

HAINES CITY RESIDENTIAL DEVELOPMENT

Haines City, FL • Polk County

457 +/- ACRES



RESIDENTIAL DEVELOPMENT IN AREA OF RAPID GROWTH

11 Miles to LEGOLAND® Florida • Easy Access to Orlando, Attractions, Shopping!



Parcel IDs: 272731000000013010 Et al.

GPS: 28.082678, -81.636913

Driving Directions:

- From the intersection of US 92 and US 27, go south on US 27 one mile
- Property will be on the left



5-10-15 Mile Demographics 10-20-30 Min. Drive Times



2013	5 Miles	10 Miles	15 Miles
Population	48,669	186,946	336,756
Households	18,291	71,386	122,024
Median Income	\$36,609	\$40,706	\$41,286

In Area of New Residential Development with Explosive Growth

Easy Access to Orlando, Shopping, Dining & Famous Attractions

11 Miles to LEGOLAND® Florida • 25 Minutes to Disney World®

For more information and details, please go to:

www.SaundersRealEstate.com/HainesCity

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This property is in a great location for residential development! Located just 11 miles from LEGOLAND® Florida in Winter Haven, the property is in a general area of new residential areas developed on the edges of Haines City. In recent years Haines City has seen explosive growth, largely because of its easy access to Orlando, Walt Disney World® and other area attractions. The property contains a mix of uplands and wetlands with frontage on US 27 and SR 544. It is located just south of Haines City with easy access to exit 55 on Interstate 4.

Acreage: 457 +/- acres

Sale Price: \$4,750,000

County: Polk

Site Address: 712 Morrison Ranch Road
Haines City, FL 33844

Nearest Intersection: US 27 and SR 544

Road Frontage:

- 1,500 +/- FT on US 27 (41,000 ADT)
- 3,500 +/- FT on SR 544 (8,300 ADT)

Permitted Lots: With annexation into Haines City, there could be a total of around 750 single family residences

Water Features: Canal running through the property

Fencing: Fence with cross fence

Current Land Use/Zoning - City (east 80 acres):

- **Zoning:** R-1-M (14,500 SF minimum lot size)
- **FLU:** Agriculture & conservation

Current Land Use - County:

- 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 88 acres (of the estimated 220 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 Source:

- There is a 16" potable water line on the north side of SR 544 adjacent to the subject property
- There are no sewer lines adjacent to the property
- There is a 4" force main at the First Presbyterian Church extending east to La Vista Drive
- It is envisioned that a master lift station would be required for the subject property
- Property has a 12" Well with 75 HP electric motor permitted for entire property through 2016

Uplands/Wetlands:

- The wetlands map shows 238.7 +/- acres of wetlands, actual acres to be determined by delineation

Structures: Ranch style house, 11,374 total SF with 6,917 SF living area

Homeowner's Associations: No HOA or CDD

Taxes: \$8,261 (2015)





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REAL ESTATE

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