

LAKE HAMILTON LAKEFRONT DEVELOPMENT

Haines City, Florida

143 +/- ACRES

at Busy Intersection of SR 544 and US 27

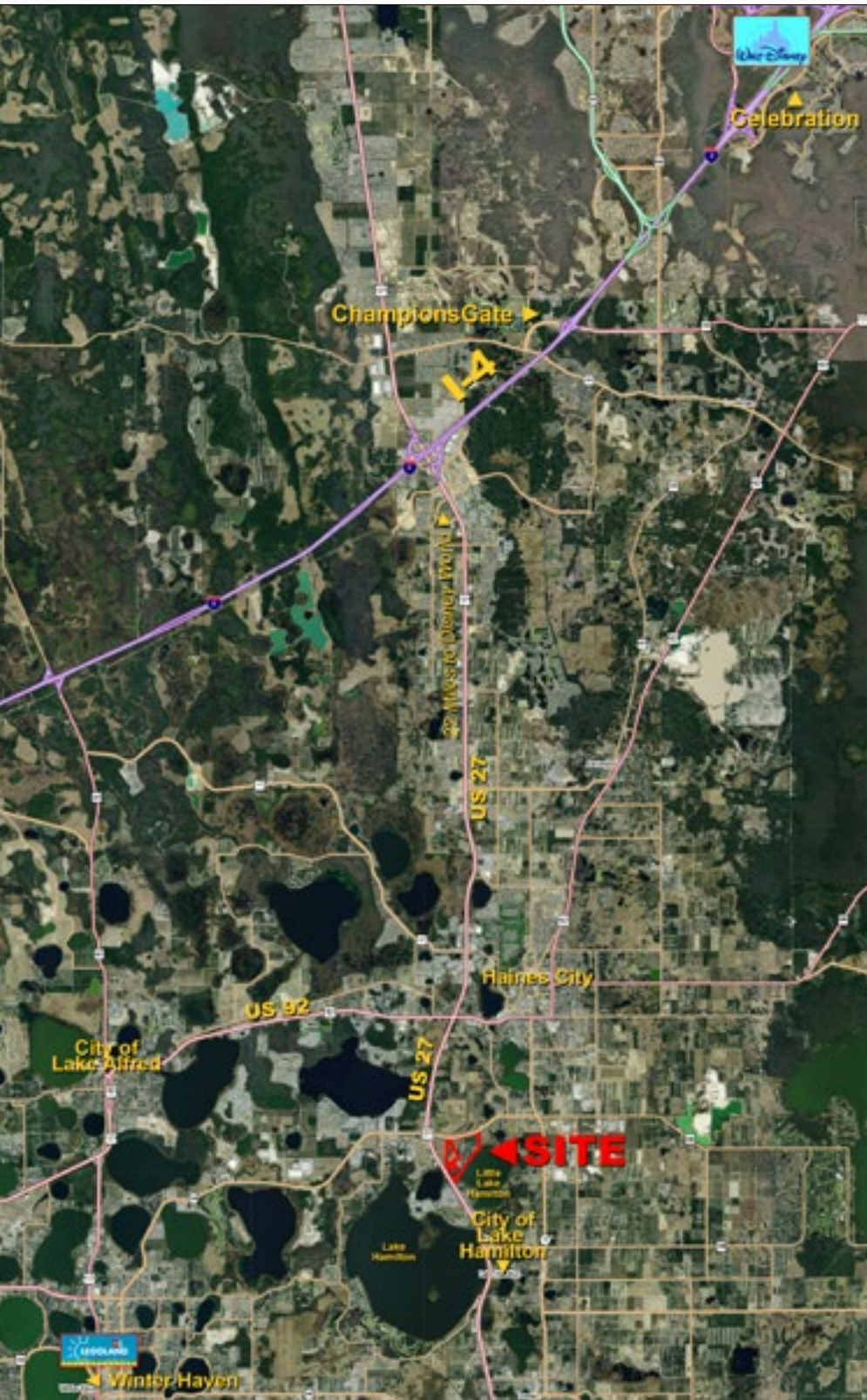


Minutes to I-4, LEGOLAND® Florida, and Disney World!

Prime Development Potential for Office, Commercial, Residential

Nearly 3/4 Mile on Little Lake Hamilton Shoreline

Potential 400 Residential Lots, Including 30-40 Lakefront Lots



Parcel ID: 272805 000000 031020

GPS: -81.63991, 28.07766

Driving Directions:

- From Exit 55 on I-4, take US 27 south 11 miles to SR 544
- Go east on SR 544 for 1/2 mile
- Property will be on the right

Showing Instructions:

Please call listing agent before showing.
Clearance is needed from the Grove Caretaker.

5 Miles to Haines City

12 Miles to I-4

12 Miles to LEGOLAND®/Winter Haven

22 Miles to Disney World



Demographics 10-20-30 Miles			
2013	10 Miles	20 Miles	30 Miles
Population	183,924	547,454	1,126,481
Households	70,415	201,565	404,449
Avg. HH Income	\$38,953	\$42,130	\$44,724

For additional maps and details, go to:
www.SaundersRealEstate.com/LakeHamiltonLakefront

Producing Grove with Ag Exemption

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Haines City, Florida

The subject property consists of 142.72 +/- gross acres, of which about 43.04 acres are wetlands. The property is located south of Haines City on Little Lake Hamilton, a 367-acre lake that is part of a three-lake chain that consists of Lake Hamilton (2,184 acres) and Middle Lake Hamilton (103 Acres).

The property is currently a producing orange grove that has an agricultural tax exemption and is situated in a growth corridor. With almost 1/2 mile of road frontage on SR 544 and nearly 3/4 mile lakeshore frontage on Little Lake Hamilton, this site is primed for development.

Acreage: 142.72 +/- acres

Sale Price: \$2,950,000

Price per Acre: \$20,668

Site Address: SR 544, Haines City, FL 33844, Polk County

Nearest Intersection: SR 544 and US 27

Lake Frontage/Water Features:

- Nearly 3/4 mile (3,850 +/- ft) on Little Lake Hamilton that is part of a three-lake chain
- Potential for 30-40 waterfront lots

Road Frontage:

- 2,725 +/- ft (over 1/2 mile) on SR 544
- 750 +/- ft on US 27

Uplands/Wetlands:

- 108 +/- acres Uplands
- 34.72 +/- acres Wetlands

Soils: Tavares, Smyrna, Myakka, Candler

Current Land Use:

- The Regional Mixed Use (RMU) land use designation contained in the City of Haines City CityView Selected Area Plan allow residential development at a density of 15 units per acre. However, because the intent of the land use category is to provide for a mixture of uses, there is a restriction that a maximum of 40% of the site can be used for residential purposes.
- Upon annexation up to 37.2 acres (of the estimated 93 acres of uplands) would immediately be available for residential use, pursuant to the provisions of the Joint Planning Agreement as outlined in the report. A Planned Unit Development (PUD) would be required to obtain zoning approval, which takes about three to four months.
- If a potential developer wished to use the entire site for residential uses, then a comprehensive Plan Amendment would be needed to change the Future Land Use designation from RMU to a residential land use (such as Low, Medium, or High-Density Residential) for the remainder of the site not already approved for residential. An amendment would be favorably received, based on discussions with Haines City staff (who envision residential being the primary use on this property). Additionally, a land use change from a mixed Commercial/Office/Residential to a residential use would be considered a decrease in density/intensity, and would more favorably be considered by the reviewing agencies.

Utilities: Water and sewer provided by Haines City and are located adjacent to the property on the east side.



4-Year Fruit Production

	2015 (EST)	2014	2013	2012	2011
Mid-Season	3,000	2,659	3,042	4,449	3,747
Valencias	12,000	11,429	16,543	25,540	18,902

Taxes & Tax Year:

- 2014 - \$2,656.23
- Property has Agricultural Exemption



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863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

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Potential for Office, Commercial, Residential Use

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143 +/- ACRES • HAINES CITY, FL

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Additional Maps & Details Online

www.SaundersRealEstate.com/LakeHamiltonLakefront



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