

Downtown Winter Haven

15 ± Minutes



Prime Commercial Land on US Hwy 27 at Dundee Rd

0 US Highway 27, Haines City, Florida 33844

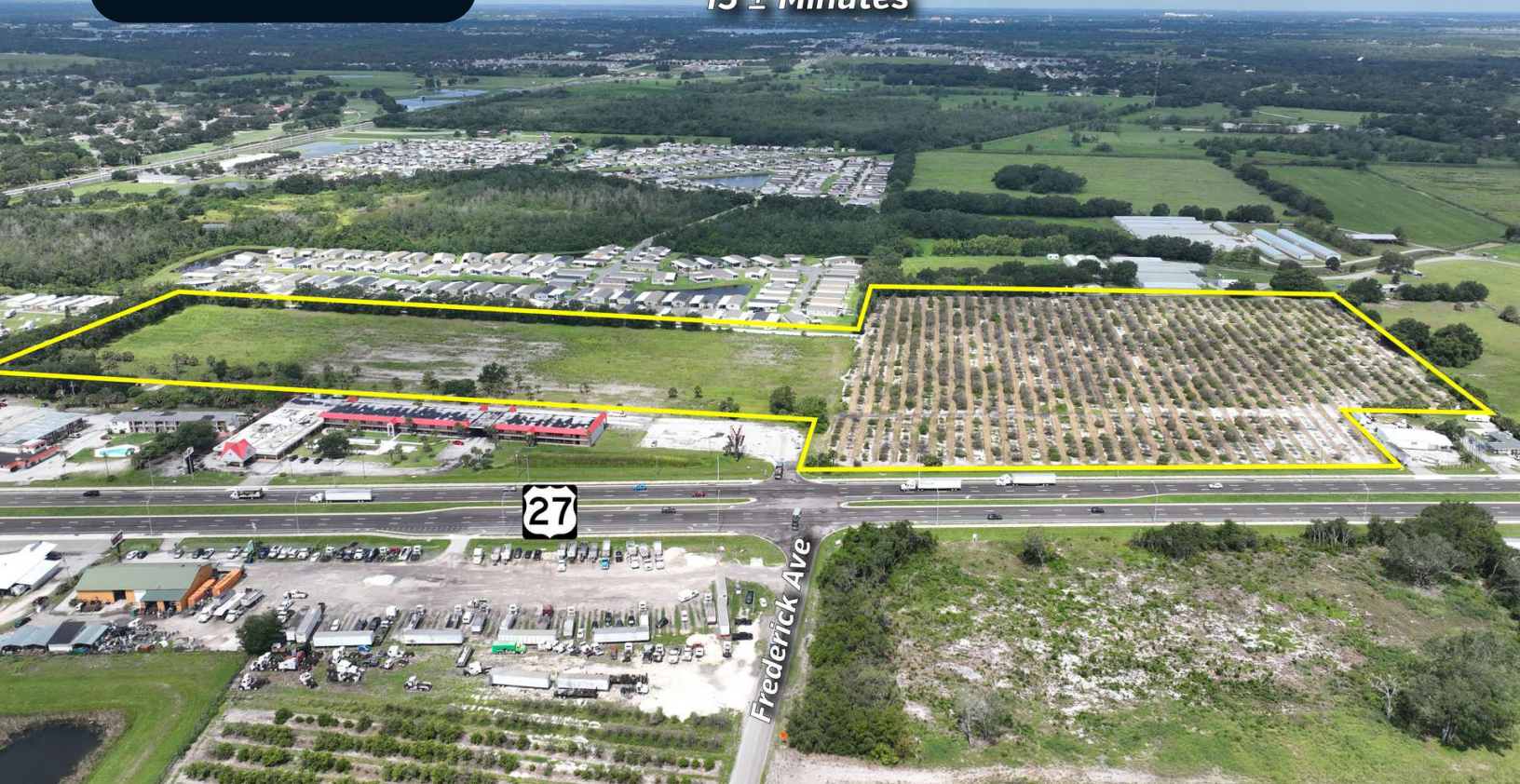
Craig Morby
863-581-0059
craig@saundersrealestate.com

David Hitchcock, ALC
863-557-0082
davidh@saundersrealestate.com

Eric Ammon, CCIM
863-602-1001
eric@saundersrealestate.com

PROPERTY SUMMARY

Downtown Winter Haven
15 ± Minutes



Sale Price **\$3,950,000**

Property Overview

Former citrus land and now prime commercial development land located on U.S. Highway 27, just north off Dundee Road between Winter Haven and Haines City. The zoning classification is within the Town of Dundee - CH Commercial Highway.

Offering Summary

Lot Size: 28.59 Acres

Price / Acre: \$138,160

Zoning: CH - COMMERCIAL HIGHWAY,
Unincorporated Polk County

APN: 27-28-20-
000000-024050,
27-28-20-
000000-042020,
27-28-20-
000000-042040,
27-28-29-
000000-013080

Road Frontage: 790 ± FT

Traffic Count: 43,500 Cars/Day

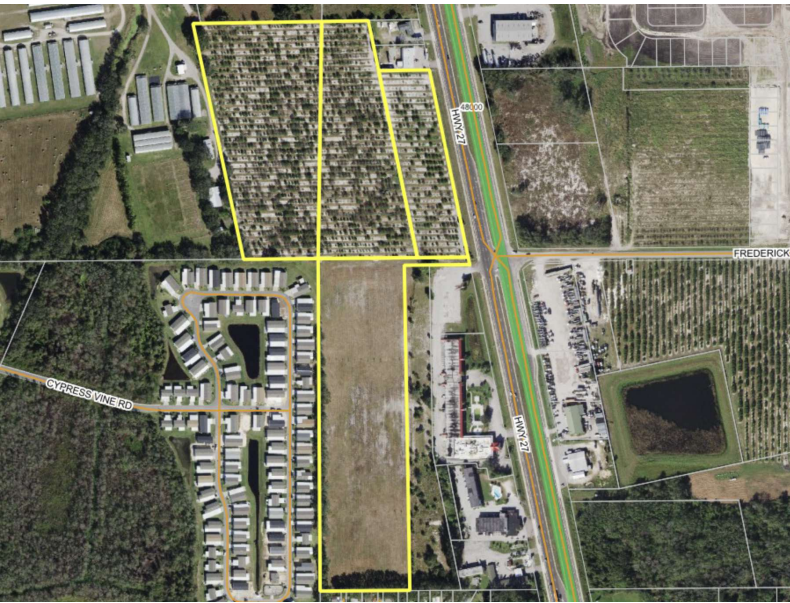
This is a wide open zoning code that allows many different uses, including healthcare facility, office, retail, hotel/motel, auto dealership, gas & convenience store, restaurants, and the list goes on.

All acres are uplands, with 790 ± FT of frontage along US 27. Located a half mile north of Dundee Road, this four (4) lane major thoroughfare sees 43,500 cars per day. Retail, hotel, gas stations and auto dealers are all close to the subject property, and as the county continues to develop, the US 27 corridor will continue to see more traffic and development.

AERIAL MAP



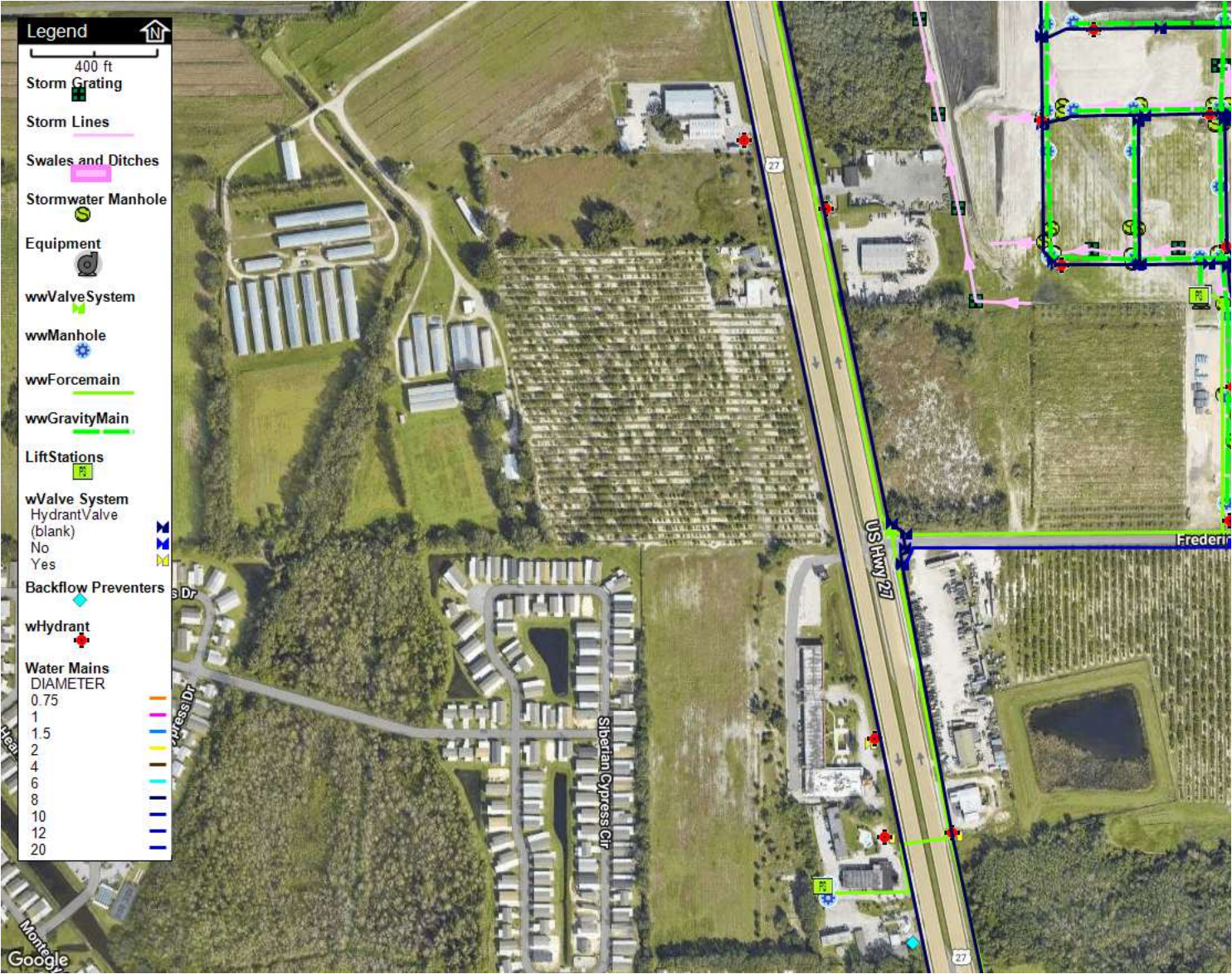
COMPLETE HIGHLIGHTS



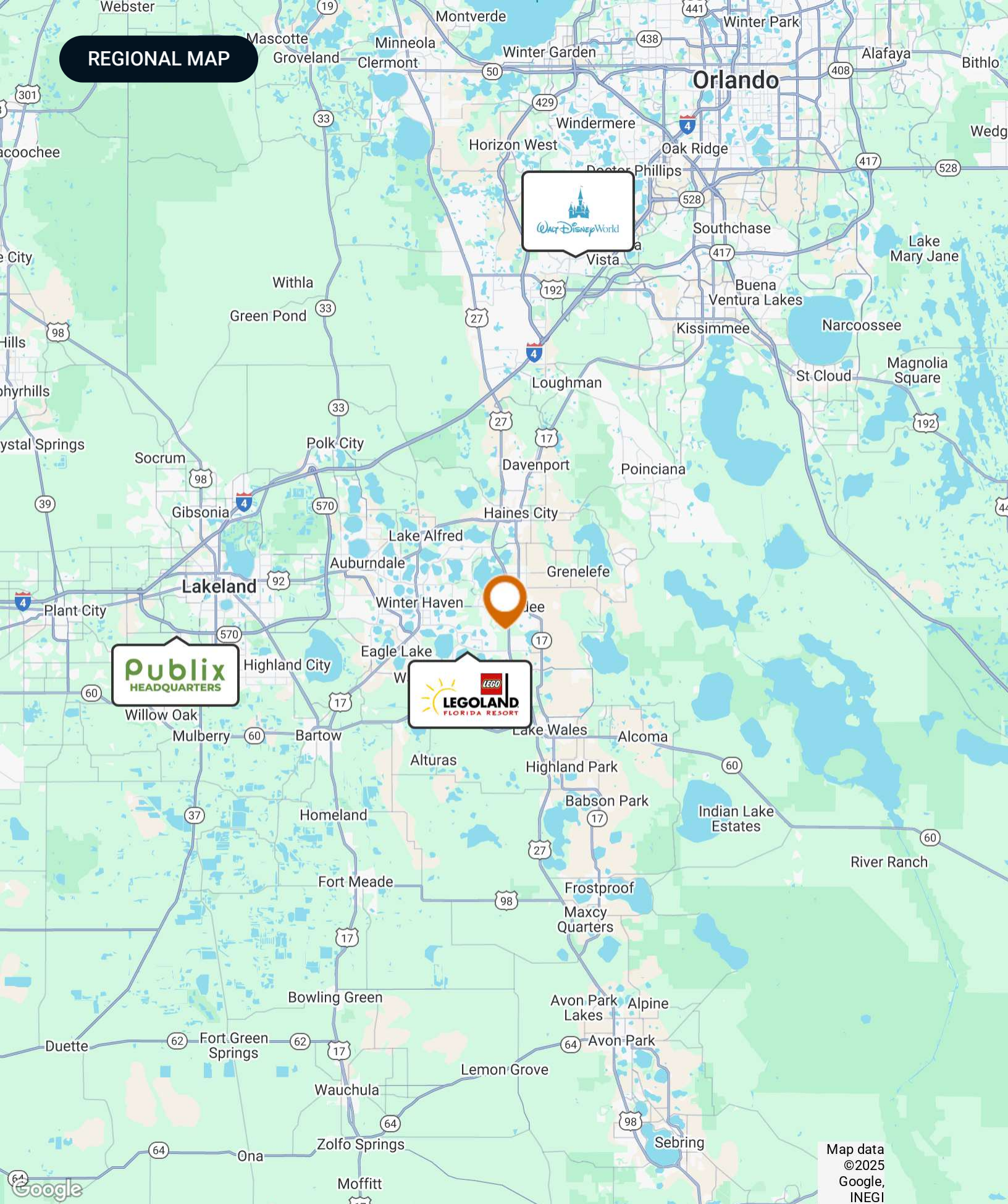
Property Highlights

- Prime US 27 commercial development land just north of Dundee Road.
- Zoned in the Town of Dundee, this area is absolutely primed for development.
- 4 total parcels totaling 28.59 acres - zoned Commercial Highway (CH).
- Major retail strip plaza, large healthcare facility, industrial, hotel, auto sales, gas/convenience.
- 790 FT of road frontage along US 27
- AADT - 43,500
- Depending on use, Buyer should be prepared for road alterations along US 27. The DOT and Town of Dundee are apprised of possible developments here and have been extremely responsive to inquiries.
- The Town of Dundee is eager to have this site developed and has been extremely flexible with possible uses.
- Traffic light has been proposed for the intersection at Frederick Ave. Ongoing discussion with the Town of Dundee and the Florida Department of Transport.
- Water available to the site through the Town of Dundee. Sewer across US 27 or at hotel site to the south.
- Possibility to split off the 3 acre parcel on the US 27 frontage.
- Property taxes - \$646.00



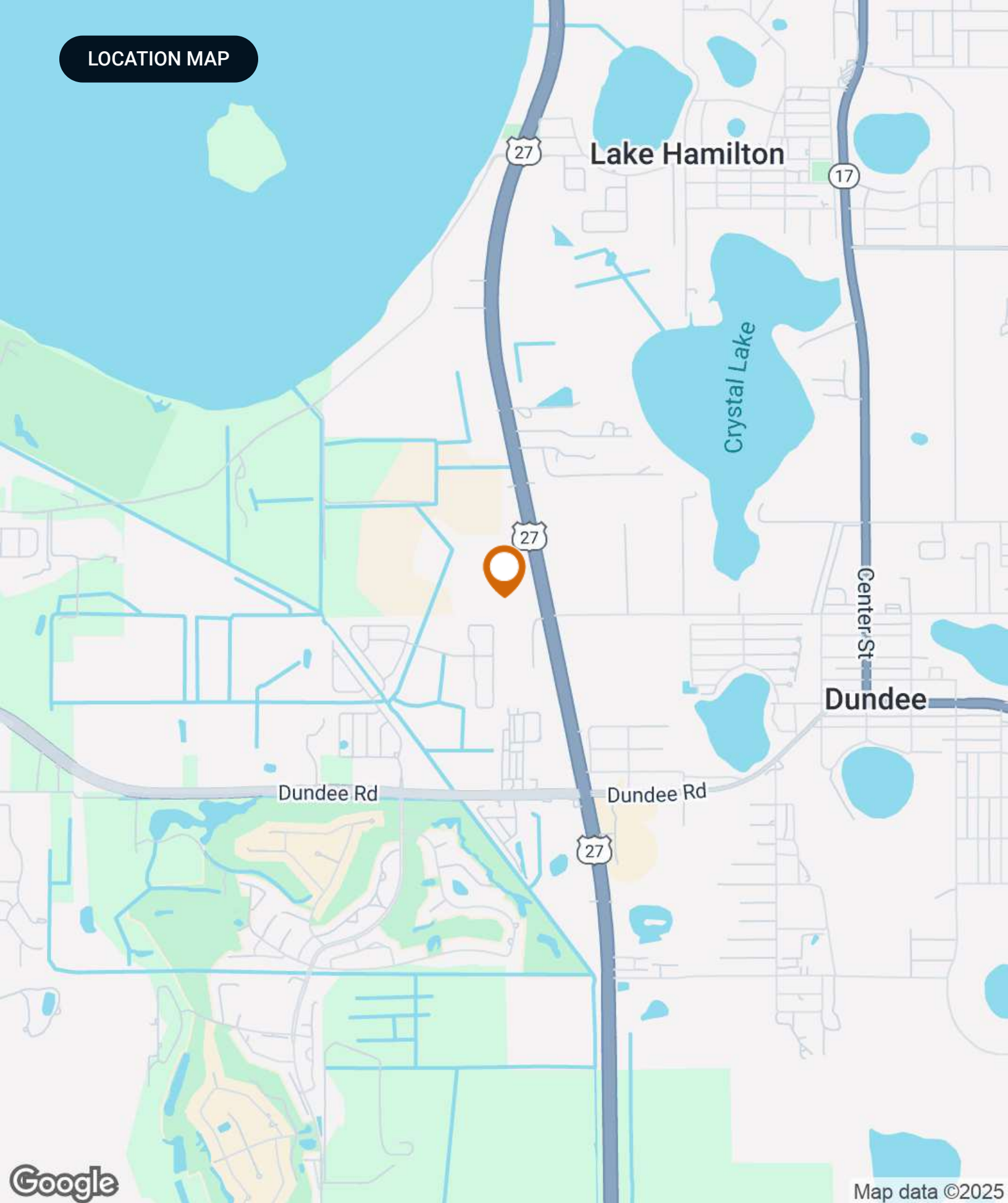


REGIONAL MAP

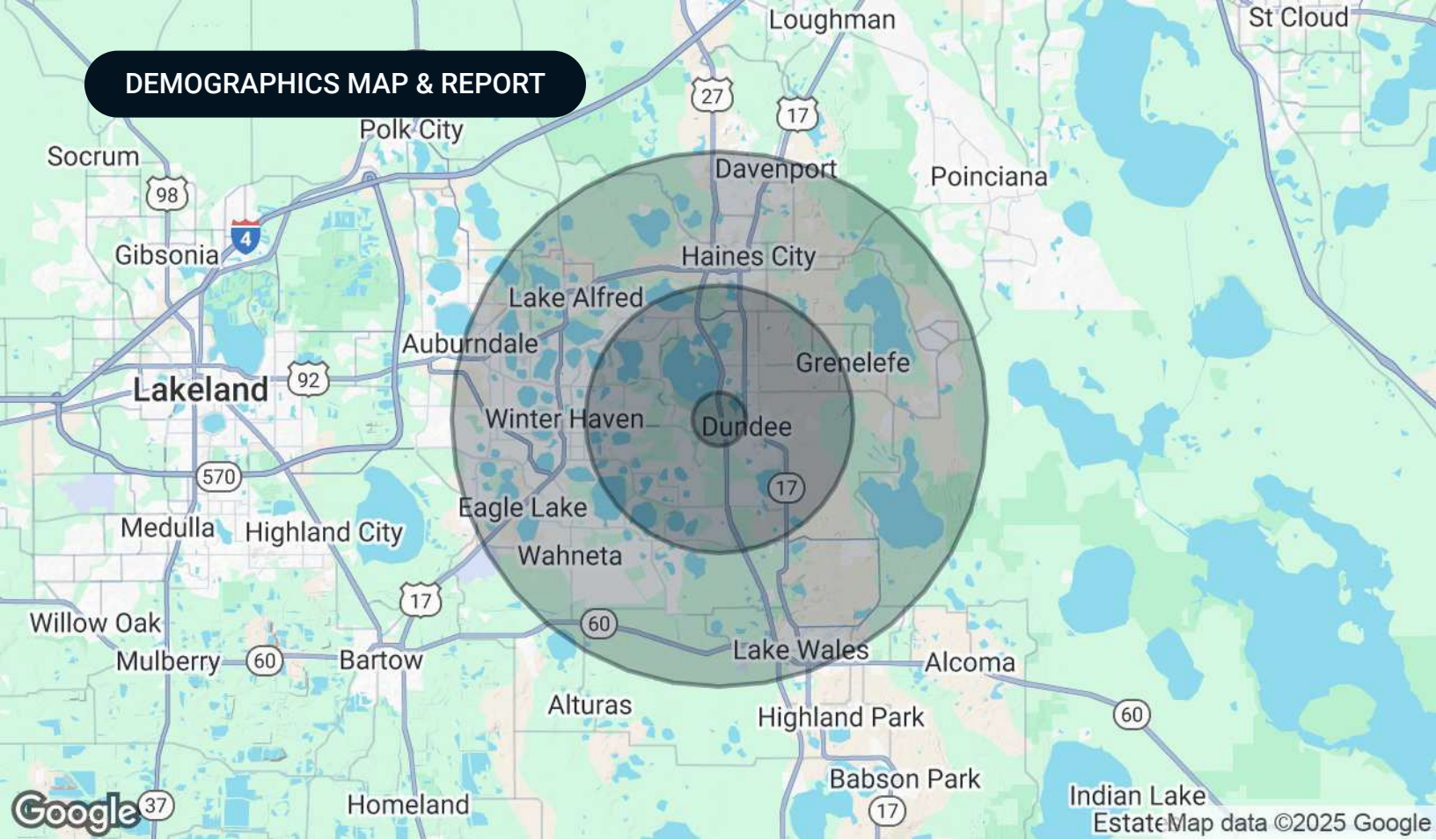


Map data
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Google,
INEGI

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	5 Miles	10 Miles
Total Population	3,892	53,582	211,029
Average Age	50.3	43.6	42.4
Average Age (Male)	47.2	42.1	40.9
Average Age (Female)	54	44.5	43.7

Households & Income

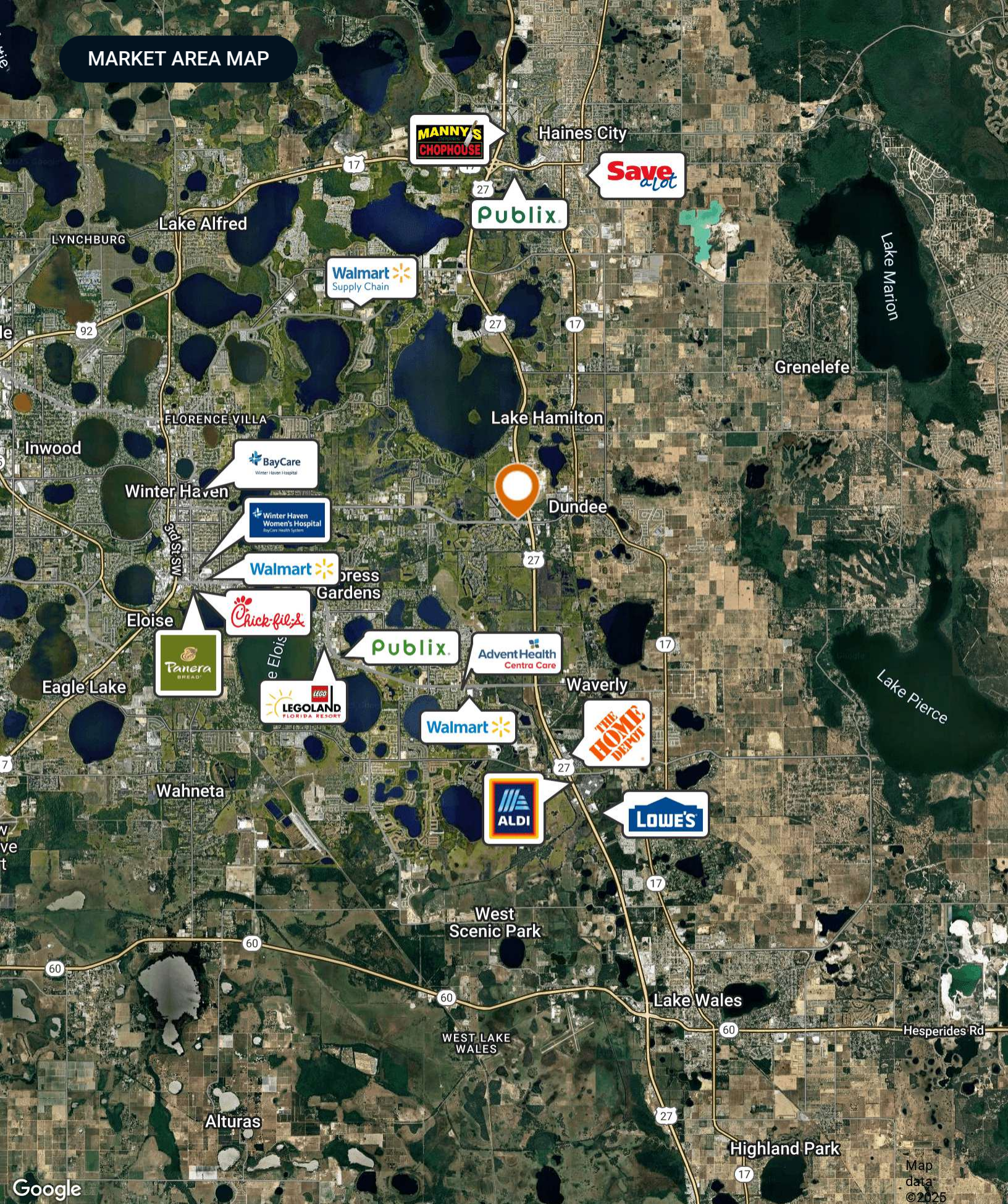
	1 Mile	5 Miles	10 Miles
Total Households	2,238	25,229	92,359
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$40,227	\$45,135	\$52,694
Average House Value	\$119,300	\$152,178	\$165,702

2020 American Community Survey (ACS)

NEIGHBORHOOD AREA MAP



MARKET AREA MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



David Hitchcock, ALC

Senior Advisor

davidh@saundersrealestate.com

Direct: **877-518-5263 x313** | Cell: **863-557-0082**

Professional Background

David Hitchcock, ALC, CCIM is a Senior Advisor at Saunders Real Estate.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties (Transition-To-Next-Use)
- Residential Development Properties

Education

- 2021 SVN® Partner Award
- 2020 – SVN® Achiever Award
- 2015, 2010 - CBC Circle of Distinction - SILVER
- 2013 - RLI "Peer to Peer" Award
- 2012 - CBC Circle of Distinction - BRONZE

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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