

35450 HWY 27. HAINES CITY FL. 33844

3.13 Acres

US Highway 27 Frontage

Build-to-Suit - Land Lease



PROPERTY OVERVIEW

35450 Hwy 27. Haines City Fl. 33844

- Build-to-suit opportunity / Land Lease
- Located along the highly traveled US Highway 27 corridor in Haines City, Florida
- Approximately 3.13 acres
- Larger site may accommodate:
 - Customer parking
 - Drive-thru circulation with vehicle stacking lanes
 - Service and delivery access
 - Multiple building configurations

SITE INFORMATION:

Site Fact	Information
Parcel ID:	27-27-19-744100-000251
Zoning:	CG
Traffic Count:	66,000
Highway frontage:	~200ft
Access:	Paved vehicular access - frontage connectivity to US Highway 27 - rear access to Nilsen St



MARKET SUPPORT

DEMOGRAPHICS:

POPULATION:	1 Mile	3 Miles	5 Miles	HOUSEHOLDS:	1 Mile	3 Miles	5 Miles
2025 Population:	9,537	51,351	94,909	Total Households:	3,734	18,431	34,394
2030 Population Projection:	11,265	60,116	111,511	Average HH Income:	\$72,888	\$80,389	\$83,612
				Median HH Income:	\$53,892	\$63,849	\$66,170

HIGHLIGHTS:

- 94,909 residents within five miles
- 34,394 households within five miles
- Population projected to reach 111,511 by 2030
- Approximately 17.5% projected population growth
- Average household income exceeding \$83,000
- Approximately 66,000 vehicles per day on US Highway 27
- Strong residential growth and consumer demand
- Ideal for retail, restaurant, automotive, and commercial service uses

Source: CoStar Group, 2025 estimates and 2030 projections; FLDOT traffic count.