

PROPOSAL

Prime 7 Acre Mixed- Use Site - Hinson Ave

O HINSON AVE E

Haines City, FL 33844

PRESENTED BY:

LANCE COBB

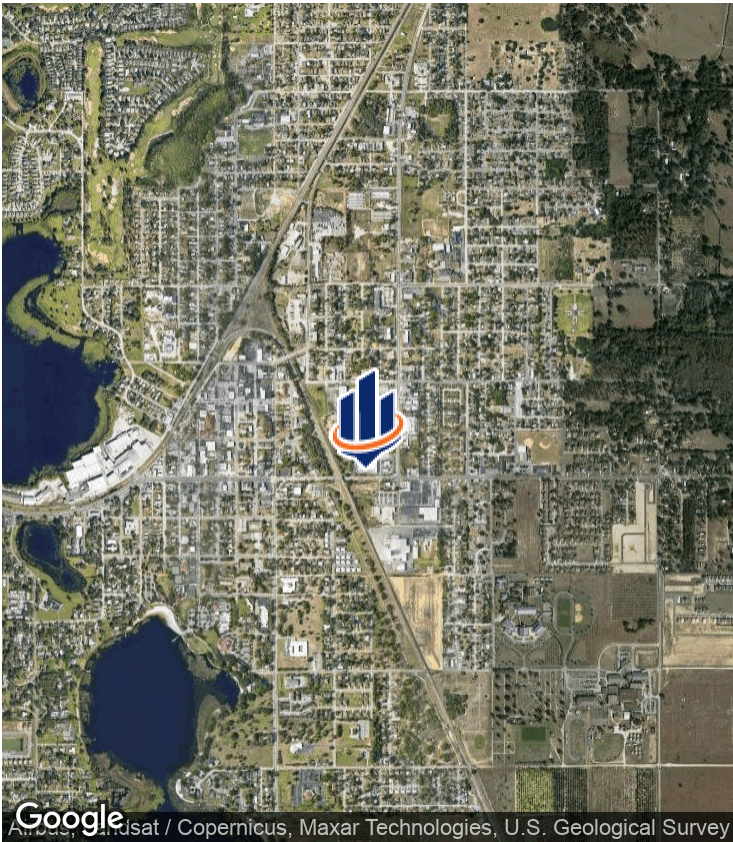
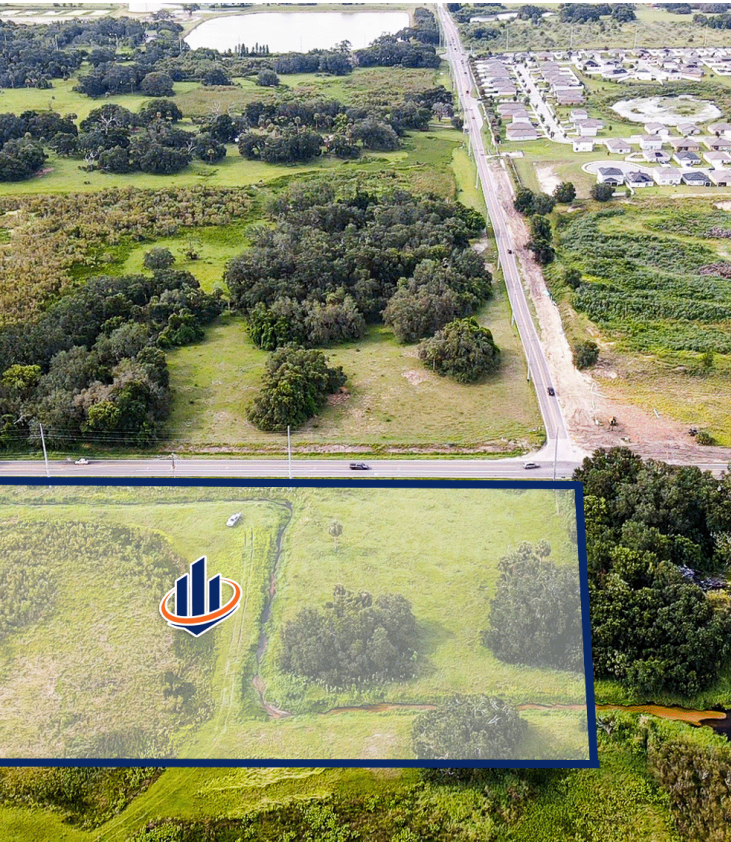
O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Contact for Info
AVAILABLE SF:	
LOT SIZE:	7 Acres
PRICE / ACRE:	-
ZONING:	NC
TRAFFIC COUNT:	11,200

PROPERTY OVERVIEW

Located at the 3-way intersection of Power Line Rd & Hinson Ave E, this 7 acre vacant lot sits in the hotspot of growth and development in Haines City, FL. New residential and retail developments will make for a thriving community in need of development to serve the thousands of incoming residents.

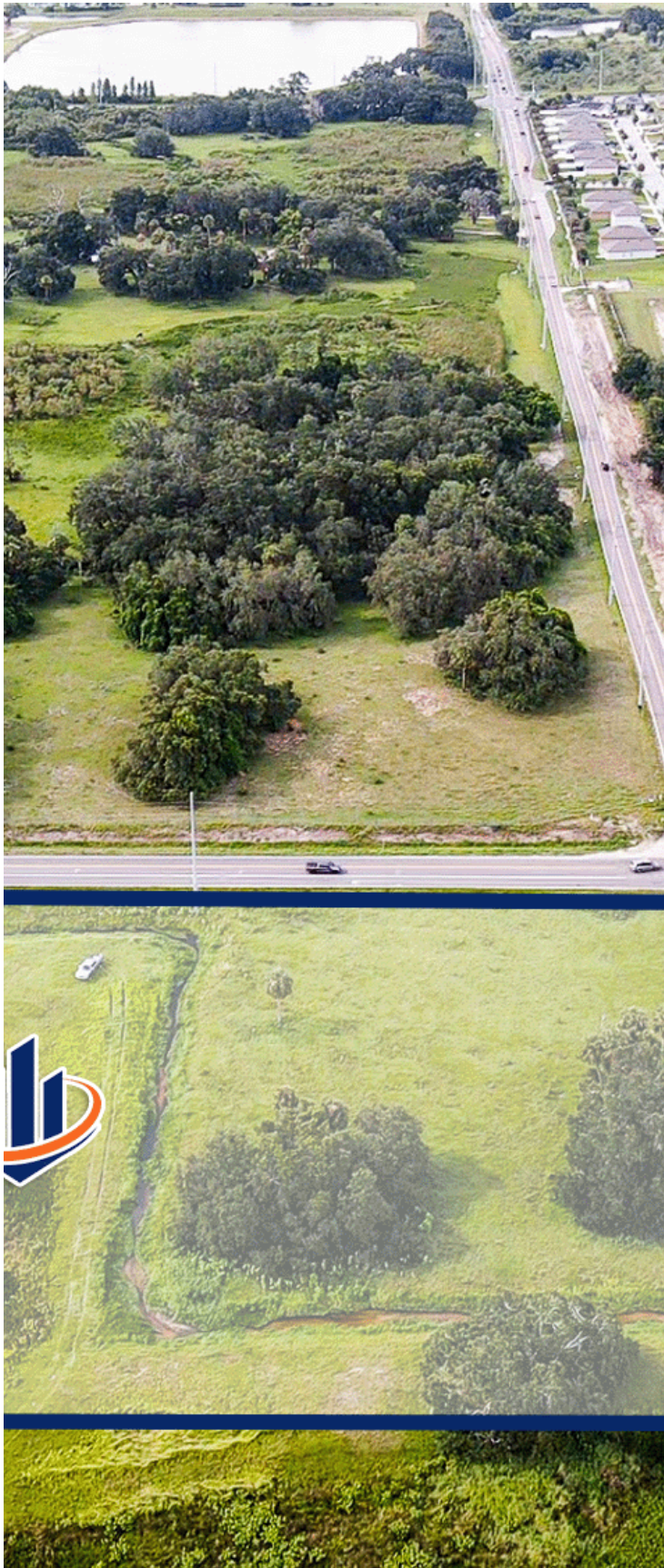
Ideally positioned between major new residential communities, Hidden Lake Preserve and Summerlin Groves, and located just south of Crosswinds Subdivision, the the proposed residential planned unit development that will cover 603 acres containing 444 townhomes and 2,646 single-family homes, this site presents a major opportunity to join in the exploding growth in the area. As the immediate area continues to grow, a new Publix grocery store development is also expected on the corner of Johnson Avenue and Powerline Rd, less than one block from the property.

The 7 acre commercial lot is zoned for Mixed-Use Development (MUPUD) allowing for 35ft max height Townhomes, 100ft max height Condominiums and Apartments, or Retail Plaza including restaurants, medical, offices, banks, drug stores, and more. The opportunities for this location are endless as thousands of new residents will move in to this growing area.

PROPERTY HIGHLIGHTS

- Excellent visibility with direct frontage at the 3-way intersection

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

ZONED MIXED-USE COMMERCIAL! Located in Haines City, this 7 acre vacant lot sits at the 3-way intersection of Power Line Rd & Hinson Ave E. This area has been a hotspot of growth and development in Haines City since 2019, with major investments being made in new residential communities, including Hidden Lake Preserve and Summerlin Groves nearby, as well as new retail development. The property is located just south of Crosswinds subdivision – the proposed residential planned unit development that will cover 603 acres and contain 444 townhomes and 2,646 single-family homes.

SITE DESCRIPTION

Excellent visibility with direct frontage at the 3-way intersection

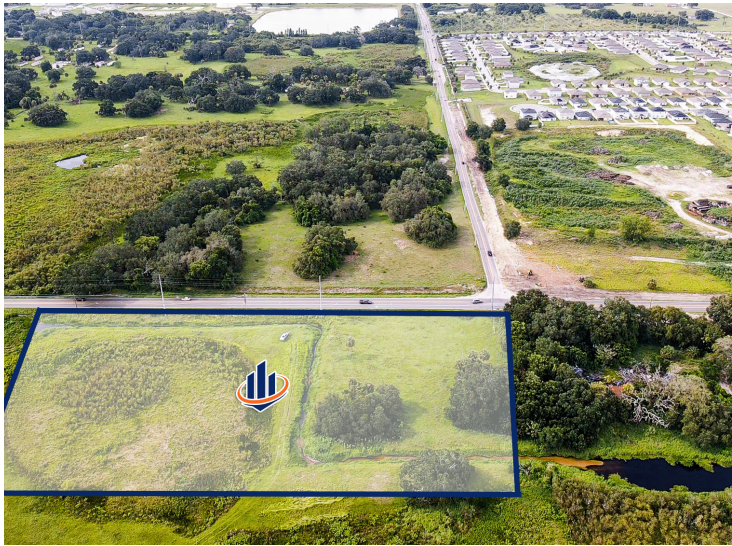
Zoned Mixed-Use Development

Area exploding with growth and development

Less than one block from expected Publix grocery store

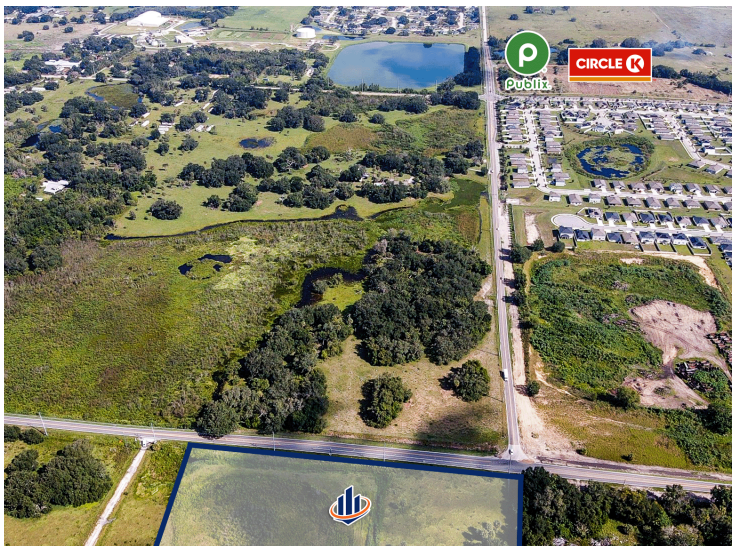
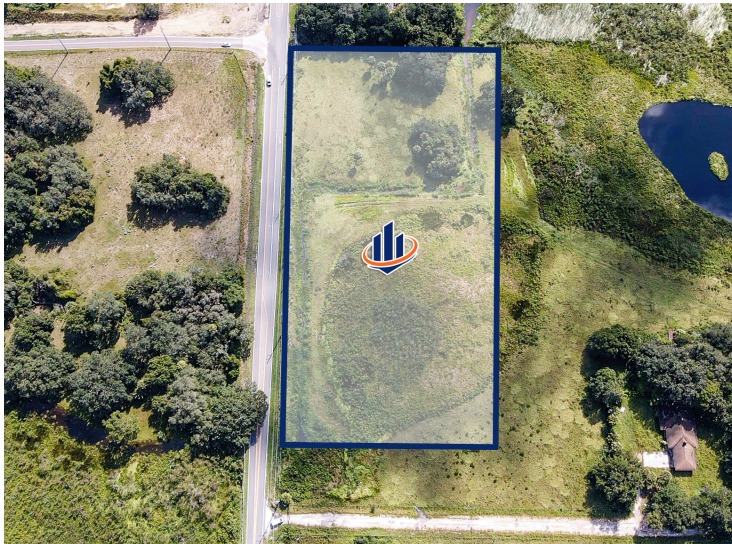
Just south of Crosswinds Subdivision, a proposed 603 acre residential community

COMPLETE HIGHLIGHTS

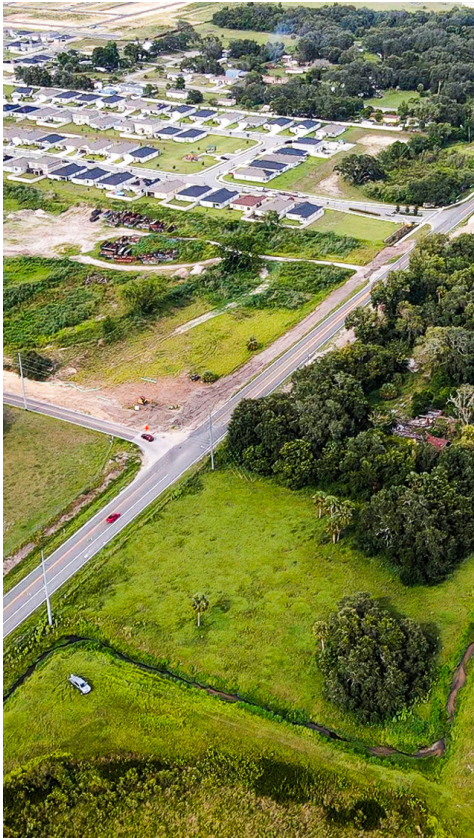
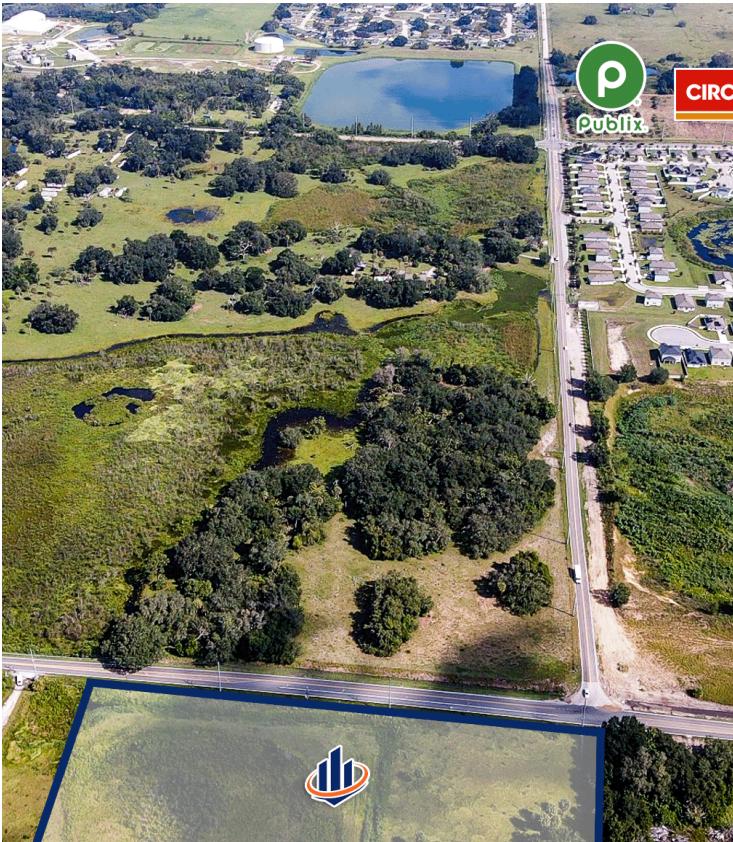
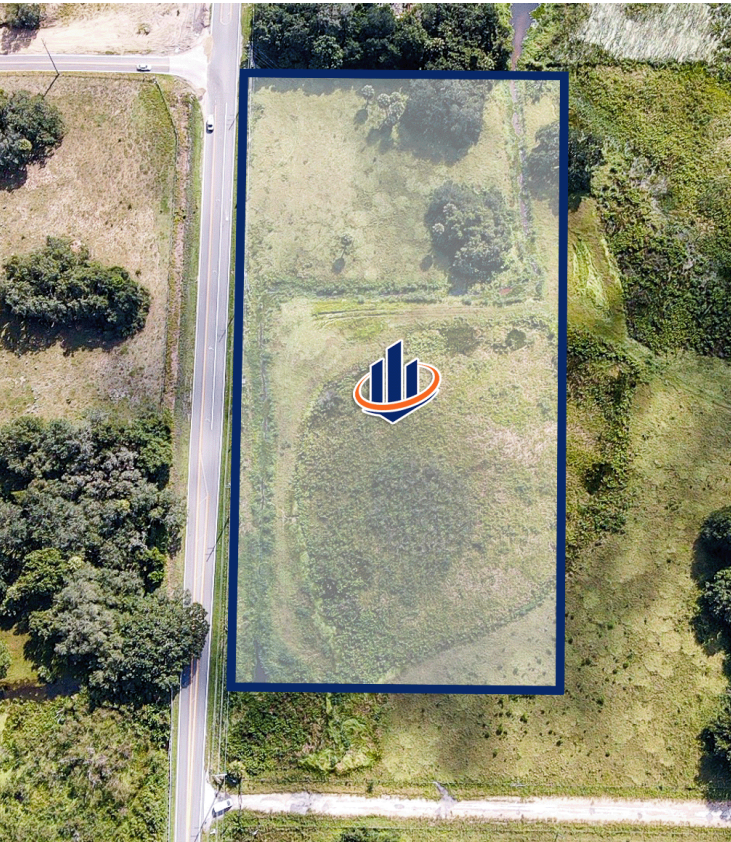


PROPERTY HIGHLIGHTS

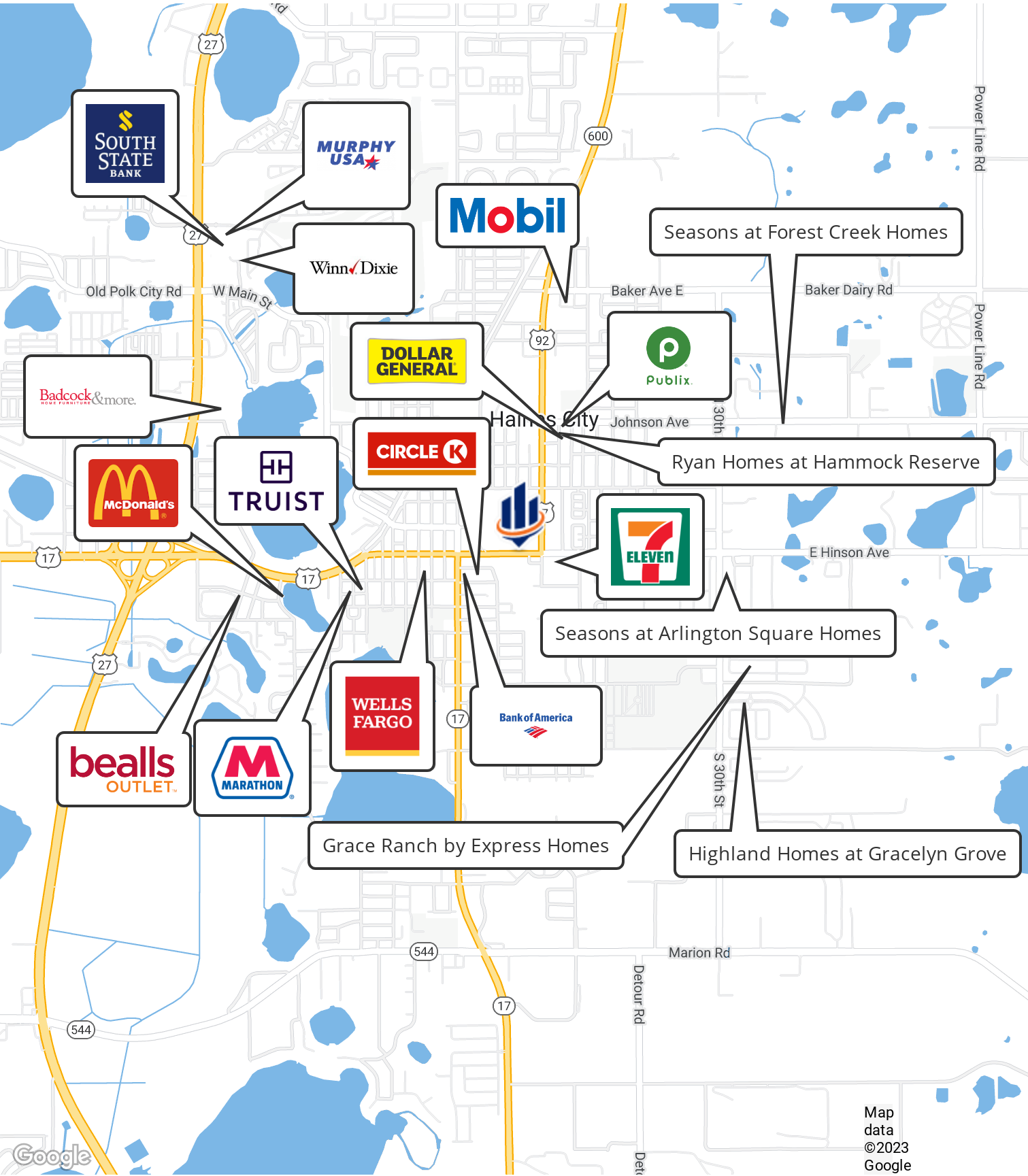
- Excellent visibility with direct frontage at the 3-way intersection
- Zoned Mixed-Use Development
- Area exploding with growth and development
- Less than one block from expected Publix grocery store
- Just south of Crosswinds Subdivision, a proposed 603 acre residential community
- Projected 7-11 Gas Station within walking distance
- Projected Publix north of site - less than a block away



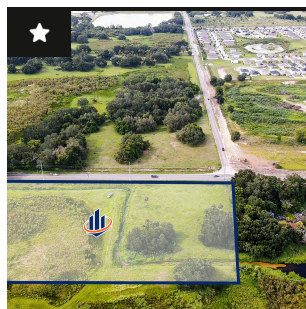
ADDITIONAL PHOTOS



AERIAL MAP



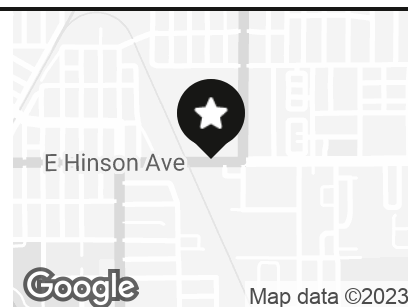
SALE COMPS



SUBJECT PROPERTY

O Hinson Ave E | Haines City, FL 33844

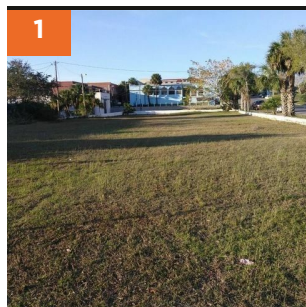
Sale Price:	-	Price / AC:	-
Price PSF:	-	Lot Size:	7 Acres



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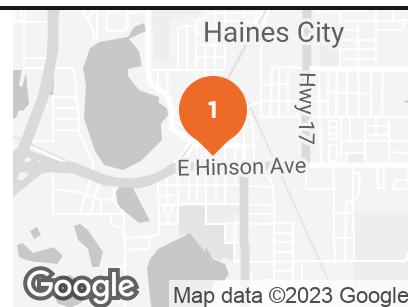
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.49 AC COMMERCIAL LAND

612 E Hinson Ave | Haines City, FL 33844

Sale Price:	\$330,000	Closed:	08/08/2022
Price / AC:	\$673,469	Price PSF:	\$15.46
Lot Size:	0.49 Acres		



US HWY 17

US Hwy 17 | Haines City , FL 33844

Sale Price:	\$2,394,000	Closed:	02/08/2021
Price / AC:	\$825,517	Price PSF:	\$18.95
Lot Size:	2.9 Acres		



On 2/8/2021 the 2.9 acres of vacant land located at US Hwy 17, Haines City, FL 33844 was sold for \$2,394,000.

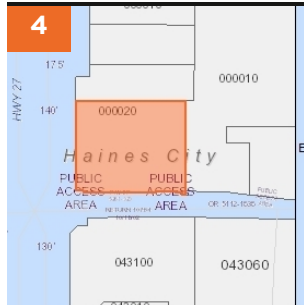
SALE COMPS



0 US 27 - US-27 MEDICAL COMMERCIAL CORNER

0 US Hwy 27 | Davenport, FL 33837

Sale Price:	\$2,850,000	Closed:	05/12/2023
Price / AC:	\$757,978	Price PSF:	\$17.40
Lot Size:	3.76 Acres		



0 HWY 27

0 Hwy 27 | Haines City , FL 33844

Sale Price:	\$3,100,000	Closed:	05/15/2020
Price / AC:	\$2,137,931	Price PSF:	\$49.08
Lot Size:	1.45 Acres		



On 5/15/20, the 1.45 acre parcel sold for \$3,100,000. The property sits on the hard corner of Hwy 27 and W Main St.



612 E HINSON AVE

Haines City, FL 33844

Sale Price:	\$2,394,000	Closed:	02/08/2021
Price / AC:	\$4,885,714	Price PSF:	\$112.16
Lot Size:	0.49 Acres		

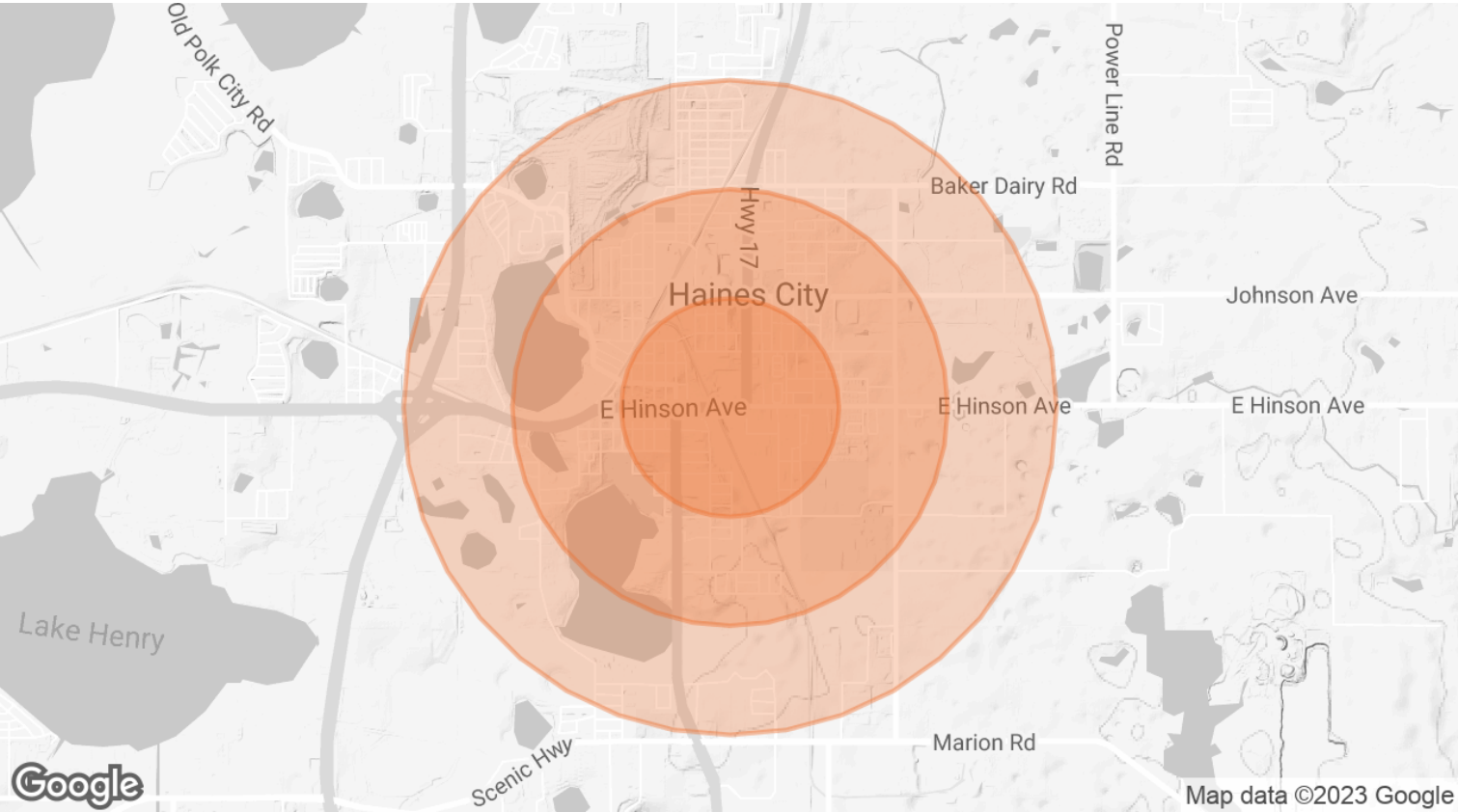


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SALE COMPS SUMMARY

SUBJECT PROPERTY		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/SF	PRICE/UNIT	CAP
Prime 7 Acre Mixed-Use Site - Hinson Ave 0 Hinson Ave E Haines City, FL 33844		Contact for Info	-	7 AC	-	-	-	-
SALE COMPS		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/SF	PRICE/UNIT	CAP
1	.49 AC Commercial Land 612 E Hinson Ave Haines City, FL 33844	\$330,000	-	0.49 AC	-	\$15.46	-	-
2	US Hwy 17 US Hwy 17 Haines City , FL 33844	\$2,394,000	-	2.9 AC	-	\$18.95	-	-
3	0 US 27 - US-27 Medical Commercial Corner 0 US Hwy 27 Davenport, FL 33837	\$2,850,000	-	3.76 AC	-	\$17.40	-	-
4	0 Hwy 27 0 Hwy 27 Haines City , FL 33844	\$3,100,000	-	1.45 AC	-	\$49.08	-	-
5	612 E Hinson Ave Haines City, FL 33844	\$2,394,000	-	0.49 AC	-	\$112.16	-	-
		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/SF	PRICE/UNIT	CAP
TOTALS/AVERAGES		\$2,213,600	-	1.82 AC	-	\$27.92	-	-

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,680	6,226	11,673
AVERAGE AGE	34.1	38.2	39.0
AVERAGE AGE (MALE)	30.1	32.6	34.7
AVERAGE AGE (FEMALE)	35.1	39.9	40.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	564	2,319	4,560
# OF PERSONS PER HH	3.0	2.7	2.6
AVERAGE HH INCOME	\$41,107	\$48,860	\$49,214
AVERAGE HOUSE VALUE	\$138,872	\$158,414	\$171,824

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO 1



LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, Commercial Advisor with SVN Commercial Advisory Group in Sarasota, Florida has 10+ years of personal investing in the real estate market which allows him to help his clients evaluate business investments from different perspectives. Lance is known for embracing groundwork, delivering solutions, information, and support to clients as they develop strategic investment plans. Driven by a tenacious spirit, he takes pride in providing the best service to those who dream big.

As a Louisiana native, he received his undergraduate degree in Computer Information Systems and was later drawn to Sarasota, Florida where he obtained his master's degree in Business Administration. Lance enjoys spending time traveling with his family and participating in various recreational sports.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

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