

HERITAGE LAND ^{co.}



FOR SALE

INDUSTRIAL BUILDING VERSATILE DOWNTOWN INDUSTRIAL SITE

96 HIGHWAY 17, HAINES CITY, FL 33844

PRICE:\$2,200,000

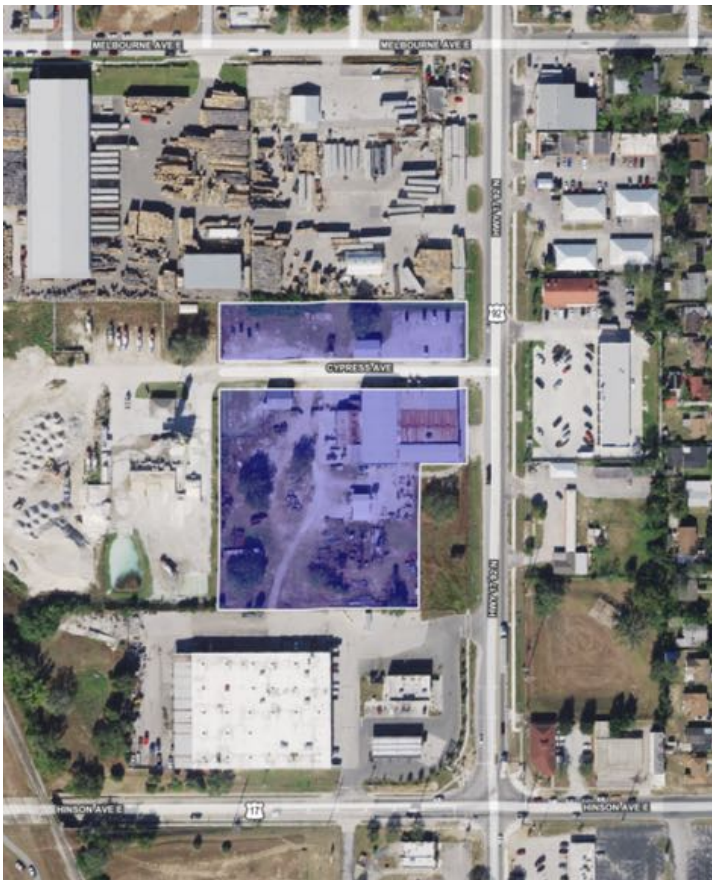


96 HIGHWAY 17 PROPERTY SUMMARY

Property Description

The property located at 96 Highway 17 in Haines City, Florida, comprises approximately 4.30 acres of land improved with a single heavy industrial building totaling 20,899 square feet of gross building area, of which approximately 20,889 square feet are usable. Constructed in 1968, the structure is of durable metal construction with a clear height of 16 feet, providing functional space suitable for a variety of industrial and fabrication uses.

The facility includes three grade-level doors for efficient equipment and vehicle access, along with approximately 15 percent office build-out (about 3,133 square feet) to support administrative or operations functions. The site offers ample outdoor area for storage or lay-down space, and the property is well suited for owner-user or heavy manufacturing occupancy.



Property highlights

- Property name: Walsdorf Metal Works
- Address: 96 Highway 17
- City / State / Zip: Haines City, FL 33844
- County: Polk
- Tenant: None (owner-user opportunity)
- Property type: Heavy Industrial
- Gross acres: 4.30
- Usable acres: 4.30
- Parcels: 2
- Year built: 1968
- Construction type: Metal
- Number of buildings: 1
- Clear height: 16'
- Docks / bays: 1 dock-high door; 3 grade-level doors
- Gross building SF: 20,899 SF
- Usable building SF: 20,889 SF
- Office build-out: 15% (approx. 3,133 SF)
- Occupancy: Vacant / available

Location Advantages

Situated along Highway 17 in Haines City, the property provides convenient access to major Central Florida transportation routes and industrial corridors. The site's acreage, loading configuration, and durable building structure make it suitable for a range of heavy industrial and fabrication uses.

Investment Summary

This property offers a strong opportunity for owner-users or fabrication/manufacturing operators seeking a functional, well-located industrial site. With its efficient layout, competitive building size, and strategic Polk County location, the asset is positioned to support long-term operational needs and future growth potential.



96 HIGHWAY 17
VERSATILE DOWNTOWN INDUSTRIAL SITE



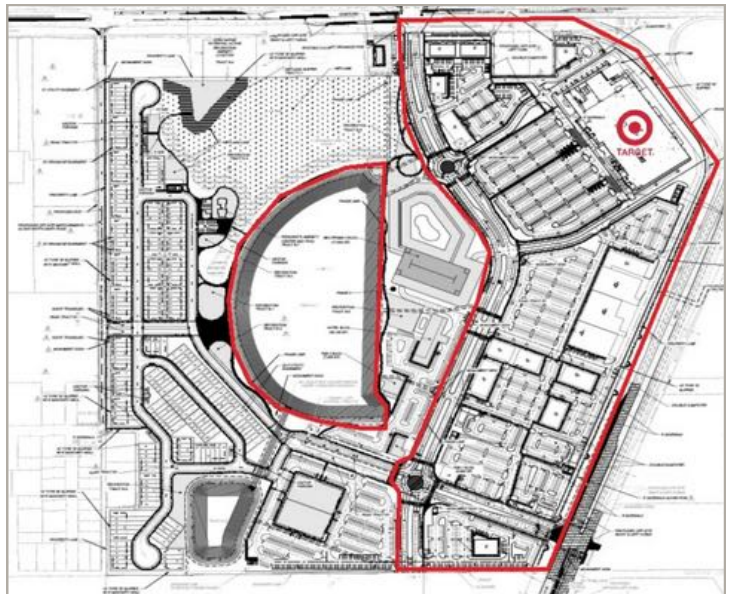
155 DYSON RD CROSSROADS VILLAGE CENTER



A 120-acre mixed-use destination featuring Super Target. The City Commission has officially approved key updates for the Crossroads Village Center, a transformative project located at the corner of US Hwy 27 & US Hwy 17-92. This 120-acre development will bring major retail, dining, residential living, and community amenities to our region, including a brand-new Super Target, opening in Phase 1 by Fall 2026.

WHAT'S COMING

- Opening Fall 2026
- Super Target Anchor Store
- 300,000–400,000 sq. ft. retail & commercial space
- Restaurants, shopping, entertainment
- Apartments
- Townhomes
- Hotels
- Hospitality
- Lakefront walking trails
- Outdoor community spaces
- A vibrant, modern village designed for convenience & lifestyle



WHY THIS MATTERS

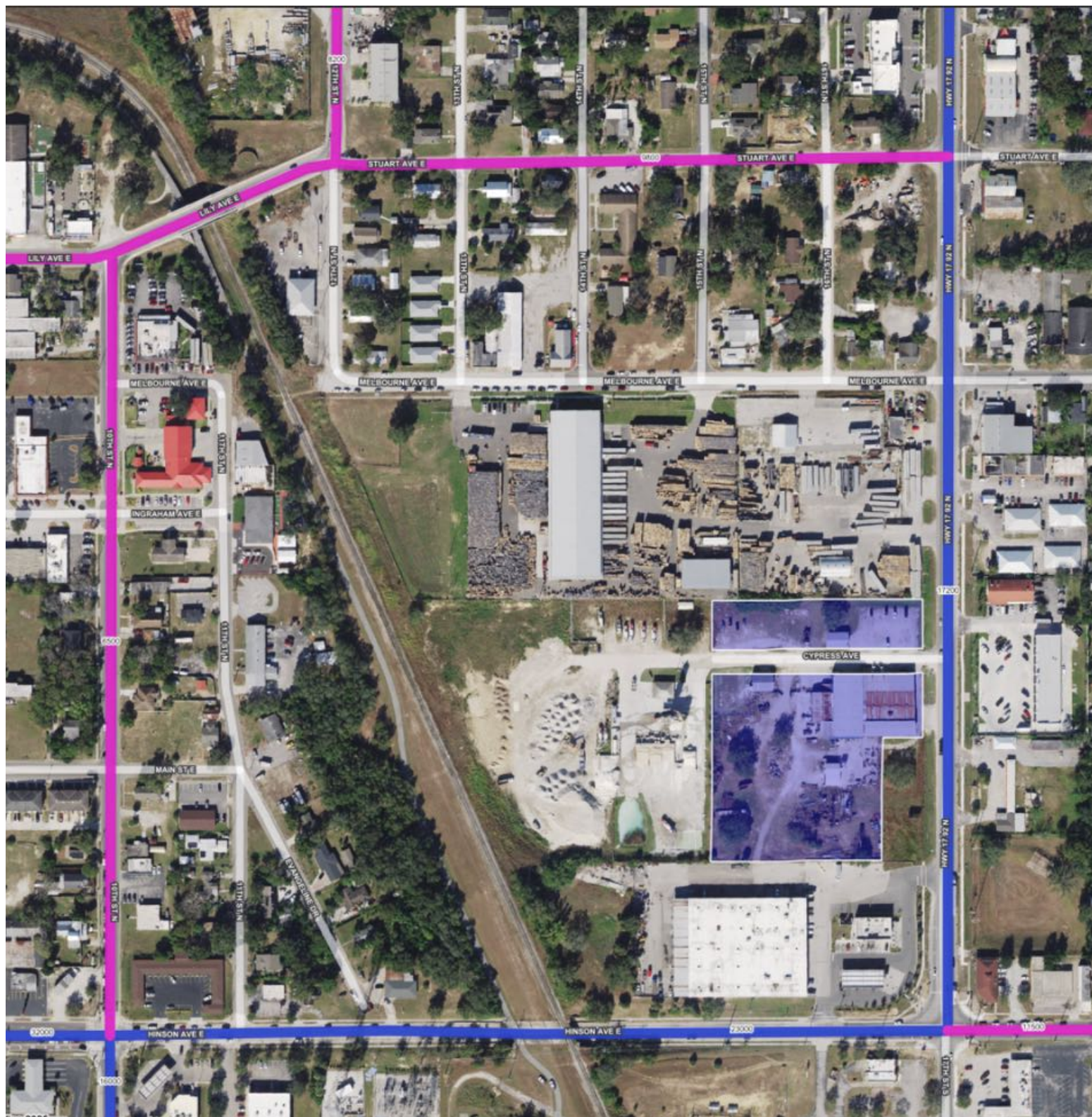
- More Convenience
- Major shopping and dining options
- Job Creation
- Hundreds of construction, retail, restaurant, and service jobs will strengthen the local economy and support regional growth.
- Economic Boost
- Increased Appeal for Homebuyers
- Mixed-use hubs like this attract new residents, enhance quality of life, and support property values.
- Community Growth



96 HIGHWAY 17 ADDITIONAL PHOTOS



AVERAGE DAILY TRAFFIC COUNT



96 HIGHWAY 17 RETAILER MAP

