

# BALMORAL CONDOMINIUM DEVELOPMENT LAND

Event Center

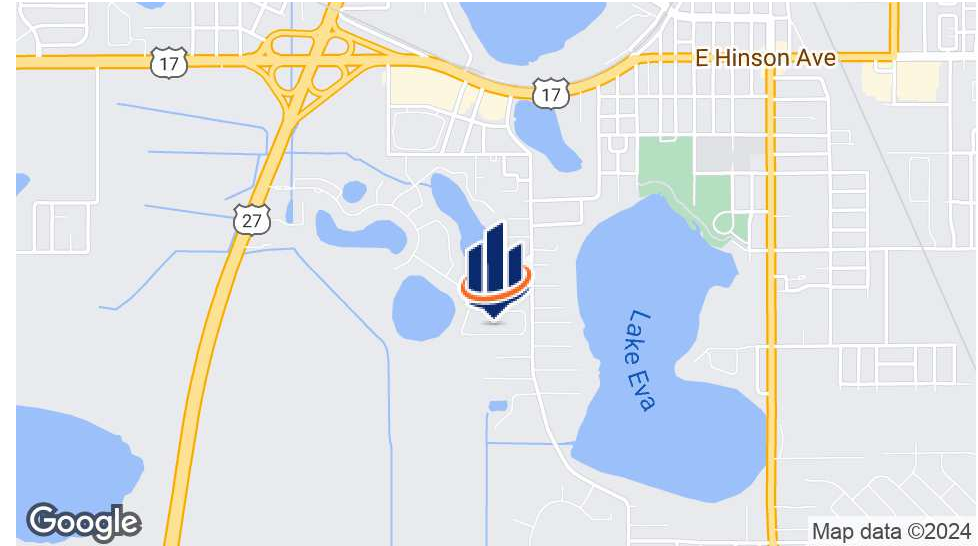
Lake Eva

US HIGHWAY 27  
HAINES CITY, FL 33844

Clay Taylor, ALC  
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# Property Summary



Sale Price **\$5,520,000**

## OFFERING SUMMARY

Lot Size: 4.56 ± Acres  
 Price/Unit: \$30,000  
 Zoning: PUD  
 APN: 272732804510002200

## PROPERTY OVERVIEW

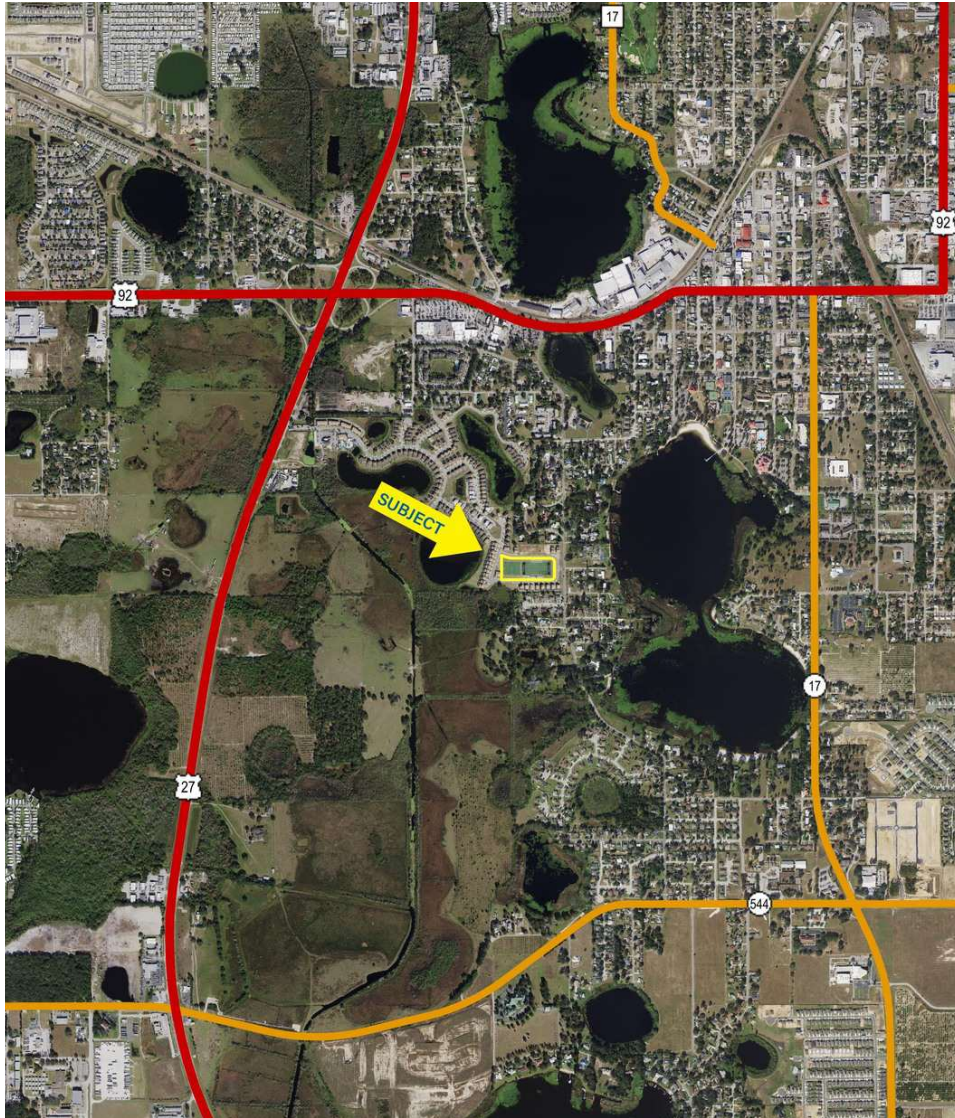
Prime multifamily development opportunity in Haines City right off US Highway 27. This is the last phase of Balmoral Resort Community. Currently in Balmoral are 24 townhomes and 201 single family homes. There are lots for 11 more single family homes. This phase is a condominium development for 184 condos. Balmoral has fantastic amenities which include a water park, hotel, clubhouse, mini golf course, sand volleyball court, and various other small parks.

This property is shovel ready for development with a lot already done and in place. This condominium site is currently the sports fields for the Balmoral Community. The seller will remove all sports turf, bleachers, lights, etc. The locker room facility will remain and become a clubhouse for the condominiums. The motor on the lift station and the piping for the water and sewer will all need to be upsized. Total development cost estimate is about \$1.8M (less than \$10K per condo unit).

## PROPERTY HIGHLIGHTS

- Prime location off US Highway 27 [56,000 ± Cars/Day]
- Zoned PUD for flexible development
- Strategic location in the thriving Haines City area

# Location Description



## LOCATION DESCRIPTION

This property is situated in a prime location right on the west side of Haines City and inside the city limits. It's located right off US Highway 27, which enjoys an approximate 56,000 ± cars per day. Just 1 ± mile away is an intersection between US Highway 27 and US Highway 17-92 W, which sees around 34,000 ± cars per day.

The subject property is located in an abundant housing community area. Local communities include Royal Palm Village, Estates at Lake Hammock, Hidden Cove Retirement Community, Sweetwater Community, and others.

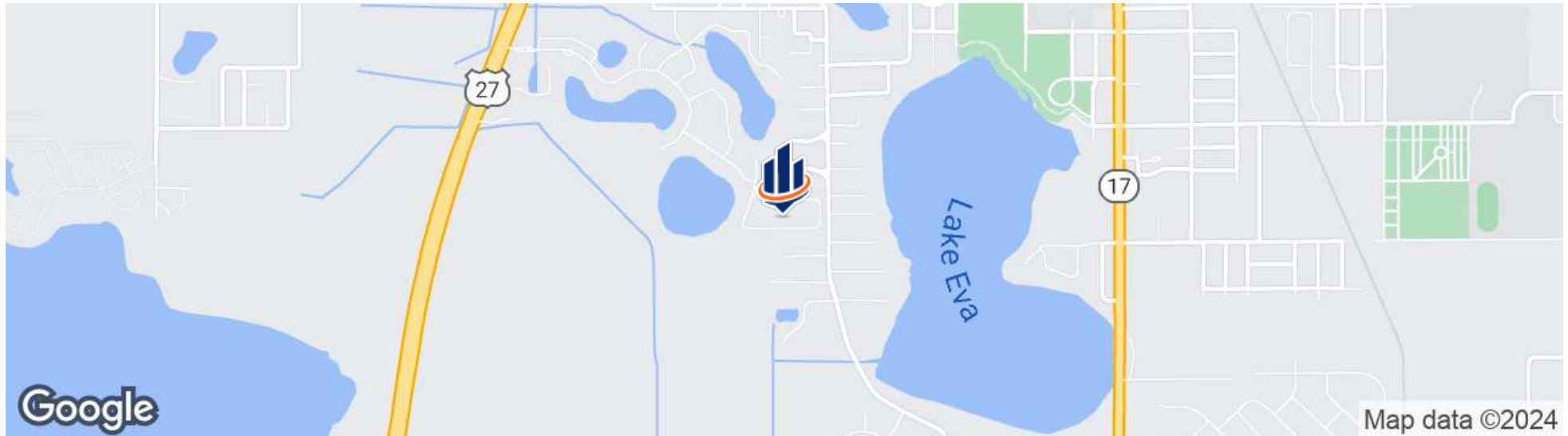
The subject also enjoys several retailers nearby, which include Publix, Walmart, Winn-Dixie, Aldi, Bealls, McDonalds, Wendy's, Subway, Denny's, and many others within a 4 ± mile radius.

U.S 27/U.S 17-92 Intersection

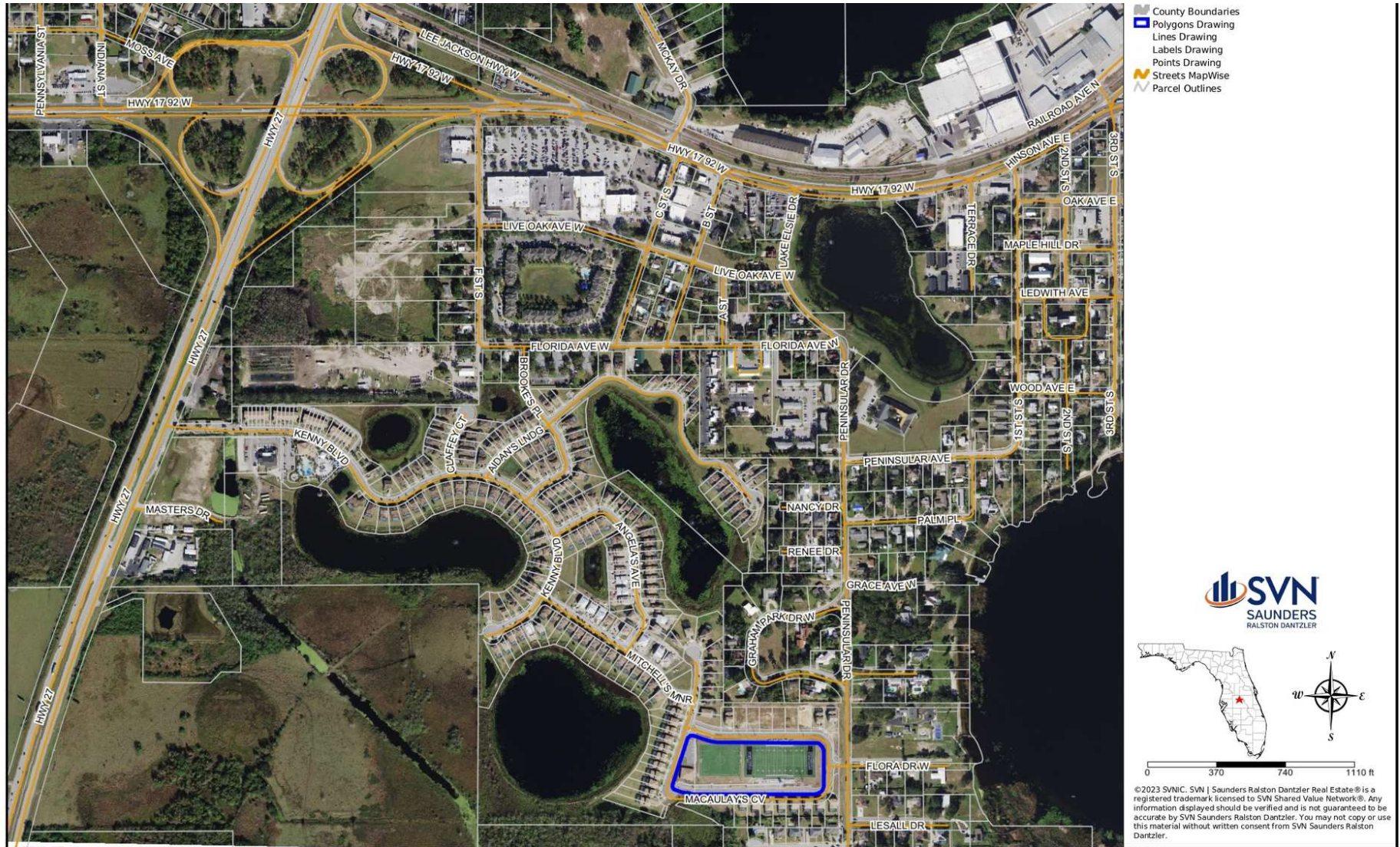
1 ± Mile



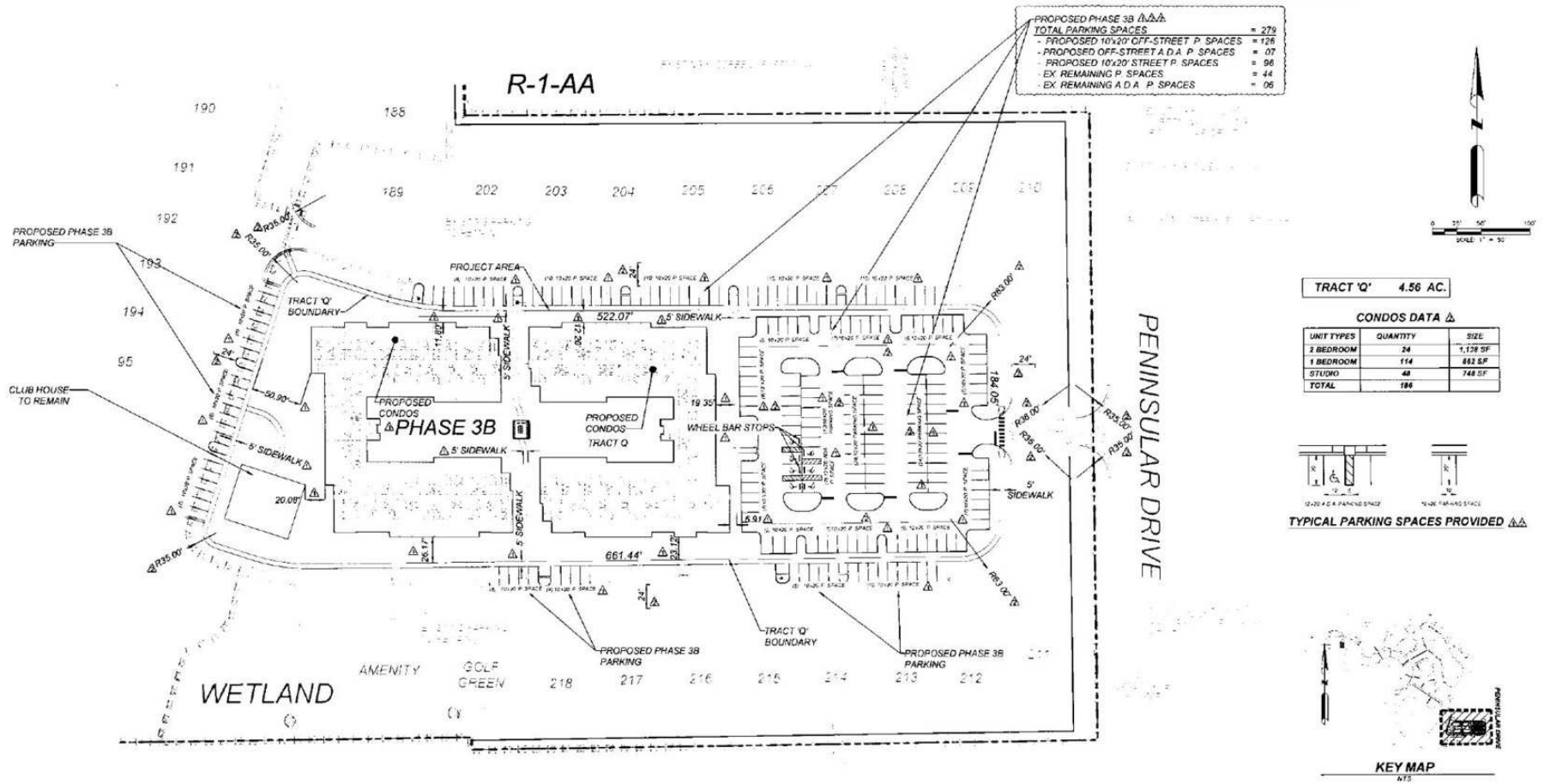
# Regional & Location Map



# Surrounding Area



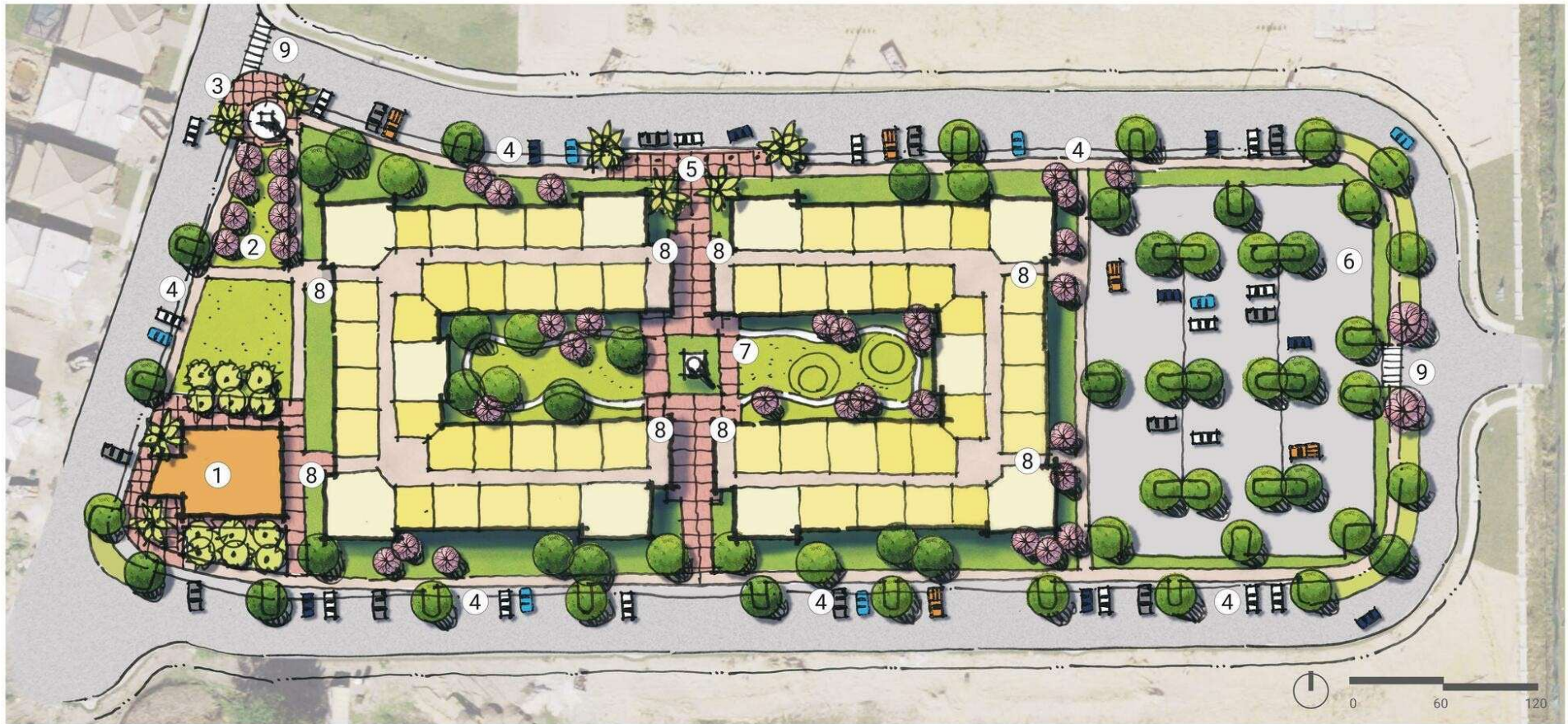
# Site Plan



1 bedroom - 3 per floor - 4 floors per building - 2 buildings = 24 total 1 bedroom condos (861 SF each)  
 2 bedroom - 17 per floor - 4 floors per building - 2 buildings = 136 total 2 bedroom condos (1,137 SF each)  
 3 bedroom - 3 per floor - 4 floors per building - 2 buildings = 24 total 3 bedroom condos (1,166 SF each)

# Concept Plan

- ① Clubhouse (Renovate Existing Building)
- ② Park
- ③ Gateway Statement
- ④ 90° Parking on Perimeter
- ⑤ Drop-off
- ⑥ Surface Parking
- ⑦ Courtyard
- ⑧ Building Entry
- ⑨ Crosswalk





# Retailer Map



# Surrounding Communities



# Additional Photos



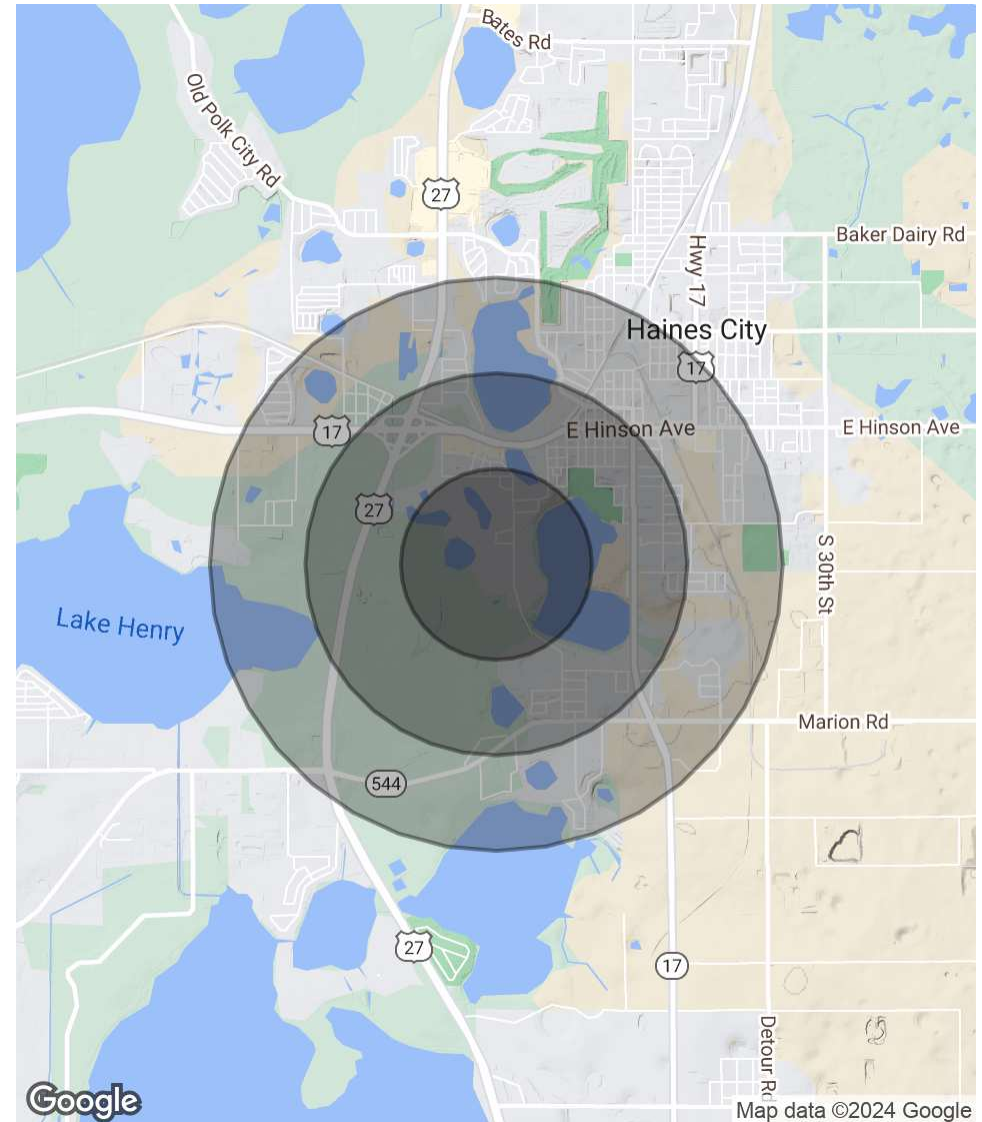
# Additional Photos

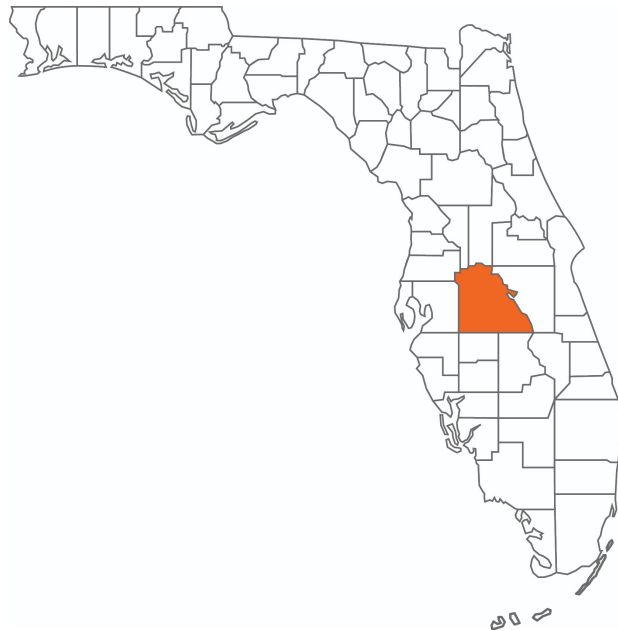


# Demographics Map & Report

	0.5 MILES	1 MILE	1.5 MILES
<b>POPULATION</b>			
Total Population	1,155	4,755	12,334
Average Age	53.2	53.5	44.5
Average Age (Male)	51.5	50.8	42.8
Average Age (Female)	55.1	55.7	45.0
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	758	3,127	6,000
# of Persons per HH	1.5	1.5	2.1
Average HH Income	\$28,961	\$28,002	\$34,808
Average House Value	\$119,010	\$112,679	\$137,880

\* Demographic data derived from 2020 ACS - US Census





## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



**CLAY TAYLOR, ALC**

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## PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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