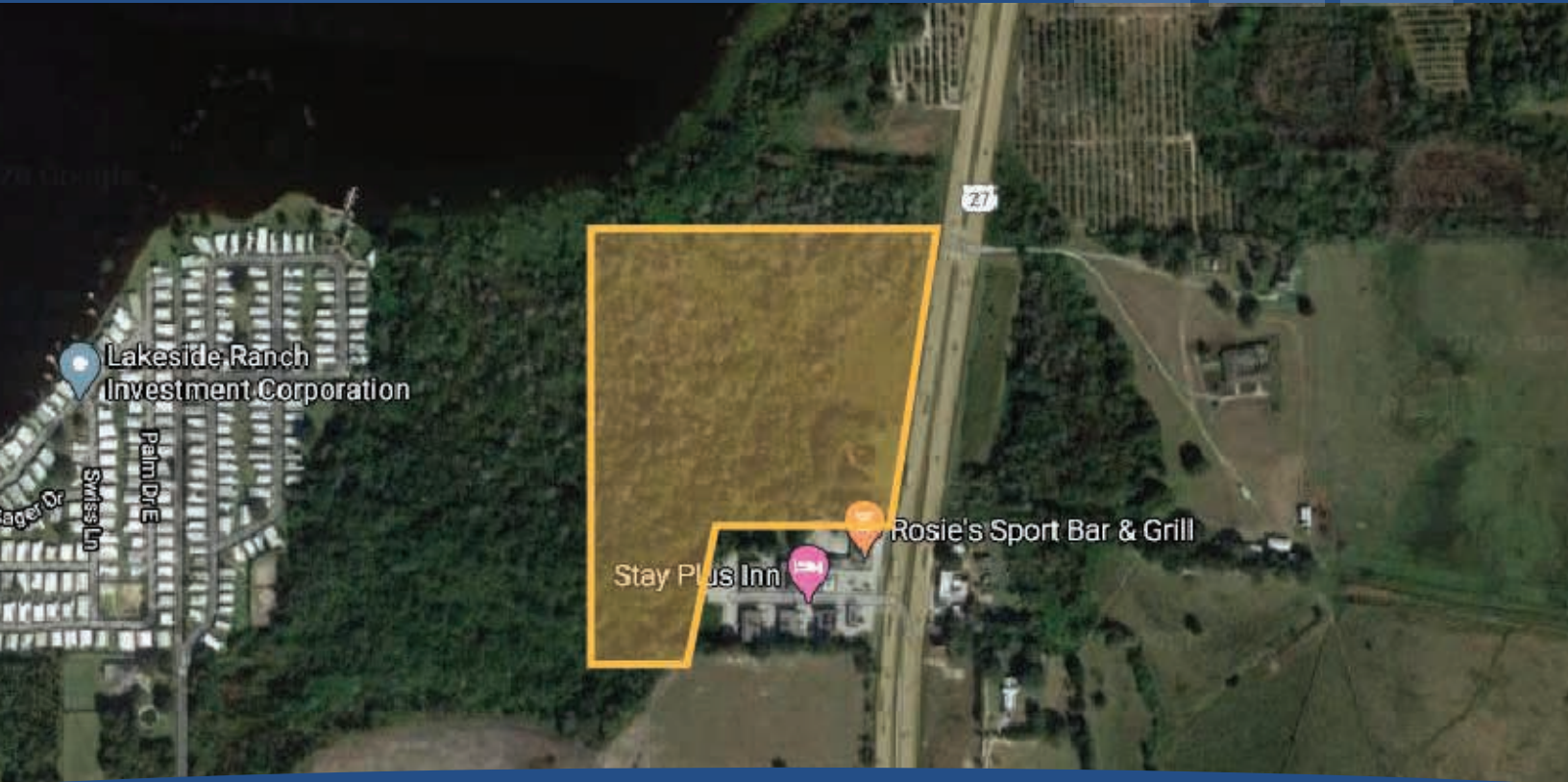


COMMERCIAL VACANT LAND

**S US HIGHWAY 27
HAINES CITY, FL 33844**

PARCEL ID: 27-27-31-000000-042020



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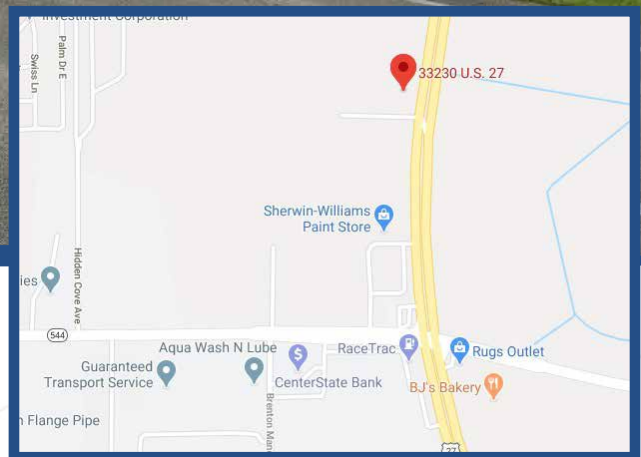
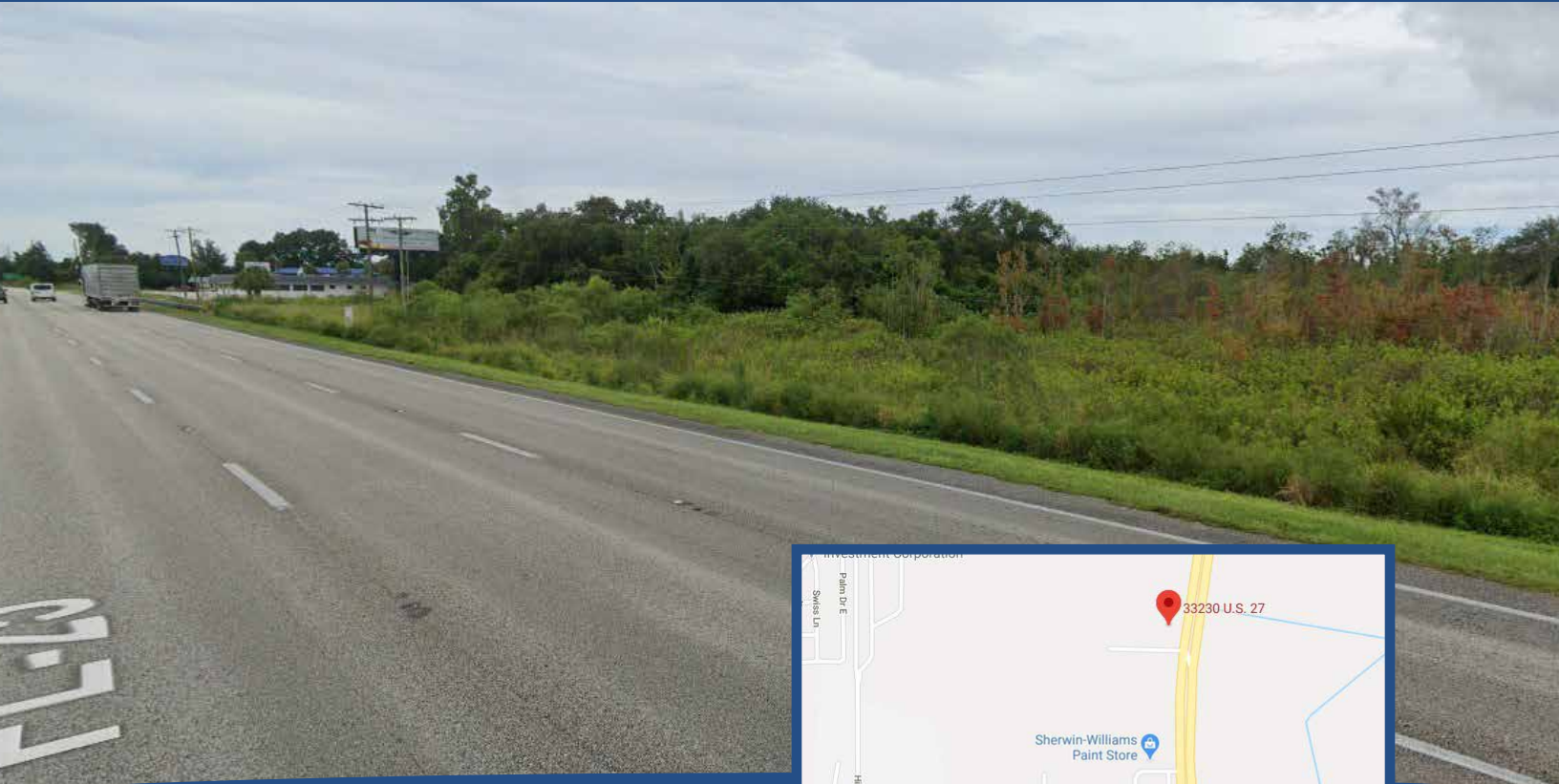
Broker, CIPS, RESS, e-PRO, REALTOR®

407-737-9797

Mark@OrlandoCommercialRealEstate.com
www.OrlandoCommercialRealEstate.com

FOR SALE

**S US Highway 27
Haines City, FL 33844**



OVER \$200k PRICE REDUCTION

PROPERTY DETAILS

Price: \$349,000.00

Property Type: Vacant Land

Lot Size: 27 +/- Acres

Zoning: Commercial

Parcel ID: 27-27-31-000000-042020

HIGHLIGHTS

- 0.94 acres usable
- 900' of frontage on Hwy 27
- Approved for retail/commercial

PROPERTY OVERVIEW

Don't miss out on this 27+/- acre parcel located directly off Highway 27 in Haines City! This huge parcel only has 0.94+/- acres usable. Mostly any commercial/retail business can go here. Please confirm with the county's planning & zoning dept to verify your use. With being located so close to the interesection of Scenic Dr & S US Hwy 27, the amount of driving traffic is atronomical! Perfect space to build your own building!

**CONTACT US TO SCHEDULE
YOUR PRIVATE SHOWING!**



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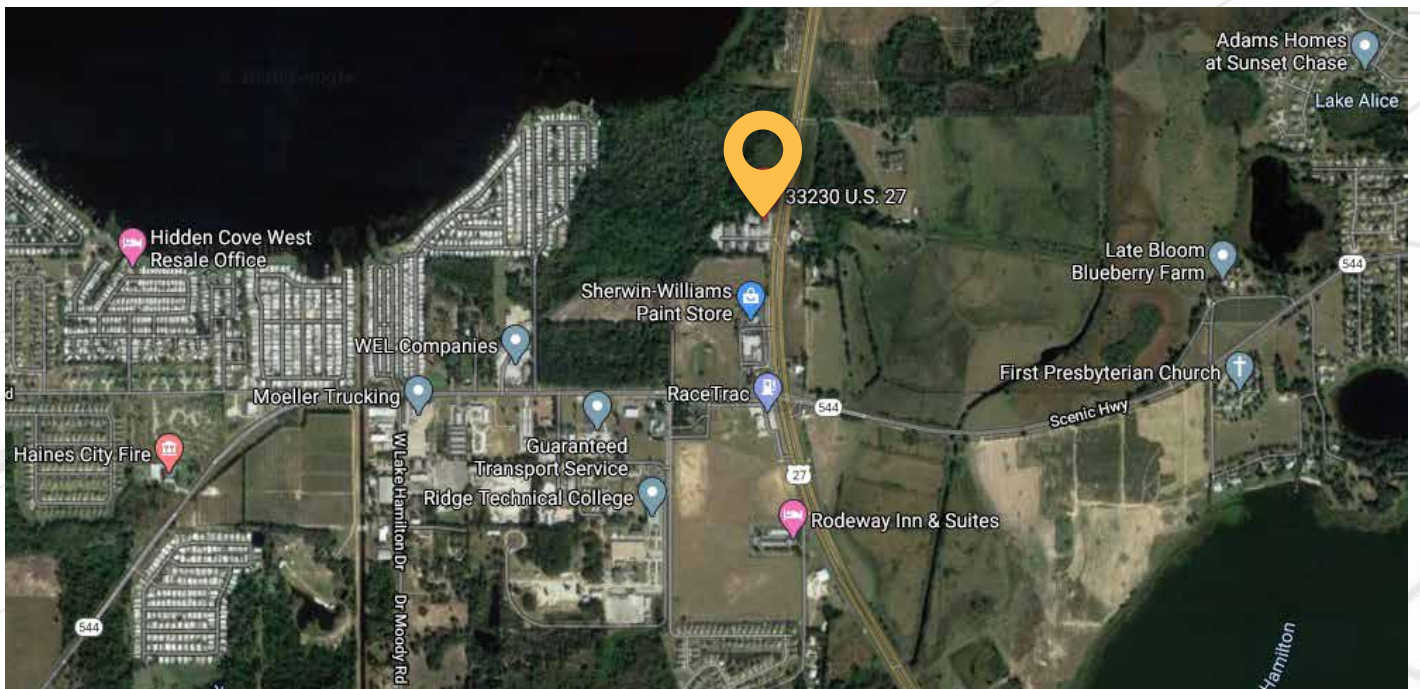
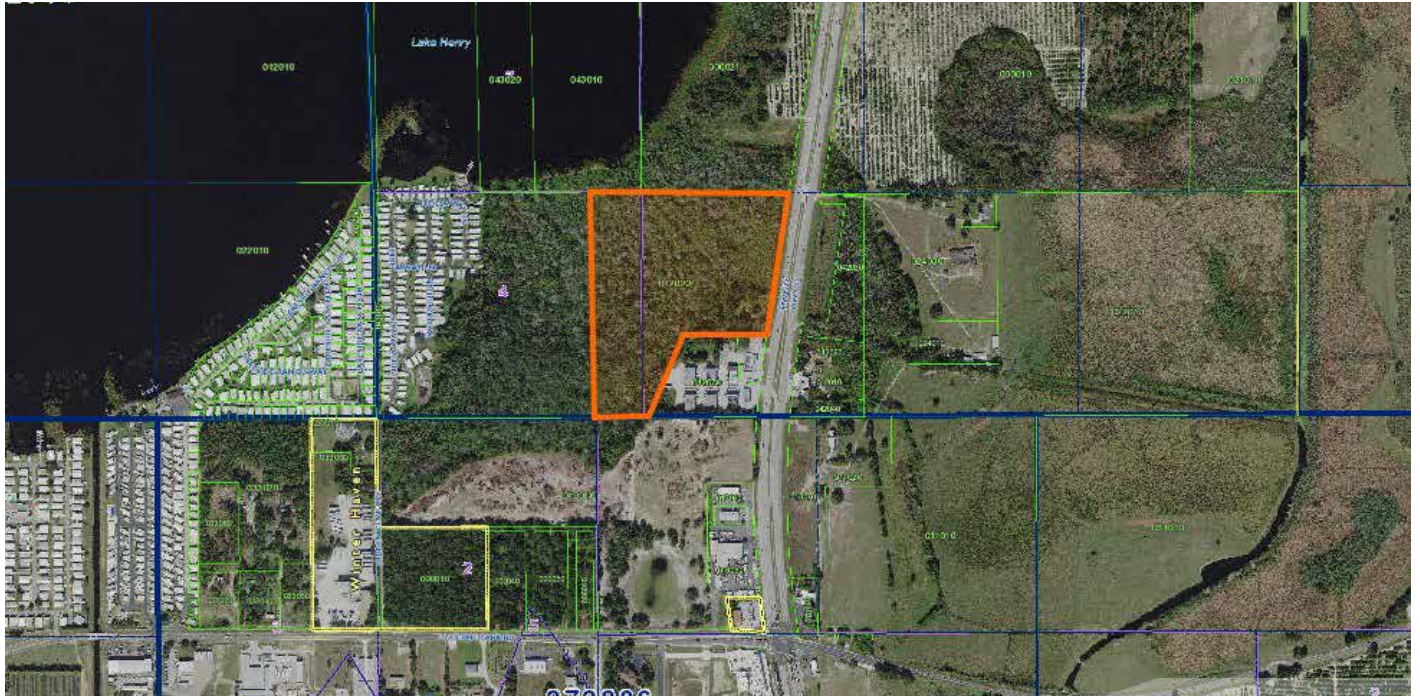
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MAP OVERVIEWS



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DEMOGRAPHICS & INCOME PROFILE

5 MILE RADIUS

Summary	Census 2010	2019	2024			
Population	47,298	58,727	65,029			
Households	18,105	22,022	24,213			
Families	12,997	15,681	17,193			
Average Household Size	2.60	2.65	2.67			
Owner Occupied Housing Units	13,310	16,420	18,323			
Renter Occupied Housing Units	4,795	5,602	5,890			
Median Age	42.8	44.2	44.9			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	2.06%	1.37%	0.77%			
Households	1.92%	1.31%	0.75%			
Families	1.86%	1.26%	0.68%			
Owner HHs	2.22%	1.60%	0.92%			
Median Household Income	2.40%	2.37%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	3,154	14.3%	2,974	12.3%		
\$15,000 - \$24,999	2,827	12.8%	2,682	11.1%		
\$25,000 - \$34,999	3,012	13.7%	2,981	12.3%		
\$35,000 - \$49,999	3,899	17.7%	4,182	17.3%		
\$50,000 - \$74,999	4,134	18.8%	4,732	19.5%		
\$75,000 - \$99,999	2,347	10.7%	2,951	12.2%		
\$100,000 - \$149,999	1,741	7.9%	2,399	9.9%		
\$150,000 - \$199,999	391	1.8%	617	2.5%		
\$200,000+	519	2.4%	696	2.9%		
Median Household Income	\$41,439		\$46,659			
Average Household Income	\$56,979		\$65,428			
Per Capita Income	\$21,498		\$24,510			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,245	6.9%	3,664	6.2%	3,982	6.1%
5 - 9	3,104	6.6%	3,622	6.2%	3,941	6.1%
10 - 14	2,872	6.1%	3,530	6.0%	3,968	6.1%
15 - 19	2,836	6.0%	3,177	5.4%	3,620	5.6%
20 - 24	2,450	5.2%	2,967	5.1%	3,113	4.8%
25 - 34	5,402	11.4%	6,744	11.5%	6,937	10.7%
35 - 44	4,766	10.1%	6,097	10.4%	7,029	10.8%
45 - 54	5,331	11.3%	5,637	9.6%	6,217	9.6%
55 - 64	5,645	11.9%	7,295	12.4%	7,481	11.5%
65 - 74	6,382	13.5%	8,416	14.3%	9,375	14.4%
75 - 84	4,099	8.7%	5,609	9.6%	7,040	10.8%
85+	1,165	2.5%	1,968	3.4%	2,324	3.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,671	64.8%	35,910	61.1%	38,661	59.5%
Black Alone	10,341	21.9%	13,311	22.7%	14,777	22.7%
American Indian Alone	187	0.4%	251	0.4%	291	0.4%
Asian Alone	577	1.2%	781	1.3%	918	1.4%
Pacific Islander Alone	13	0.0%	16	0.0%	19	0.0%
Some Other Race Alone	4,478	9.5%	6,895	11.7%	8,448	13.0%
Two or More Races	1,030	2.2%	1,562	2.7%	1,916	2.9%
Hispanic Origin (Any Race)	11,880	25.1%	18,488	31.5%	23,237	35.7%



OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida
real estate since 1987

Licensed Florida Real Estate Broker
Licensed Community Association Manager
Licensed General Contractor



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Professional Memberships

CFCAR Central Florida Commercial Association of REALTORS®
BBF Business Brokers of Florida
ORRA Orlando Regional REALTORS® Association
FAR Florida Association of REALTORS®
NAR National Association of REALTORS®

Designations

CCIM Certified Commercial Investment Member
CIPS Certified International Property Specialist
e-PRO Internet & Real Estate e-Commerce
RESS Real Estate Short Sale Specialist

Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®

Our Team

We strive to provide the best service to each of our clients. Every member of our team brings to the table a specific skillset that makes Commercial Real Estate Professionals, INC. the best in their market.

GEORGE BORBELY

Licensed Sales Associate
& Director of Marketing

AMANDA ADAMS

Operations Manager &
Transaction Coordinator

LISA REYNOLDS

Customer Relations
& Research Specialist



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