

US Highway 27, Haines City, FL 33844

Commercial Lots Available

\$795,000

3.93 +/- Acres



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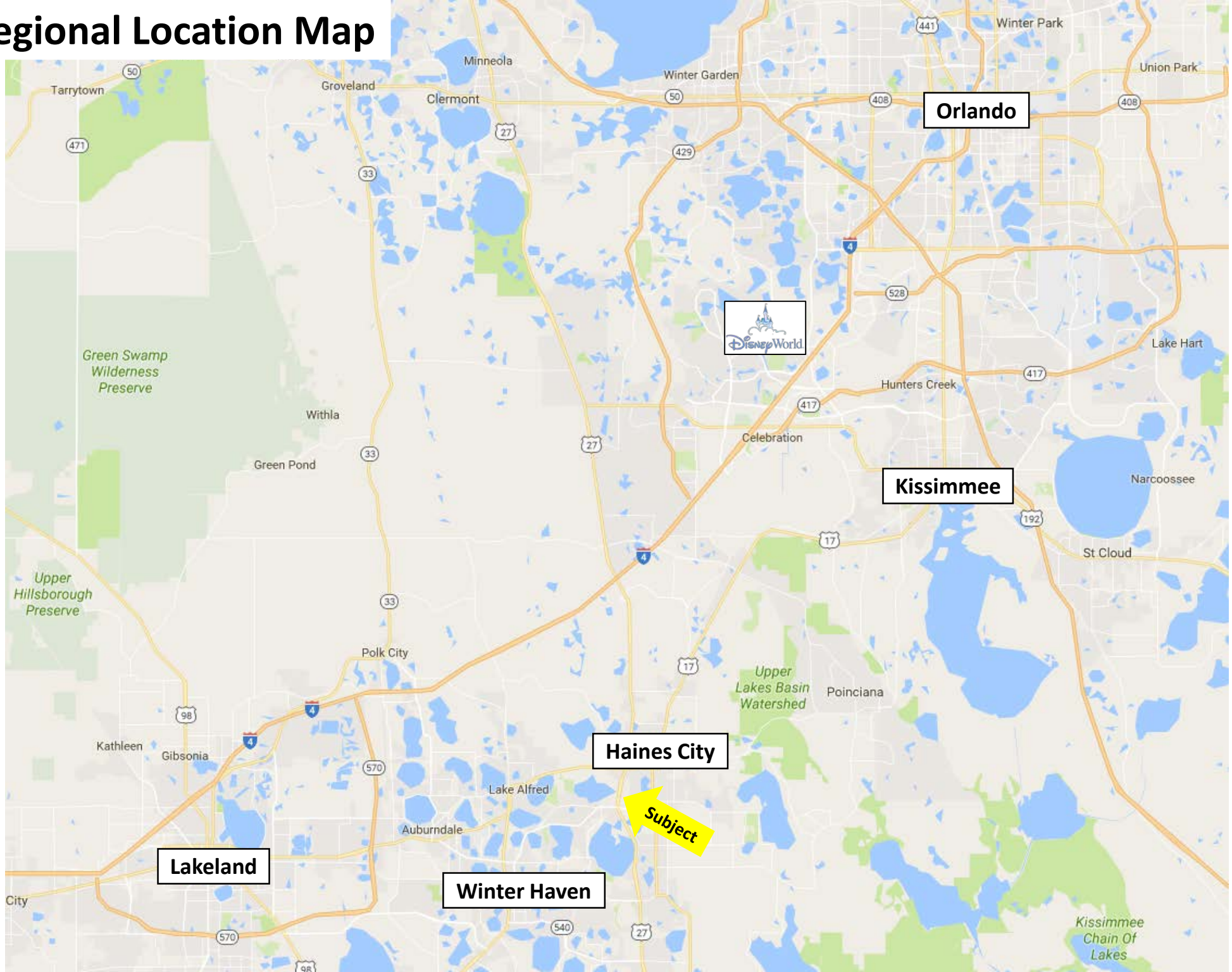
Haines City Highway 27 Commercial

- The subject property is located on the eastern side of US Hwy 27, north of the intersection with Hwy 544
- Subject is slightly more than 10 miles south of I-4 ... and approximately 7 miles north of SR 540 (Cypress Gardens Blvd), which is the entrance to LEGOLAND Florida
- Traffic count of 47,500 cars/day is very strong
- The subject has excellent visibility on US Hwy 27 with 980 +/- FT of frontage
- ***Seller will subdivide into smaller commercial parcels***
- Zoning is Polk County Community Activity Center (CAC) which allows for a broad range of commercial uses

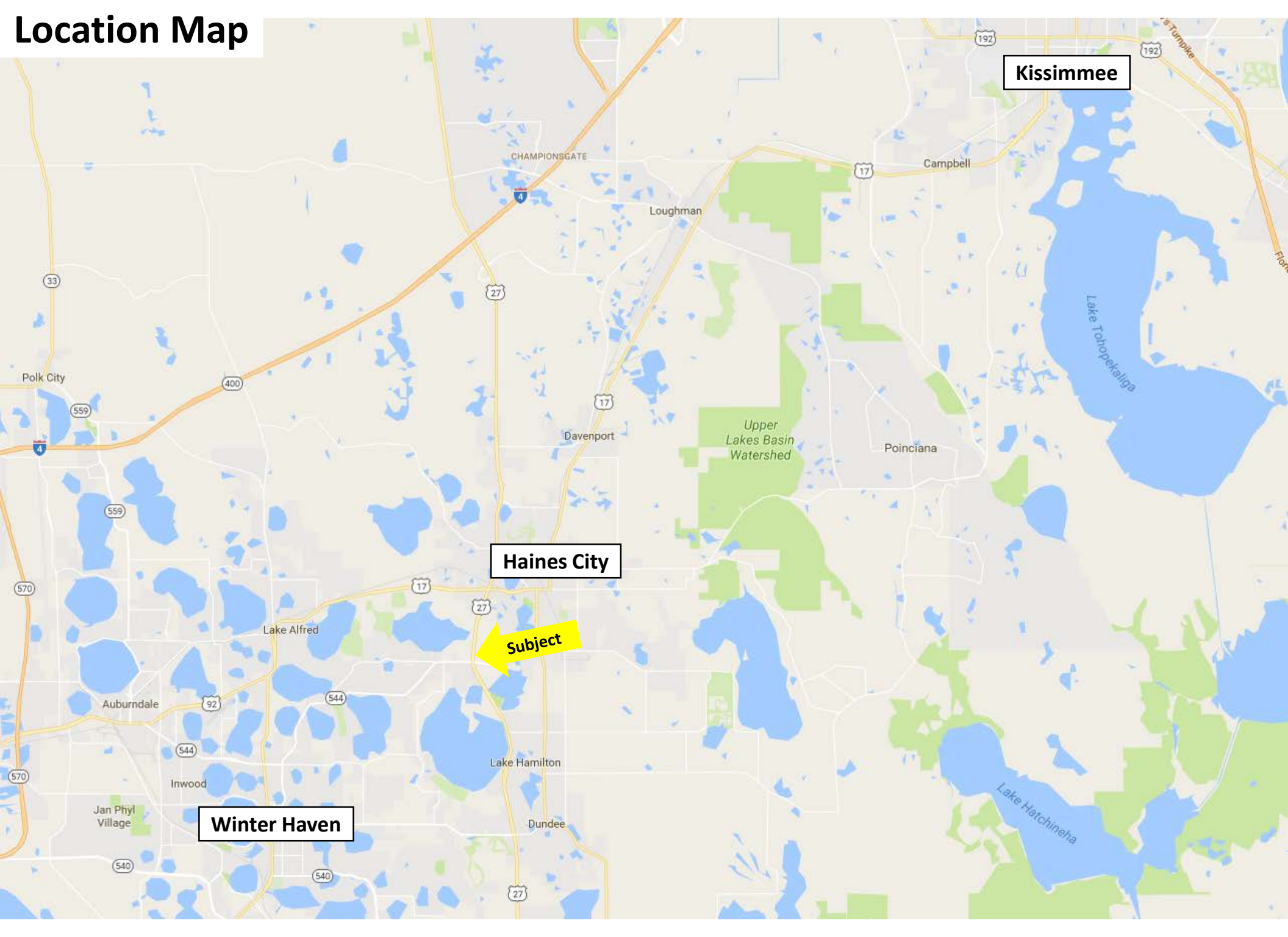
Executive Summary

Site Address:	US Highway 27 Haines City, FL 33844
County:	Polk
PIN (Property Identification Number):	272806000000013070
Land Size:	3.93 +/- acres
Property Use:	Vacant Commercial
Taxes:	\$6,456.19 (2016)
Zoning:	CAC: Community Activity Center (Polk County) <u>Click to Download Land Use Regulations</u>
Traffic Count:	47,500 cars/day on US Highway 27
Price:	\$795,000

Regional Location Map



Location Map



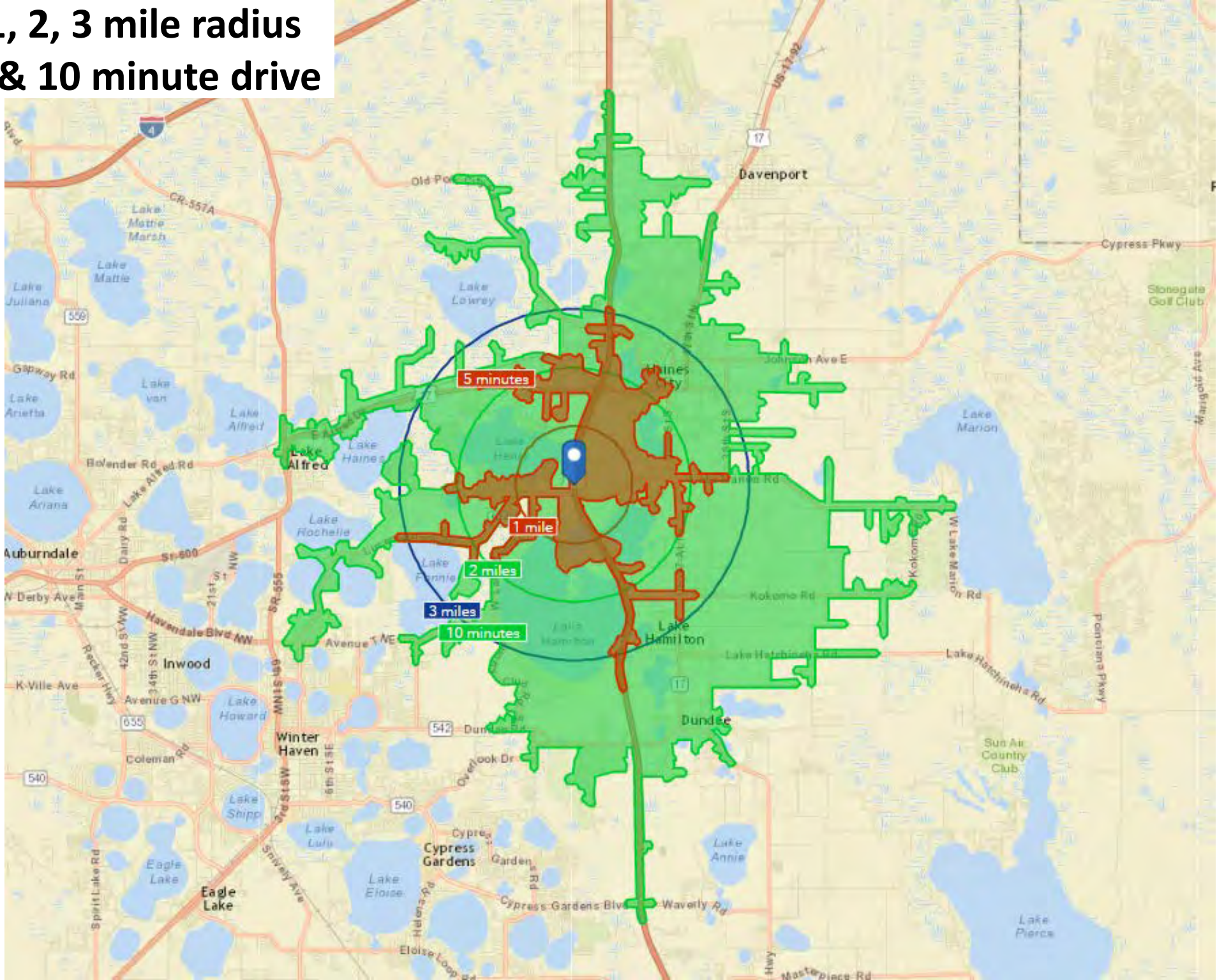
Kissimmee

Haines City

Subject

Winter Haven

1, 2, 3 mile radius
5 & 10 minute drive



Benchmark Demographics

	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	1,106	9,070	22,529	7,886	41,804	642,909	20,108,440	323,580,626
Households	575	3,932	9,042	3,093	16,077	240,058	7,858,449	121,786,233
Families	386	2,709	6,348	2,138	11,354	166,952	5,083,223	80,307,260
Average Household Size	1.92	2.30	2.47	2.54	2.59	2.63	2.50	2.59
Owner Occupied Housing Units	476	2,940	6,468	2,197	11,113	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	99	991	2,574	897	4,964	81,462	2,922,303	45,359,091
Median Age	65.6	55.5	50.4	51.9	45.6	41.0	41.9	38.0

Trends: 2015 - 2020 Annual Rate

Population	1.37%	1.73%	1.58%	1.66%	1.61%	1.18%	1.29%	0.84%
Households	1.09%	1.49%	1.37%	1.46%	1.44%	1.07%	1.21%	0.79%
Families	1.02%	1.45%	1.30%	1.40%	1.36%	1.00%	1.13%	0.72%
Owner HHs	0.99%	1.29%	1.13%	1.23%	1.27%	0.97%	1.09%	0.73%
Median Household Income	0.38%	0.29%	0.64%	0.43%	0.73%	2.79%	2.52%	1.89%

Households by Income

<\$15,000	16.30%	17.60%	17.20%	18.50%	17.20%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	15.00%	16.00%	15.50%	15.30%	14.10%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	15.30%	16.00%	15.70%	15.70%	15.70%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	21.90%	19.10%	18.30%	17.70%	17.90%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	14.80%	16.30%	18.40%	17.30%	18.60%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	7.00%	6.30%	7.20%	6.60%	7.90%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	6.30%	6.20%	5.60%	6.10%	6.20%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	1.90%	1.20%	1.30%	1.30%	1.30%	2.40%	3.99%	5.29%
\$200,000+	1.70%	1.20%	1.00%	1.40%	1.10%	2.16%	4.08%	5.36%

Median Household Income	\$36,630	\$35,213	\$35,967	\$35,279	\$36,830	\$43,856	\$48,377	\$54,149
Average Household Income	\$51,253	\$47,170	\$47,265	\$47,675	\$48,766	\$59,091	\$69,330	\$77,008
Per Capita Income	\$24,355	\$19,667	\$18,863	\$19,257	\$18,894	\$22,615	\$27,618	\$29,472

Population by Age

0 - 4	3.80%	5.30%	6.00%	5.90%	6.30%	6.12%	5.40%	6.19%
5 - 9	3.80%	4.90%	5.70%	5.30%	6.10%	6.11%	5.53%	6.33%
10 - 14	3.70%	4.80%	5.40%	5.00%	5.90%	6.23%	5.69%	6.46%
15 - 19	2.80%	4.30%	4.80%	4.60%	5.20%	6.09%	5.85%	6.55%
20 - 24	2.80%	4.40%	4.80%	4.80%	5.10%	6.17%	6.56%	7.09%
25 - 34	6.00%	9.20%	10.30%	10.10%	11.00%	12.37%	12.83%	13.64%
35 - 44	6.40%	8.20%	8.70%	8.70%	9.90%	11.56%	11.93%	12.62%
45 - 54	6.20%	8.40%	8.60%	8.60%	9.80%	12.23%	13.34%	13.27%
55 - 64	13.20%	13.10%	12.30%	12.50%	12.70%	13.00%	13.37%	12.82%
65 - 74	25.20%	19.00%	17.40%	17.80%	15.20%	11.61%	10.90%	8.76%
75 - 84	18.70%	13.60%	11.80%	12.20%	9.70%	6.21%	6.03%	4.35%
85+	7.30%	4.90%	4.20%	4.50%	3.30%	2.30%	2.59%	1.92%

Race and Ethnicity

White Alone	75.90%	70.70%	65.70%	67.60%	61.50%	72.91%	73.36%	70.52%
Black Alone	11.80%	16.00%	19.10%	18.00%	23.60%	15.39%	16.38%	12.79%
American Indian Alone	0.20%	0.20%	0.40%	0.30%	0.40%	0.46%	0.40%	0.97%
Asian Alone	0.50%	0.70%	0.80%	0.70%	1.20%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.07%	0.07%	0.19%
Some Other Race Alone	10.10%	9.90%	11.60%	11.10%	10.80%	6.46%	4.12%	6.76%
Two or More Races	1.40%	2.40%	2.30%	2.40%	2.40%	2.88%	2.90%	3.32%
Hispanic Origin (Any Race)	19.10%	26.10%	30.10%	28.20%	28.50%	21.08%	25.07%	17.92%

Market Area



Trade Area



Neighborhood Aerial



47,500 cars/day

Stay Plus Inn

US Highway 27

Subject

FAMILY FIRST MEDICAL CENTER

SHERWIN-WILLIAMS

BARGAIN CARS

WELLS FARGO

MARATHON

16,900 cars/day

State Highway 544



RaceTrac

WASH ME Carwash & Detail Center

CenterState

38,500 cars/day

Scenic Highway

8,900 cars/day

Site Characteristics



47,500
cars/day

+/- 160 FT

+/- 980 FT

US Highway 27

16,900
cars/day

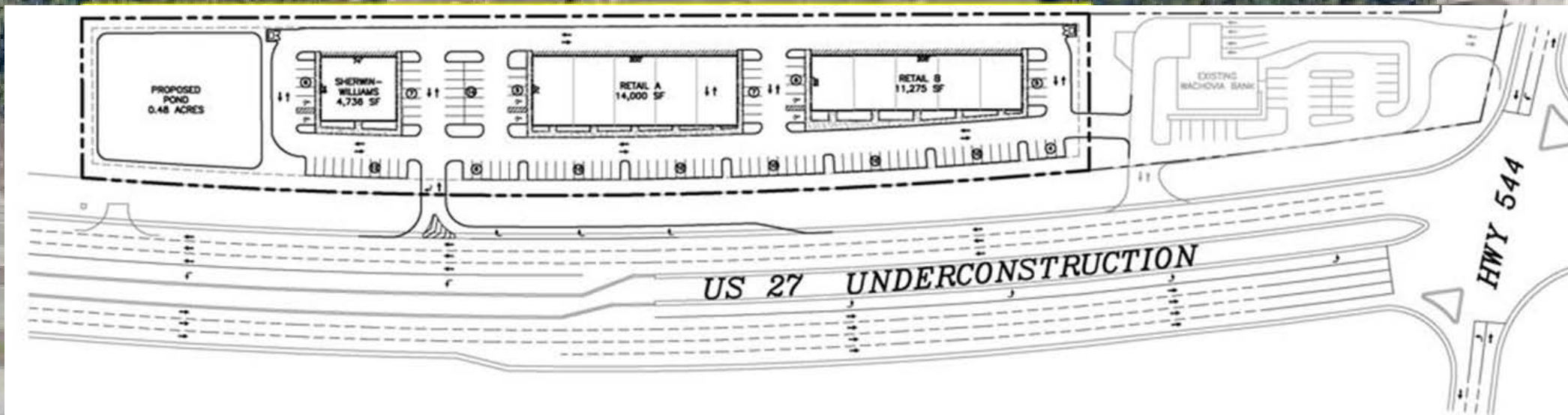
State Highway 544



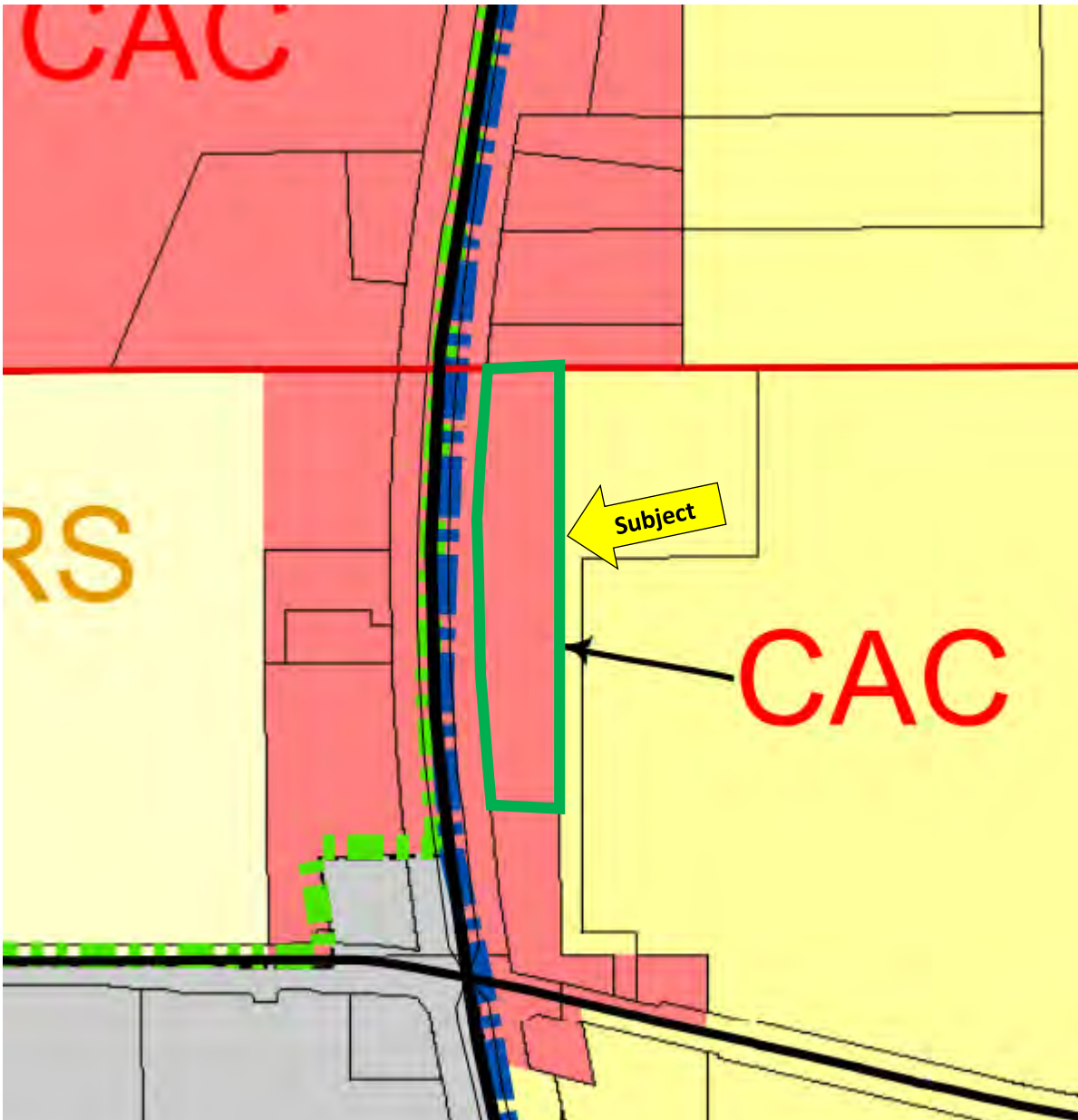
Scenic Highway

8,900
cars/day

Sample Site Plan



Zoning



LAND USE LEGEND	
	CC - Convenience Center
	NAC - Neighborhood Activity Center
	CAC - Community Activity Center
	TC - Town Center
	RAC - Regional Activity Center
	HIC - High-Impact Commercial Center
	TCC - Tourism Commercial Center
	LCC - Linear Commercial Corridor
	CE - Commercial Enclave
	OC - Office Center
	EC - Employment Center
	BPC-1 - Business Park Center-1
	BPC-2 - Business Park Center-2
	IND - Industrial
	PM - Phosphate Mining
	LR - Leisure Recreation
	PI - Professional Institutional
	INST-1 - Institutional-1
	INST-2 - Institutional-2
	IAC - Interchange Activity Center
	ROS - Recreation and Open Space
	PRESV - Preservation
	CORE - Conservation Core
	MU - Mixed Use
	RCC - Rural Cluster Center (Non-Residential)
	RCC-R - RCC - Rural Cluster Center (Residential)
	RS - Residential-Suburban
	RL-1 - Residential Low-1
	RL-2 - Residential Low-2
	RL-3 - Residential Low-3
	RL-4 - Residential Low-4
	RM - Residential Medium
	RH - Residential High
	A/RR - Agriculture/Residential-Rural
	PRE-DRI & DRI - Development of Regional Impact
	SAP - Selected Area Plan
	Southeast SAP Village Center Core
	Southeast SAP Village Center

Community Activity Center (CAC): The purpose of the CAC district is to provide for shopping needs of residents living within a surrounding community. The CAC district permits special residential development, non-residential uses such as offices, department stores, supermarkets, restaurants and community facilities.

Use Restrictions

INSTR # 2004181092
BK 05910 PGS 1619-1620 PG(5)2
RECORDED 09/07/2004 09:20:20 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 2,345.00
RECORDING FEES 18.50
RECORDED BY T Tierney

By the acceptance of this Special Warranty Deed, the Grantee agrees, for itself and its heirs and assigns, that until the earlier to occur of (i) the 40th anniversary of the recording of that Special Warranty Deed dated March 15, 2002 and recorded on March 20, 2002 in Official Records Book 4957, Page 0223, Public Records of Polk County, Florida, or (ii) the property owned by the First Union National Bank, the Grantor in that Special Warranty Deed dated March 15, 2002 and recorded on March 20, 2002 in Official Records Book 4957, Page 0223, Public Records of Polk County, Florida, and adjacent to and South of the property conveyed hereby is no longer used by First Union National Bank, the Grantor in that Special Warranty Deed dated March 15, 2002 and recorded on March 20, 2002 in Official Records Book 4957, Page 0223, Public Records of Polk County, Florida, as a bank, the property conveyed hereby shall not be used as a commercial bank, savings and loan association, credit union, brokerage house, investment firm or as any financial institution which accepts deposits, sells insurance, offers trust services; sells stocks, bonds or mutual funds, or cashes checks, or gives investment advice; for warehousing, industrial, or manufacturing purposes (except for the storage of such goods as are necessary incident to the conduct of a particular retail business); as a bowling alley, arcade, amusement center, fitness center, gameroom, skating rink, billiard room, theater, health spa or spa, massage parlor, adult bookstore, or any other business which includes the display or sale of pornographic or obscene materials or entertainment; off track betting facilities, flea market, ballroom dance hall, daycare center, discotheque, beauty school, barber college, place of instruction, reading room, or any operation catering primarily to students or trainees rather than to customers; nor shall any automated teller machine be operated thereon.

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