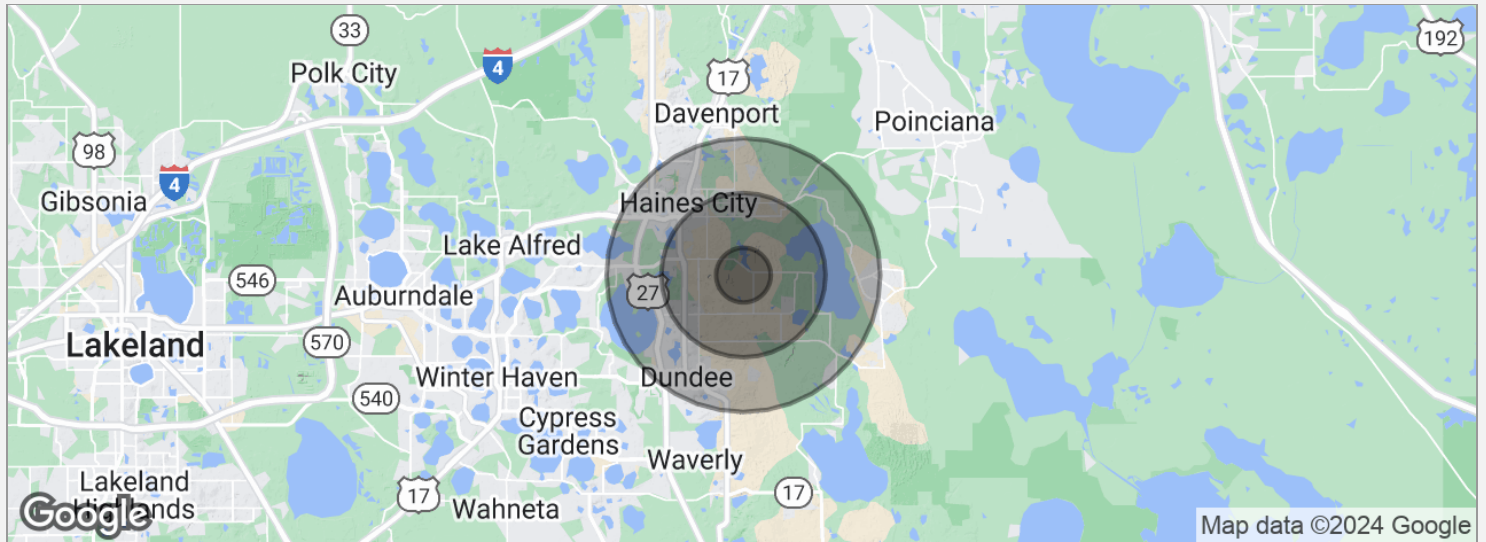
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	278	4,912	20,023
Total Population	800	12,691	45,481
Average HH Income	\$49,738	\$52,532	\$44,455



Demographics Map

4



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	800	12,691	45,481
Median age	35.5	37.0	40.7
Median age (male)	34.3	35.3	38.7
Median age (Female)	36.8	38.5	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	278	4,912	20,023
# of persons per HH	2.9	2.6	2.3
Average HH income	\$49,738	\$52,532	\$44,455
Average house value	\$171,060	\$176,306	\$150,966

* Demographic data derived from 2020 ACS - US Census