

HERITAGE LAND CO.



FOR SALE

INDUSTRIAL BUILDING INDUSTRIAL FACILITY WITH STRATEGIC LOCATION

2831 HIGHWAY 17, HAINES CITY, FL 33844

PRICE: \$1,870,000



2831 HIGHWAY 17 PROPERTY SUMMARY

Property Highlights

The property located at 2831 Highway 17 in Haines City, Florida, is an industrial facility consisting of approximately 9.42 acres of land (7.54 usable acres) improved with a single metal building containing 13,315 square feet of gross building area. Constructed in 1984, the structure is designed for flexible light industrial or service-oriented use, with a clear height of 14 feet and three grade-level doors supporting efficient loading and vehicle access. Approximately 15 percent of the building (around 1,997 square feet) is improved office area, suitable for administrative or operations support functions.

The site offers ample yard space and surface parking to accommodate storage, vehicle maneuvering, or expansion potential. With a straightforward layout and practical infrastructure, this property is well suited for a variety of light manufacturing, equipment storage, or logistics users seeking a functional facility in a strategic Central Florida location. The property is currently vacant and available, offering immediate occupancy for a new tenant or owner-user. This site's proximity to the new Crossroads Village Center development make it viable land investment for redevelopment.



Property Highlights

- Street Address: 2831 Hwy 17
- City / State / Zip: Haines City, FL 33844
- County: Polk
- Tenant: None (Owner Occupied)
- Property Type: Industrial
- Gross Acres: 9.42
- Usable Acres: 7.54
- Parcels: 4
- Year Built: 1984
- Construction Type: Metal
- Number of Buildings: 1
- Clear Height: 14'
- Docks / Bays: 3 Grade-Level Doors
- Gross Building SF: 13,315 SF
- Usable Building SF: 13,315 SF
- Office Space: 15% (Approx. 1,997 SF)
- Occupancy: Owner Occupied

Location Advantages

Strategically positioned along Highway 17, the property offers direct access to regional routes serving Central Florida's growing industrial and logistics markets. Its location supports a wide range of light industrial, service-oriented operations, equipment storage, and yard-use functions.

Investment Summary

With its functional layout, expandable acreage, and strategic Haines City location, this property presents a valuable opportunity for owner-users, service operators, logistics users, or future redevelopment. The combination of yard space, grade-level loading, and flexible interior layout enhances operational efficiency and long-term utility.



1831 HIGHWAY 17
INDUSTRIAL FACILITY WITH STRATEGIC LOCATION



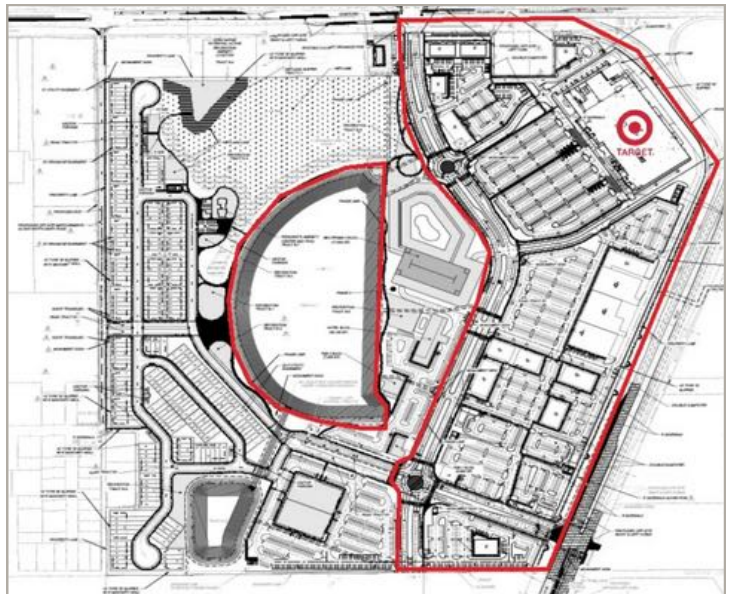
155 DYSON RD CROSSROADS VILLAGE CENTER



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



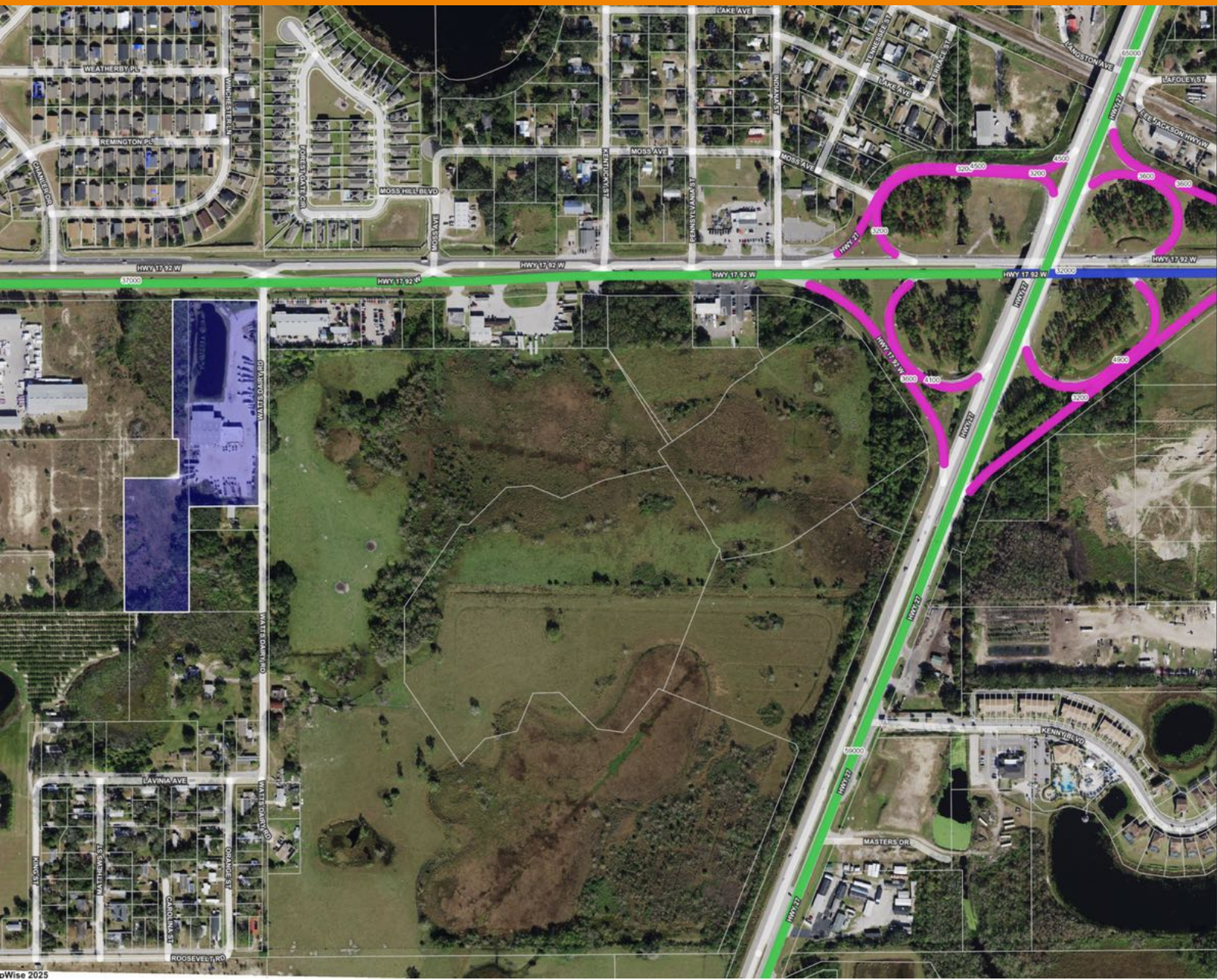
155 DYSON RD CROSSROADS VILLAGE CENTER DEVELOPMENT OVERVIEW CONTINUED



831 HIGHWAY 17
ADDITIONAL PHOTOS



831 HIGHWAY 17
AVERAGE DAILY TRAFFIC COUNT



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1831 HIGHWAY 17 RETAILER MAP

