

For Sale / \$1,500,000

MIXED-USE COMMERCIAL OFF HWY 27

Old Polk City Rd, Haines City, FL 33844



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13.15 ACRES FOR MIXED-USE COMMERCIAL OFF HWY 27

Old Polk City Rd, Haines City, FL 33844



OFFERING SUMMARY

Acres: 13.15

County: Polk

Zoning: Mixed Use - PUD

Parcel IDs: 272719000000011050,
272719742000000013

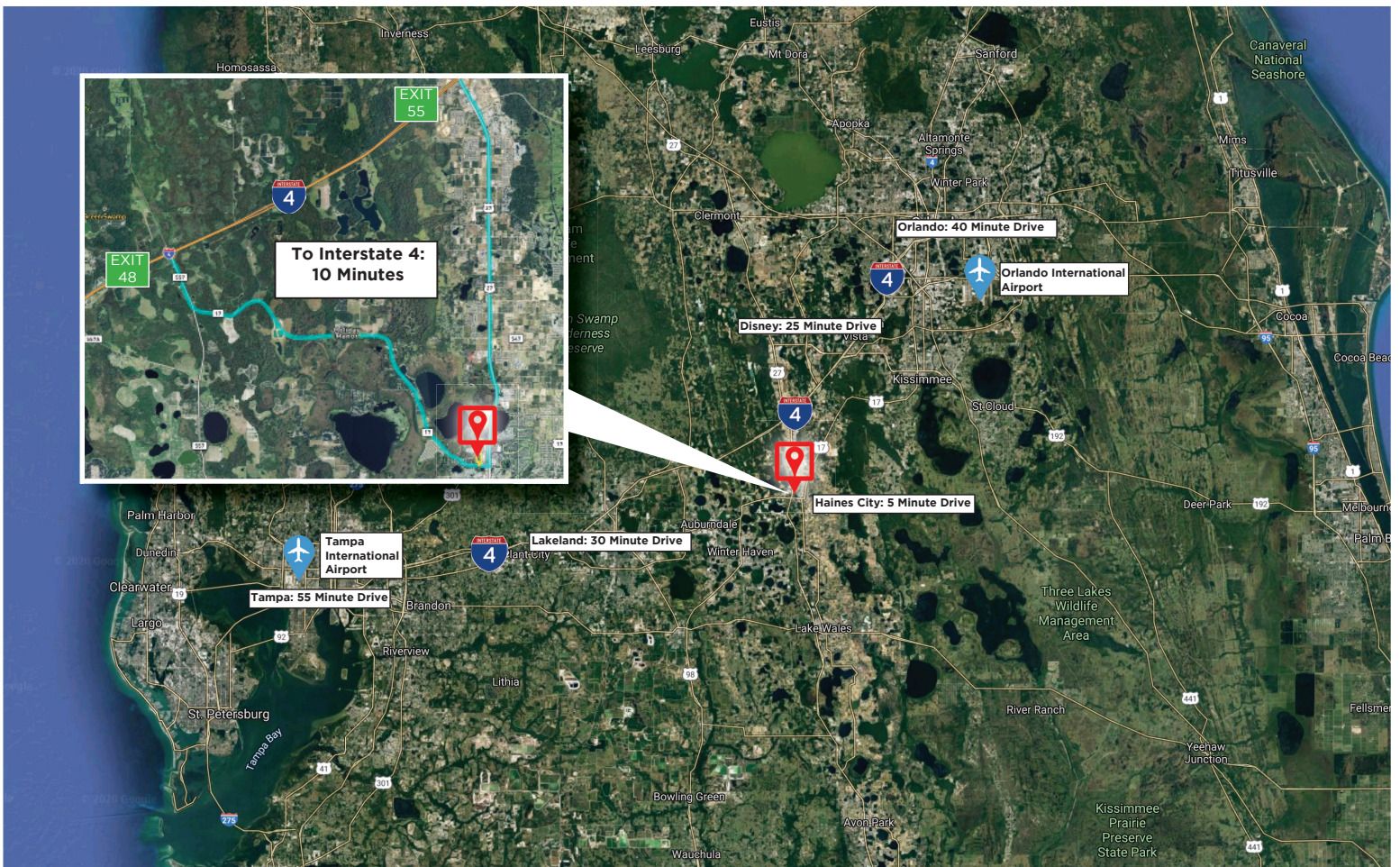
Coordinates: 28°07'17.8"N 81°38'39.6"W

POTENTIAL USES:

Retail, Storage Facility, Office, Apartments, Townhomes, Assisted Living Facilities, Nursing Home, Senior Housing.

PROPERTY HIGHLIGHTS

- Zoning: Mixed-use PUD
- Utilities: Water, Sewer
- Traffic Count: Hwy 27- 54,400, Old Polk City Rd - 5,800
- Road Access: Old Polk City Road, Avondale Avenue, and US 27 through Shopping Center



	1 mile	3 mile	5 mile
2020 Summary			
Population	5,255	34,342	58,394
Households	2,146	11,924	21,860
Families	1,510	8,600	15,801
Average Household Size	2.45	2.86	2.66
Owner Occupied Housing Units	1,460	8,612	16,925
Renter Occupied Housing Units	686	3,312	4,934
Median Age	47.2	40.1	45.0
Median Household Income	\$42,652	\$41,011	\$44,509
Average Household Income	\$56,485	\$54,823	\$60,648

2020 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	282	13.1%	1,755	14.7%	2,851	13.0%
\$15,000 - \$24,999	283	13.2%	1,601	13.4%	2,773	12.7%
\$25,000 - \$34,999	324	15.1%	1,615	13.5%	2,805	12.8%
\$35,000 - \$49,999	313	14.6%	2,034	17.1%	3,537	16.2%
\$50,000 - \$74,999	456	21.2%	2,267	19.0%	4,455	20.4%
\$75,000 - \$99,999	215	10.0%	1,311	11.0%	2,601	11.9%
\$100,000 - \$149,999	172	8.0%	900	7.5%	1,682	7.7%
\$150,000 - \$199,999	72	3.4%	261	2.2%	572	2.6%
\$200,000+	30	1.4%	180	1.5%	582	2.7%
Median Household Income	\$42,652		\$41,011		\$44,509	
Average Household Income	\$56,485		\$54,823		\$60,648	
Per Capita Income	\$22,471		\$19,496		\$22,475	

