

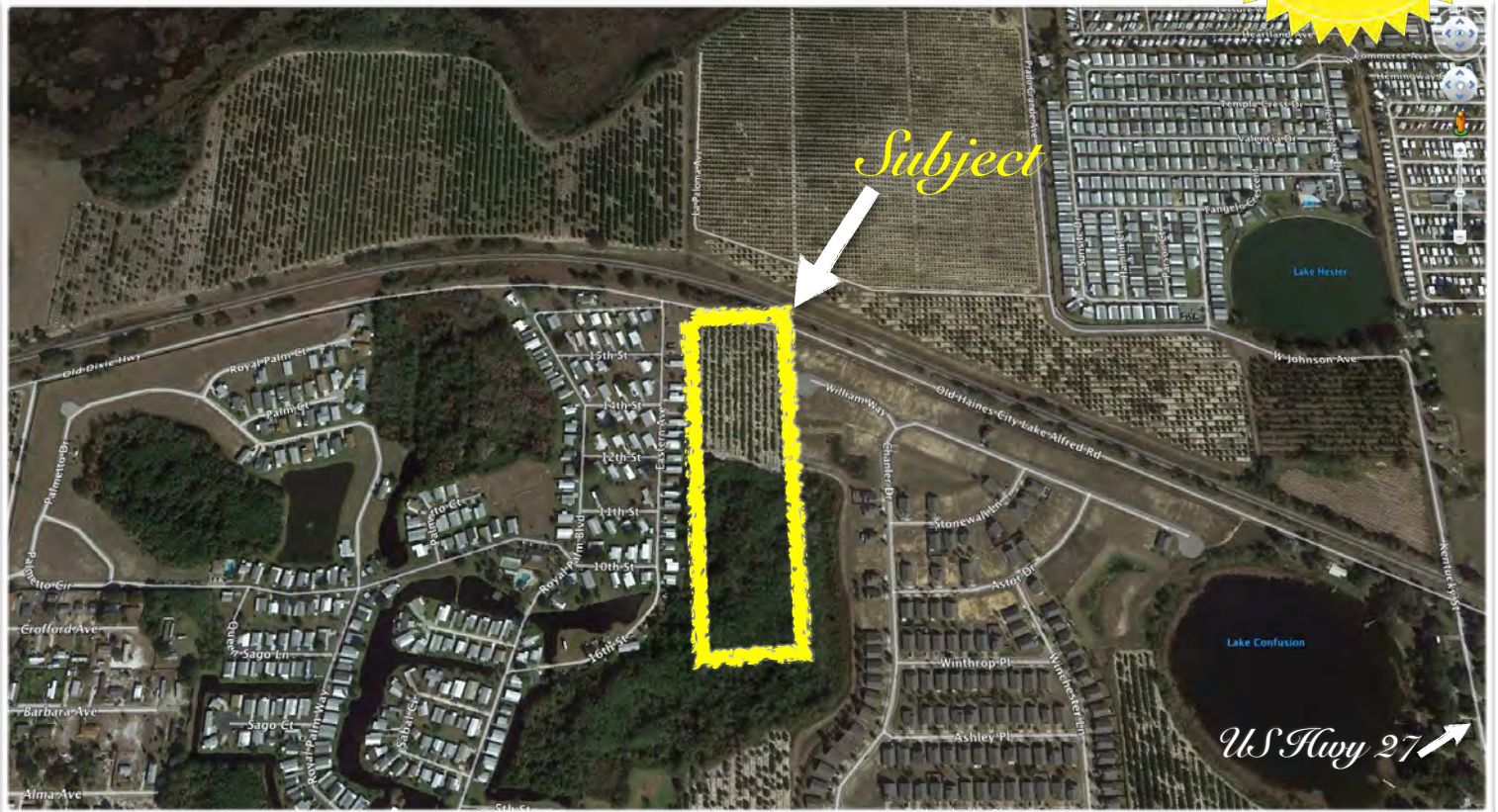
# For Sale



CROSBY &  
ASSOCIATES, INC.

## 12.63± ACRES VACANT LAND Residential Development in Haines City, Florida

GREAT  
FUTURE  
DEVELOPMENT



### PRICE: \$100,000

*Centrally Located... Yet Very Accessible*

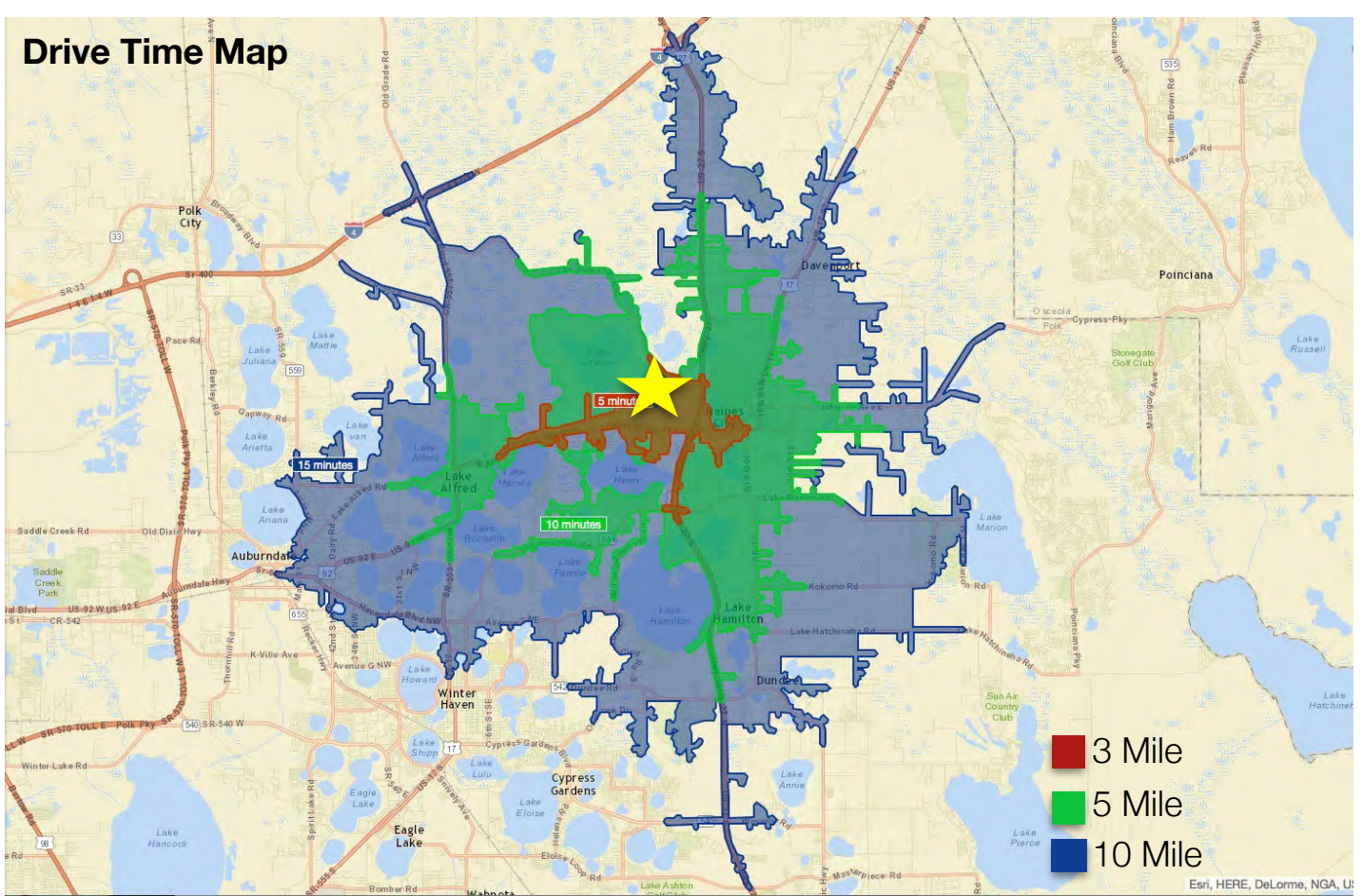
- ❖ .9 Mile to Intersection of US 27 Hwy
- ❖ Minutes to Haines City & Winter Haven
- ❖ 5.33 acres in Valencia oranges
- ❖ Water and Sewer are adjacent to property

*Ideal Residential & Development Land*

- ❖ Future Land Use: Residential Low (RL-1)
- ❖ 415 feet of Frontage on Old Haines City Lake Alfred Road
- ❖ 2014 Taxes: \$7.51



## Drive Time Map



### *Driving Directions*

From US Hwy 27 and 92 travel west 0.3 miles to Kentucky St. Then head north 0.3 miles on Kentucky St to Old Dixie Hwy. Go west 0.5 miles on Old Haines City Lake Alfred Rd to property.

### *Address*

Old Haines City Lake Alfred Rd  
Haines City, FL 33844

### *Location*

28.113865, -81.656498

## 2015 Demographics

2015	3 Mile	5 Mile	10 Mile
<b>Population</b>	26,766	48,888	177,631
<b>Median Age</b>	43.6	44.1	42.1
<b>Median Income</b>	\$34,025	\$36,897	\$40,953
<b>Average Income</b>	\$42,994	\$47,173	\$53,098

## Offered By

**CHIP FORTENBERRY, MBA, ALC**

Broker Associate

Cell: 863.673.9368

Email: [chip@crosbydirt.com](mailto:chip@crosbydirt.com)

All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

## Crosby & Associates, Inc.

505 Avenue A NW, Suite 306 Winter Haven, FL 33881  
862.293.5600

225 West Main Street Tavares, FL 32778  
52 Commerce Street  
Hawkinsville, GA 31036  
800.320.3477



[www.crosbydirt.com](http://www.crosbydirt.com)