



**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**

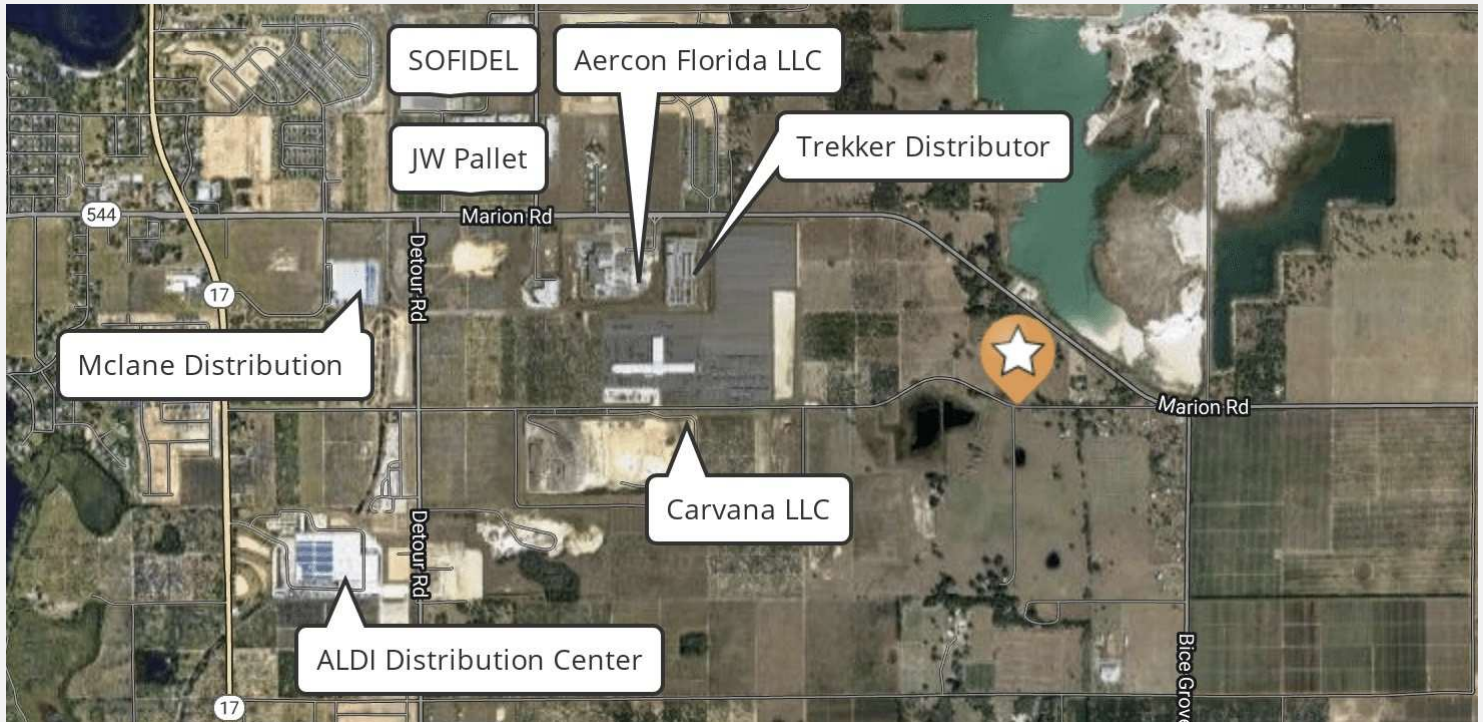


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**SALE PRICE** **\$2,300,000**

### 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 Taxes	\$2,991.16

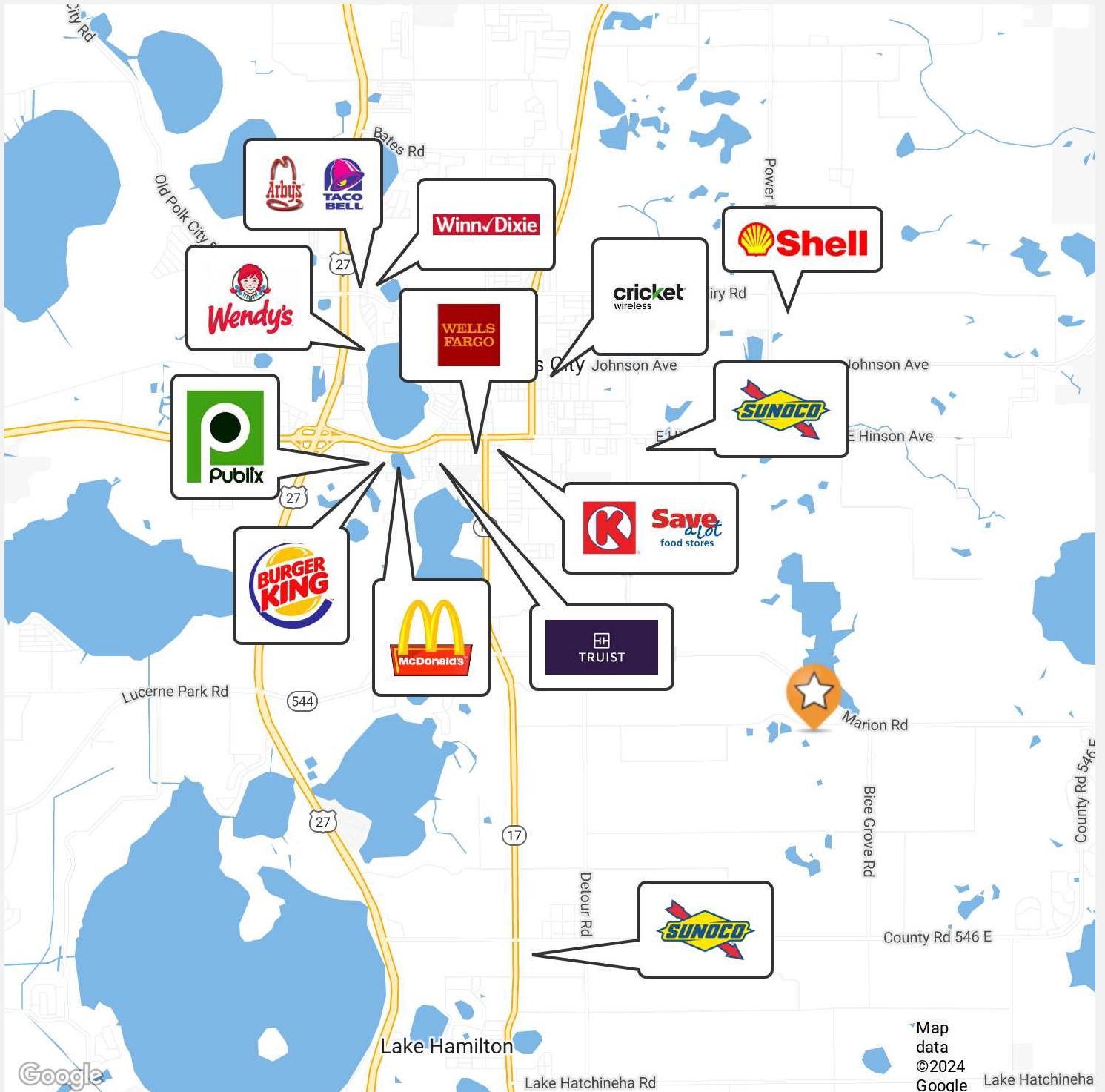
### PROPERTY OVERVIEW

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.

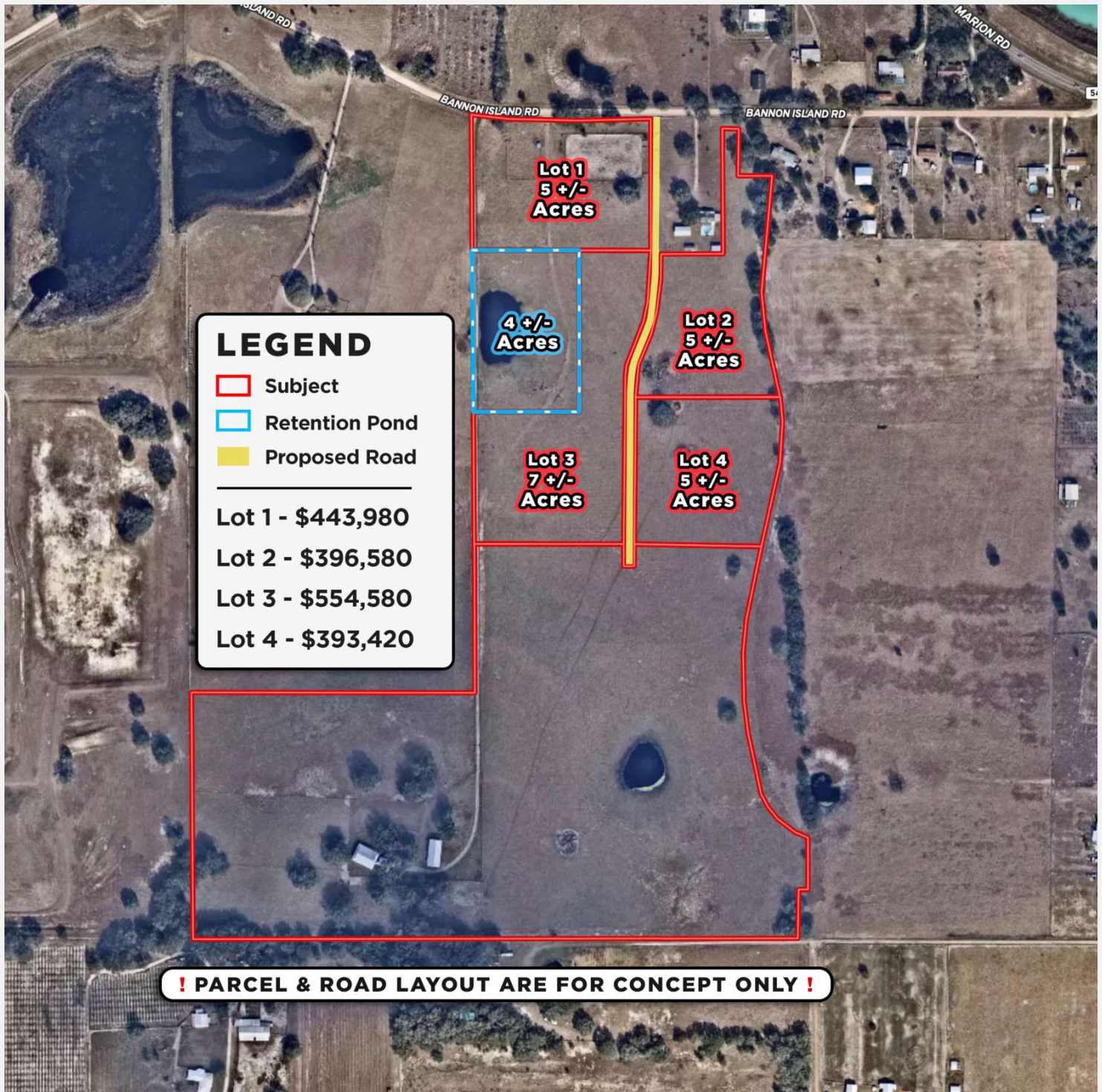
This Home is 3br/2ba with wood burning fireplace and large kitchen. Cross fenced for livestock. Security gate for residence. Property is in the City limits of Haines City.

### 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







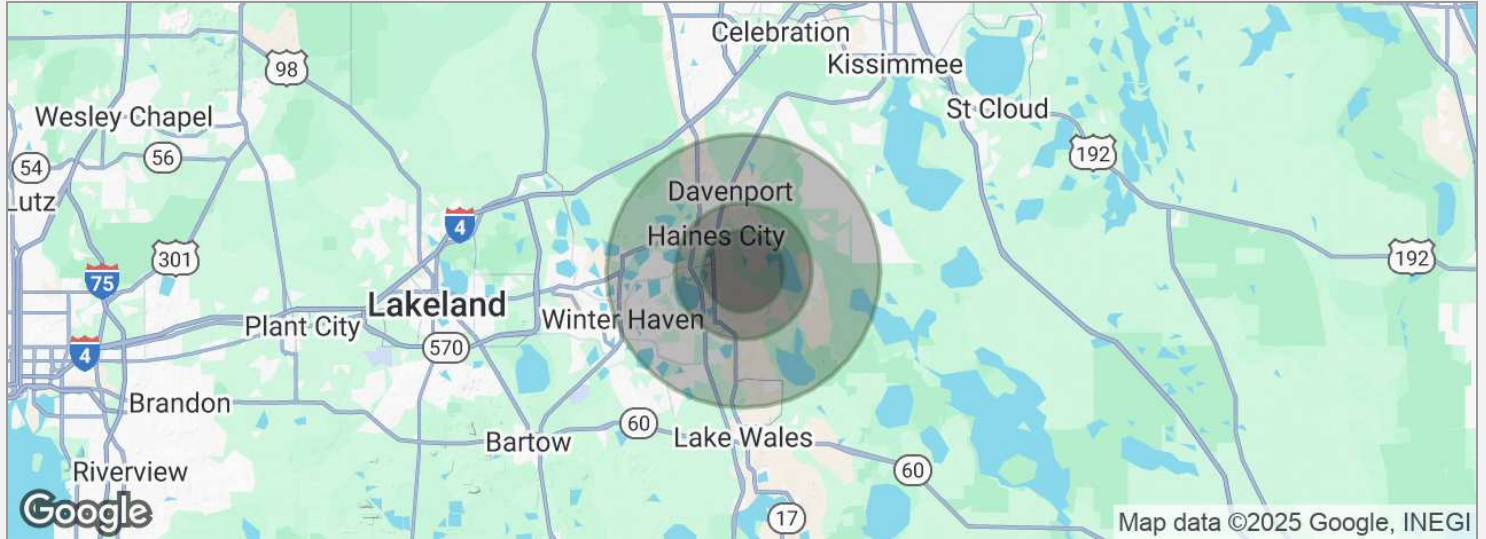


Additional Photos

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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