

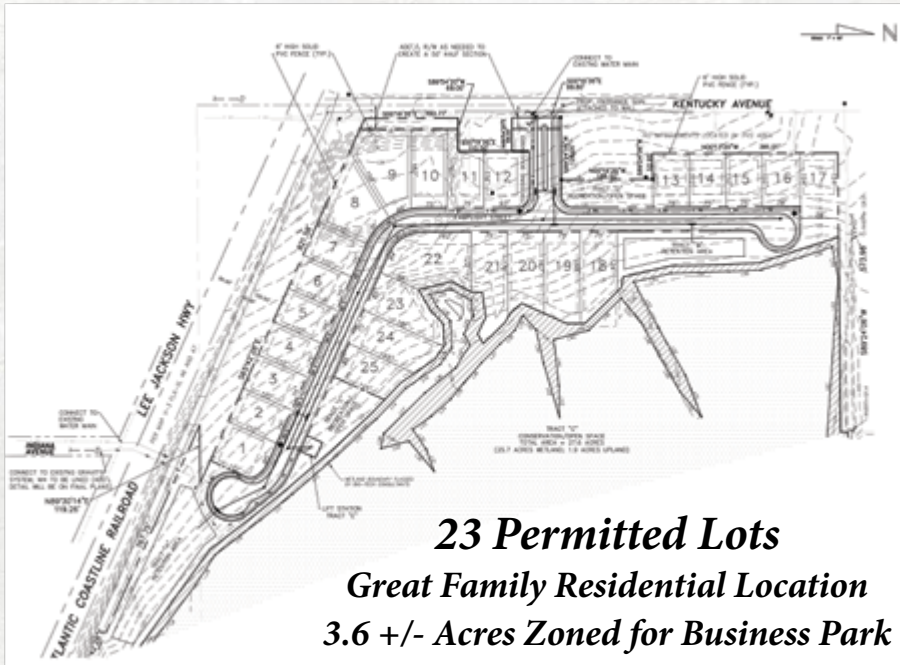


CROSSINGS AT KENTUCKY RESIDENTIAL
 Haines City, FL • Polk County
 54.19 +/- ACRES

CROSSINGS AT KENTUCKY RESIDENTIAL

Haines City, FL • Polk County

Nice pasture property that has been engineered and permitted for 23 single-family residential lots. Permits will need to be updated. Zoning includes LDR (Low Density Residential) and over 3.6 +/- acres of BP (Business Park). Great location, only 1/2 mile to US 27 and near I-4. With only 25 miles to Disney World, this makes a great family residential parcel.



23 Permitted Lots Great Family Residential Location 3.6 +/- Acres Zoned for Business Park

Acreage: 54.19 +/- acres

Permitted Lots: 23 lots have been fully engineered and permits need to be renewed

Average Lot Size:

- Most lots are 75 FT wide up to 195 FT deep
- The corner lots are wider

Sale Price: \$249,000

Price per Acre: \$4,594.94

Site County: Polk

Site Address: Lee Jackson Memorial Hwy and Kentucky Street, Haines City, FL 33884

Nearest Intersection: Kentucky St. & Lee Jackson Memorial Hwy

Road Frontage:

- 400 +/- FT on Kentucky Street
- 1,465 +/- FT of visibility on Lee Jackson Memorial Hwy

0.5 +/- Miles to US 27
9.5 +/- Miles to I-4

25 +/- Miles to Disney World
37 +/- Miles to Orlando

Utilities & Water Source: Water is on the west side of the property on Kentucky Street and sewer is on the east side on Johnson Avenue

Uplands/Wetlands:

- 37.7 +/- acres uplands
- 16.5 +/- acres wetlands

Planning/Permits: 23 lots engineered; permits need renewing

Zoning/FLU: Low Density Residential (LDR); 3.63 +/- acres of Business Park (BP)

Taxes: \$948.84 (2015)

Parcel IDs: 27-27-30-000000-013010,
27-27-30-792500-000013, 27-27-19-000000-024010

Driving Directions:

- From Haines City, go west on US 17/92
- Go just west on US 27 and turn north on Kentucky Street
- Go north on Kentucky Street for 1/2 mile and the property is on the right

1-3-5 Mile Radius



Drive Times 10-20-30 Minutes



Demographics 1-3-5 Miles

2015	1 Mile	3 Miles	5 Miles
Population	4,277	27,467	48,768
Households	1,677	10,304	18,173
Median HH Income	\$30,092	\$34,191	\$36,993
Average HH Income	\$40,068	\$43,227	\$47,279

For additional details, go to:

www.SaundersRealEstate.com/Crossings



LAKELAND OFFICE
114 N. Tennessee Ave., 3rd Fl
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

www.SREland.com

Clay Taylor, ALC

863.774.3532 • Clay@SREland.com

David Hitchcock, ALC, CCIM

863.272.7155 • DavidH@SREland.com