



CROSBY
& ASSOCIATES, INC.

AGRICULTURE & COMMERCIAL REAL ESTATE

**FOR SALE
\$2,300,000**

70 +/- ACRES OF UPLANDS LOCATED IN HAINES CITY, FL
WITH FLU EO

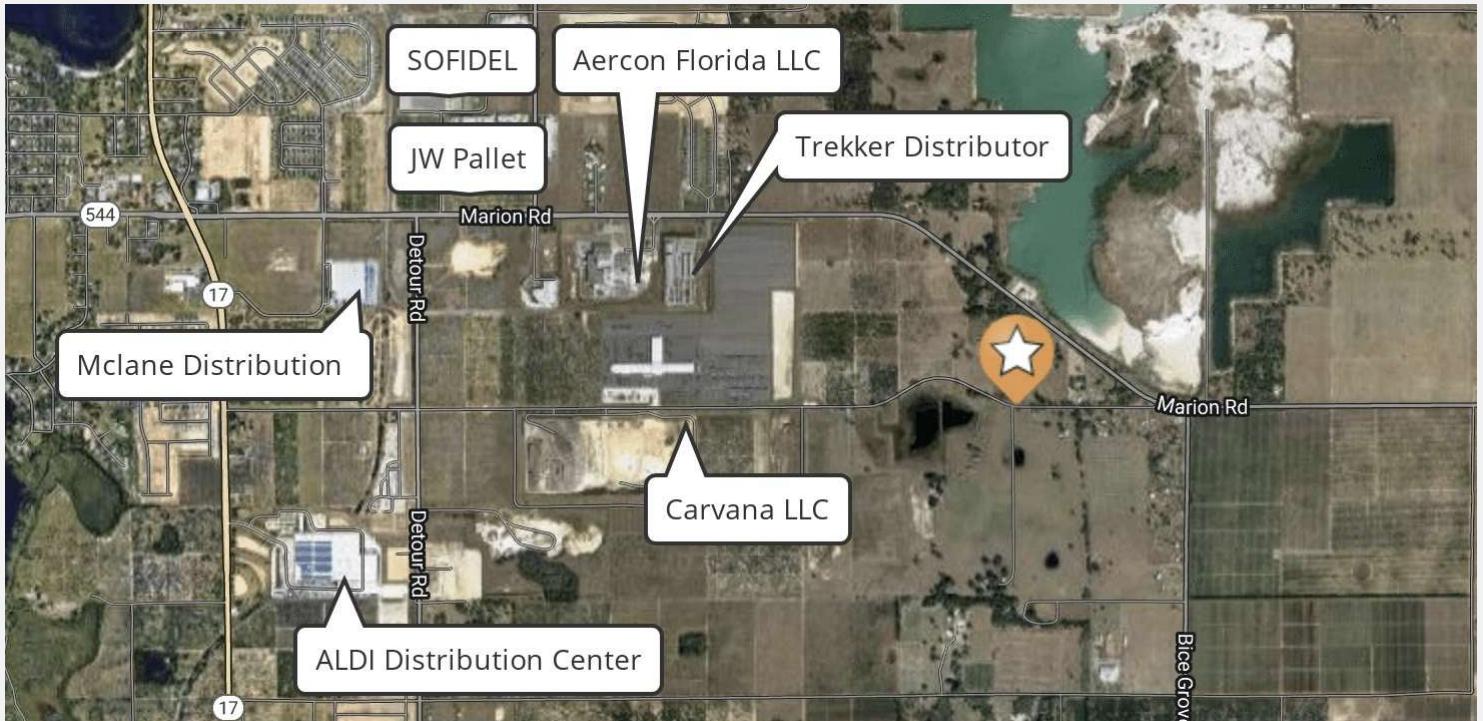
4880 BANNON ISLAND RD, HAINES CITY, FL 33844



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**CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



SALE PRICE **\$2,300,000**

OFFERING SUMMARY

County	Polk
Zoning	Employment Office
Parcel IDs	27-28-02-000000-023010
Listing Price	\$2,300,000
Price Per Acre	\$32,065
Coordinates	28.0771587, -81.5862258
Real Estate	\$2,991.16
Taxes	

PROPERTY OVERVIEW

This desirable property in Haines City is the perfect spot to start or expand your business! With its EO- zoning, it can be used for a variety of commercial and light industrial purposes. Employment - Office (E/O) - The Employment Office Future Land Use Category is a transitional employment land use category that allows a variety of office and support uses adjacent to the Industrial Park (IP) Future Land Use Category. These uses may include multi-family and retail commercial uses as a transition. The general range of uses are predominantly designed to accommodate general office development, compatible light manufacturing, and processing.

This Home is 3br/2ba with wood burning fireplace and large kitchen. Cross fenced for livestock. Security gate for residence. Property is in the City limits of Haines City.

PROPERTY HIGHLIGHTS

- Density: 8 dwelling units/ acre maximum
- Intensity: .5 FAR
- Mix: Office/Light Industrial: 70% maximum land area, Retail: 5% maximum land area, Multi-family Residential: 25% maximum land area

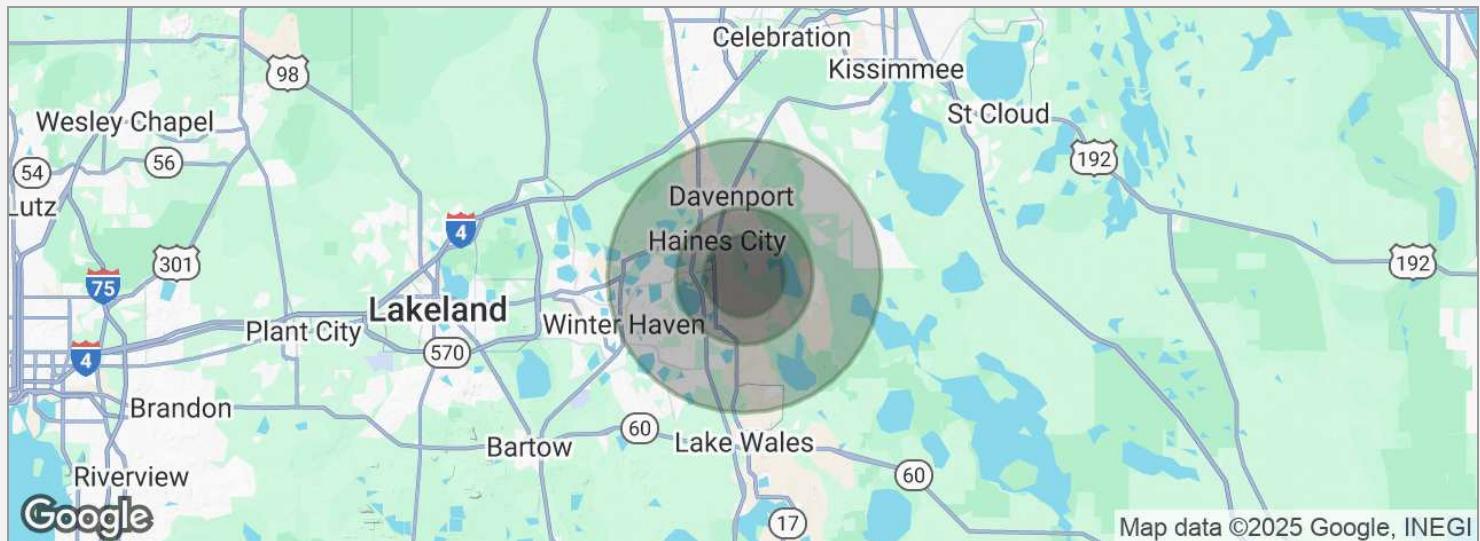




Additional Photos

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POPULATION	3 MILES	5 MILES	10 MILES
Total population	14,892	57,354	251,705
Median age	39	39	43
Median age (male)	38	38	42
Median age (Female)	40	40	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	5,121	19,670	91,014
# of persons per HH	2.9	2.9	2.8
Average HH income	\$71,791	\$73,891	\$77,955
Average house value	\$321,027	\$289,998	\$287,437

* Demographic data derived from 2020 ACS - US Census