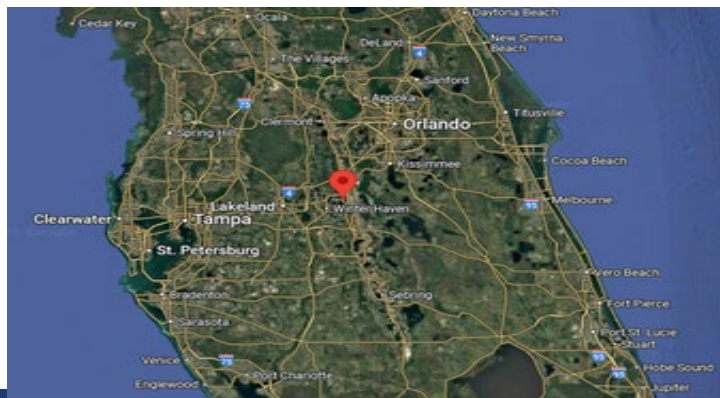
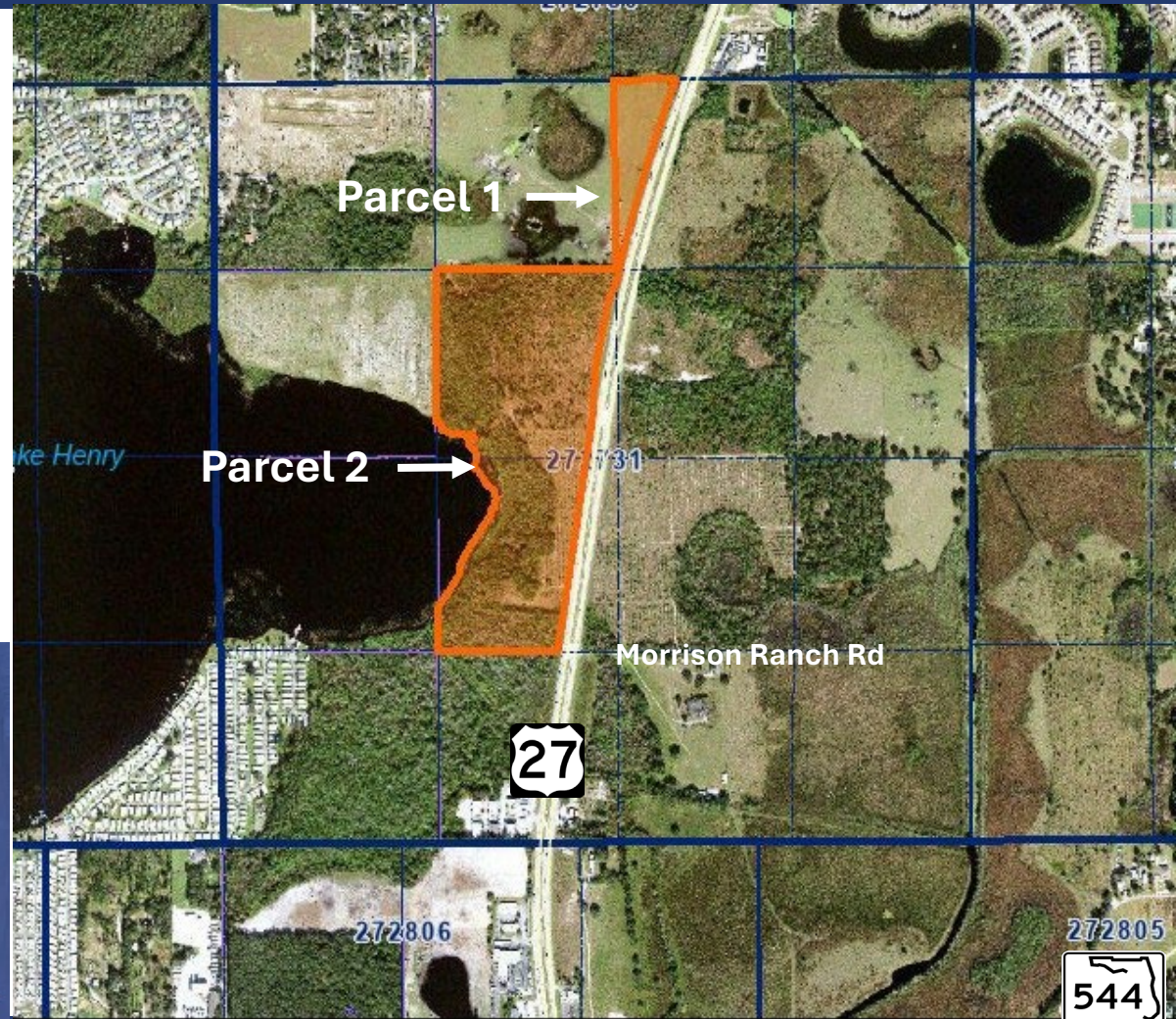


# Approved Mixed Use Land 7 -75.5 Acres US 27 Haines City, FL 33844

## Great Frontage on US 27 & Lake Henry \$2,800,000 to \$15,100,000

Exceptional Opportunity to Purchase 1 and/or 2 Parcels, 7 to 75.5 Acres fronting Lake Henry on the west side of US 27 in Polk County. Approved by Haines City for mixed use development, multi-family 24 units per acre and the range of commercial uses: retail, office, hotel medical, restaurant, fast food, etc.

- Traffic Volumes: 65,000 AADT
- Part of a larger 631 Acre assemblage, also available for purchase.
- Parcel 1: 7.162 Acres: \$ 2,800,000  
Frontage on US 27: 1,385 feet
- Parcel 2: 68.344 Acres: \$12,300,000  
Frontage on US 27: 2,750 feet



**Annette M. Barbaccia**  
Commercial Sales Mgr.  
239-850-8301 | [abarbaccia@ambpl.com](mailto:abarbaccia@ambpl.com)



**Approved Mixed Use Land 7 -75.5 Acres US 27 Haines City, FL 33844**

**Parcel 1 Tax Strap#: 27-27-31-000000-013010**

**\$2,800,000**

**PARCEL 1 7.162 Acres on US 27 Frontage: 1,385 feet**



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**Approved Mixed Use Land 7 -75.5 Acres US 27 Haines City, FL 33844**

**Parcel 2 Tax Strap#: 27-27-31-795000-000021**

**\$12,300,000**

**PARCEL 2 68.344 Acres on US 27 Frontage: 2,750 feet**



**Lake Henry**





# Approved Mixed Use Land 7 -75.5 Acres US 27 Haines City, FL 33844

## Great Frontage on US 27 & Lake Henry \$2,800,000 to \$15,100,000

Parcels 1 and 2 are part of a larger 631 acre assemblage, which is also available for sale in its entirety or in logical portions. The entire assemblage has been approved for mixed use development by Haines City in the annexation agreement recorded in Jan 2025. Residential up to 24 units per acre and Commercial uses including: retail, office, medical, hotel, fast food, restaurant and community facilities.

Annexation agreement, survey, drone aerials, wetland and topographic information available.



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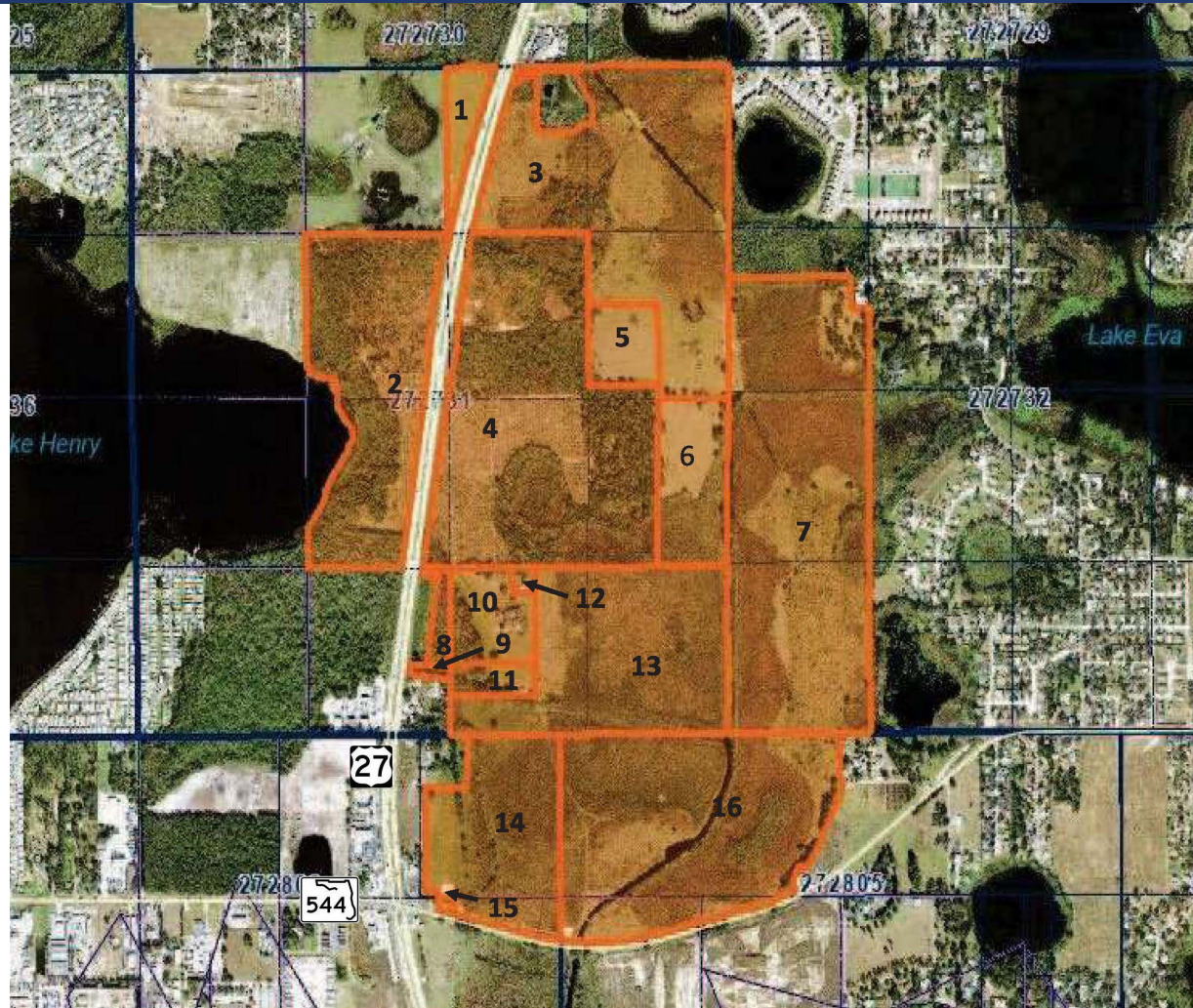
# Approved Mixed Use Land 7 -75.5 Acres US 27 Haines City, FL 33844

## 631 Acre Assemblage All Approved for Mixed Use Development

The 631 Acre assemblage, which includes Parcels 1 and 2 also includes 14 other parcels. See table below and map for location. The assemblage may be purchased in its entirety or in logical portions.

More information available.

Property #	Acreage
1	7.162
2	68.344
3	92.92
4	105.31
5	9.94
6	20.59
7	113
8	3.03
9	0.95
10	13.37
11	4.83
12	1
13	62.49
14	40.33
15	0.42
16	87.72
	631.406



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