

# FOR SALE OR LEASE

**BOSS**  
COMMERCIAL REAL ESTATE

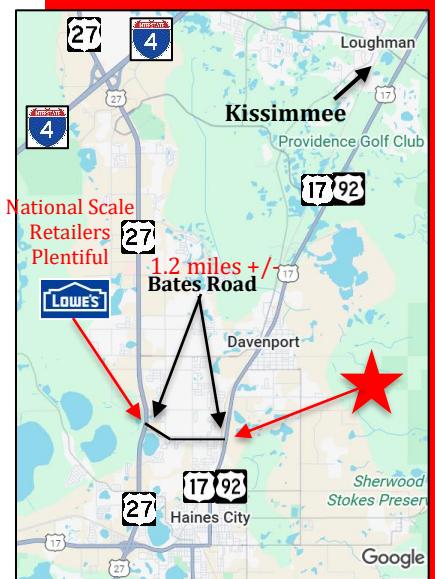
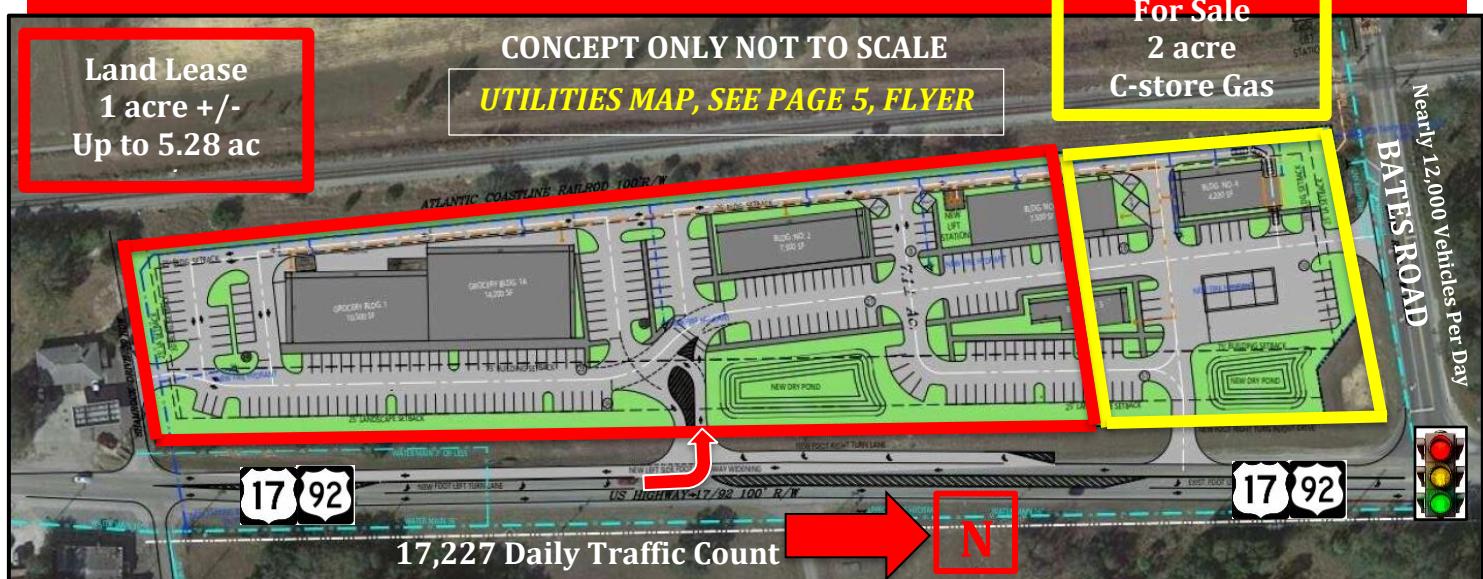
**RETAIL DEVELOPMENT SITE, 7.28 ACRES, 110,990 SF, BY RIGHT  
SWC US HIGHWAY 17/92 @ BATES ROAD, HAINES CITY, FL, 33844**

Land Lease  
1 acre +/-  
Up to 5.28 ac

CONCEPT ONLY NOT TO SCALE

UTILITIES MAP, SEE PAGE 5, FLYER

For Sale  
2 acre  
C-store Gas



**Felix Berrios**

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## PROPERTY HIGHLIGHTS

Max FAR (Floor Area) for Site/By Right

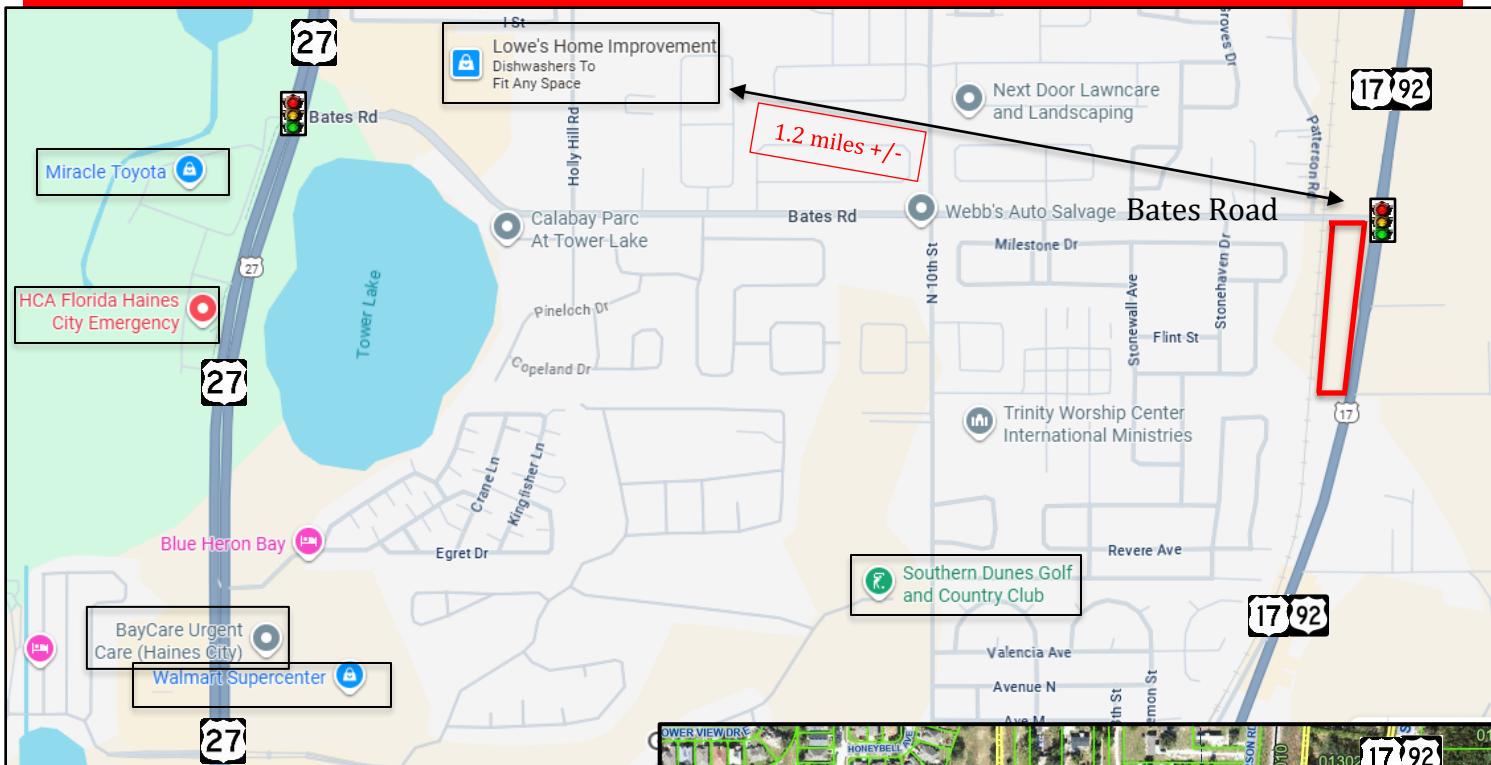
- Land Size: 7.28 acres +/- Total FAR: 110,990 SF
- Muni: Haines City Zoning: NAC-NR Neighborhood Activity Center - North Ridge
- Situated at a Signalized Intersection - Hard Corner Plus or Minus
- Frontage US Hwy 17/92: 1,213 Linear Foot **(Nearly 1/4 Mile)**
- Parcel Width: 301 FT on N, 262 FT middle, 206 FT on S 5 Mile Radius
- Demographics: **Population Growth since 2020 = 40%**
- Avg HH Inc: \$73,000 Nearly 50% Hispanic Med Age: 39
- Close to: I-4 @ US 27/Davenport, US Hwy 27 via the Bates Road Connector, Poinciana, Kissimmee
- Land Lease Per Ac (1 - 5.28 ac +/-) **\$79,500 NNN**
- 2 Acre, Hard Corner, Signalized Intersection for possible C-Store with Gas: **\$3,900,000**

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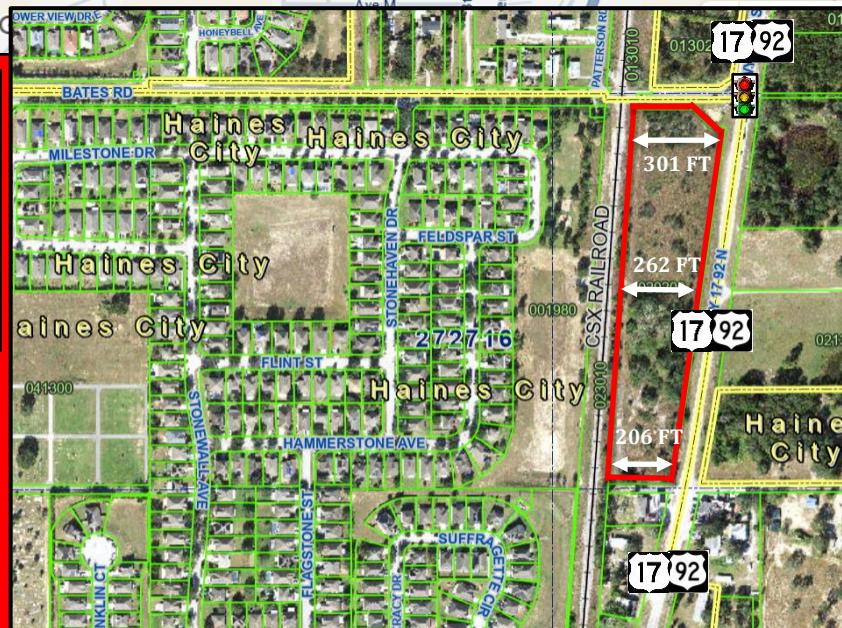


## IMMEDIATE AREA MAP OVERVIEW



### TRAFFIC COUNTS

US Hwy 17/92 @ Mystery House Rd	17,227
Population: 1 mile	9,421
Households: 3 mile	57,910
Avg Income: 5 mile	83,049



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**From Bates Rd to I-4, 6.4 mi**



## RETAIL AERIAL OVERVIEW

## KISSIMMEE

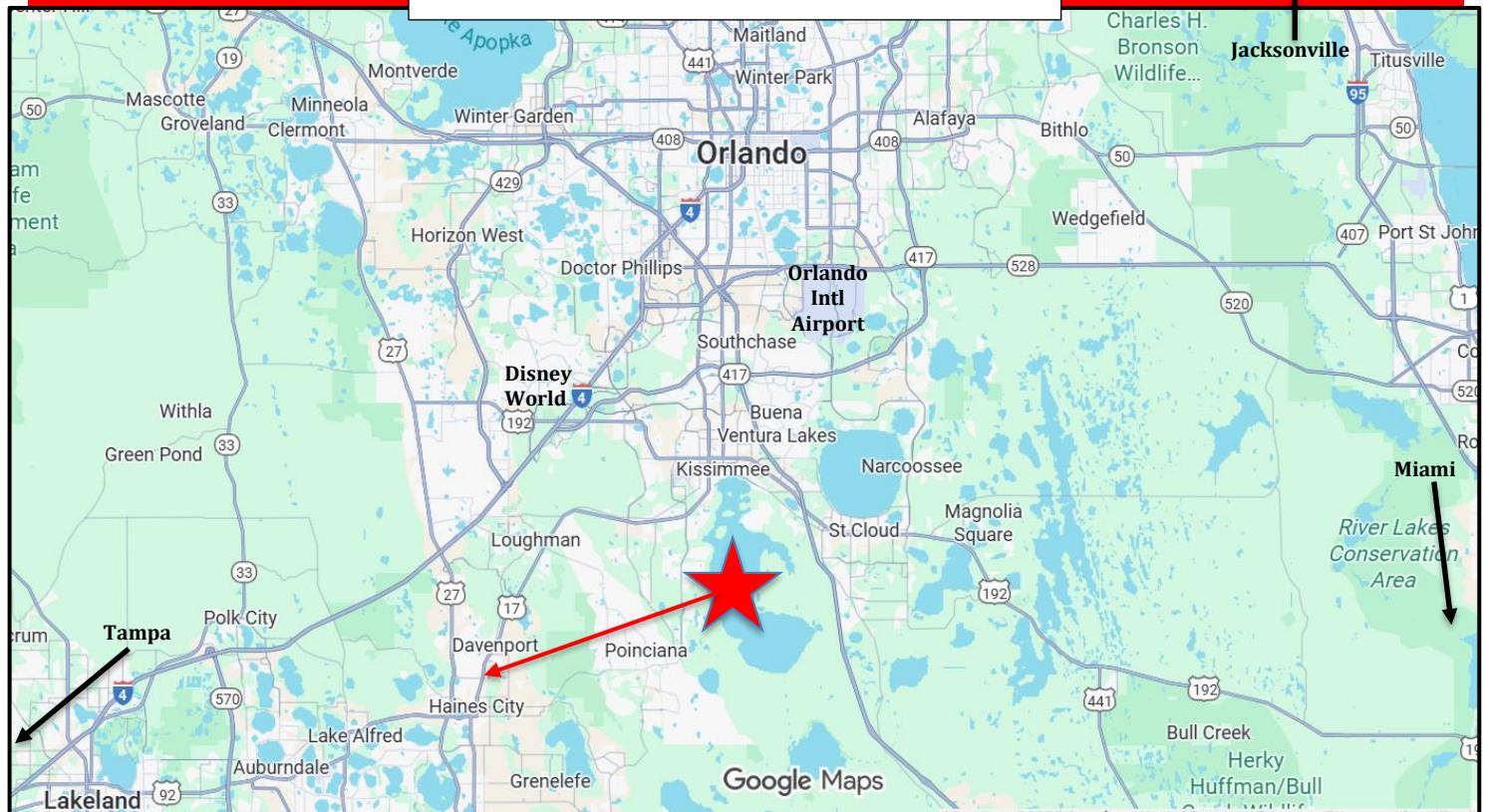


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## CENTRAL FLORIDA MAP OVERVIEW



Links below to City of Haines City Development Activity: Commercial & Residential

Haines City Commercial Development Activity, Link:  
<https://ln5.sync.com/dl/8c5177e90/329g2vv3-i8g5i6fz-r62fp7wd-brghky4n>

Haines City Residential Development Activity, Link:  
<https://ln5.sync.com/dl/91a67e490/f58jyzfb-247sh3t7-zyxme7su-dudpw3ez>

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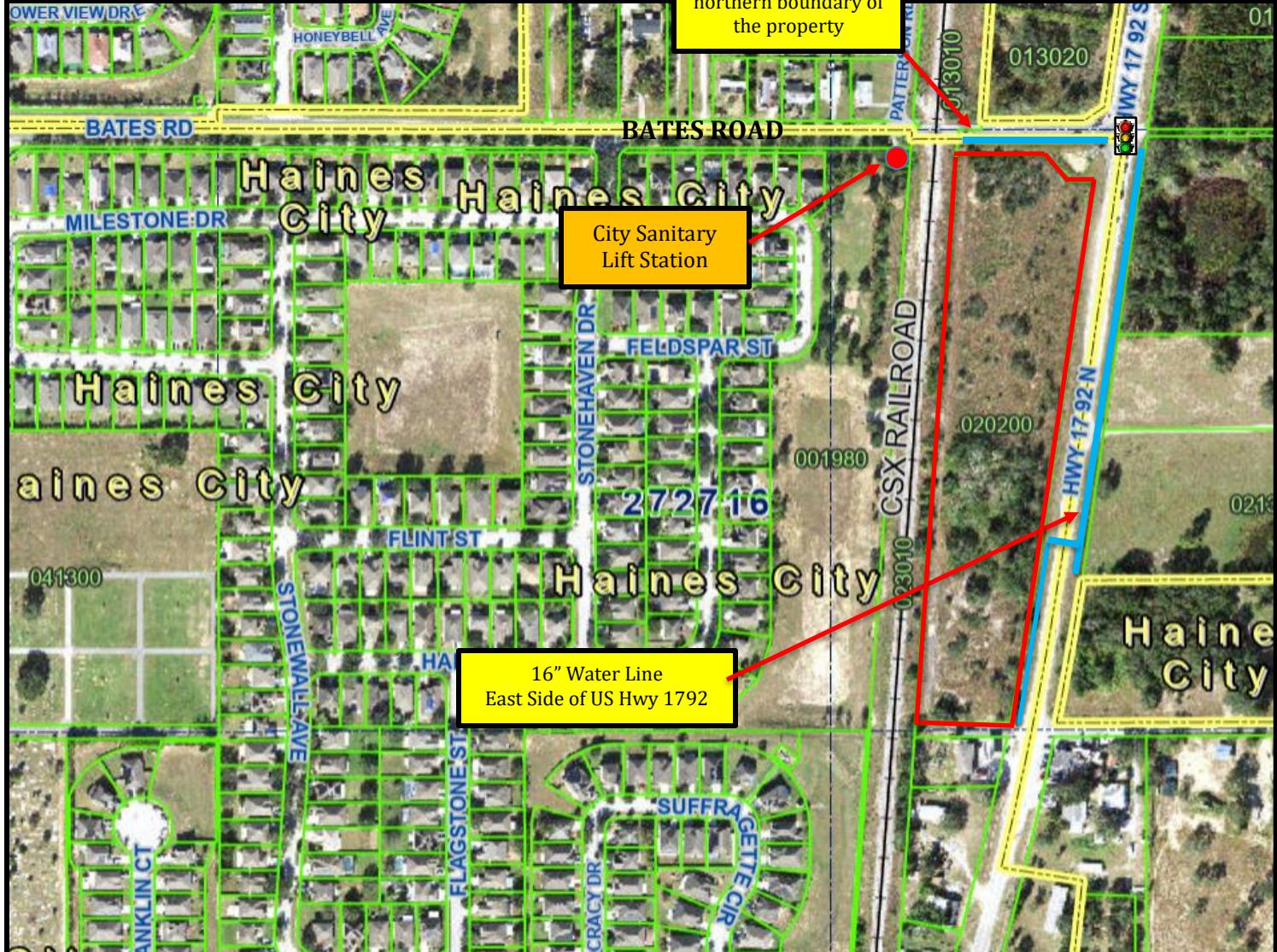


## COMMERCIAL REAL ESTATE

## UTILITIES NEAR THE SITE

16" Water Line  
South Side of Bates  
Road along the  
northern boundary of  
the property

## City of Haines City Utilities 16" Diameter Water Line



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## PERMITTED USE TABLE, PAGES 1 & 2 OF 5 PAGES

TABLE 6.5.4(A): PERMITTED AND CONDITIONAL USES BY DISTRICT

USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CONSV-NR
<b>RESIDENTIAL USES</b>							
Duplex, two-family attached	C	P					
Group living facility, family care home	P	P					
Group living facility, group home		P				C	
Group living facility, congregate	C	C				C	
Multifamily	PUD		PUD	PUD		PUD	
Short-term rental unit	C	C					
Single family dwelling	P	P					
<b>MIXED USES</b>							
Mixed use development			PUD	PUD		PUD	
<b>NONRESIDENTIAL USES</b>							
Alcohol packaged sales			P	P	P	P	
Agricultural uses	C	C					
Assembly, light					P		

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USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CONSV-NR
Bar			C	C	C		
Bed and breakfast			C	C			
Childcare center	C	C	P	P		C	
Clinics and medical offices			P	P		P	
Communication tower, monopole					C	C	
Community center	C	C	P	P			
Convenience store			C	P	C	C	
Cultural facility			P	P		P	C
Family daycare	P	P					
Financial institution			P	P	P	P	
Funeral home and related facilities			P			P	
Gas station			C	P	P		
Government facility	C	C	P	P	P	C	
Heliports			C	C	C	C	

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USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CON-NR
Helistops				C	C	C	
Hospitals						P	
Hotels and motels				P	C	P	
Kennels, boarding			C	C		C	
Lodge/resort						C	
Manufacturing, light					P-BP-NR-P-IND-NR		
Manufacturing					P-IND-NR		
Medical Marijuana Dispensing Facilities			P	P		P	
Nursing home				P		P	
Office			P	P	P	P	
Outdoor operations					C-IND-NR		
Outdoor storage				P	C-IND-NR		
Pain management clinic (see 5.6.7.E.6 for requirements)						C	
Performing arts school	C	C					

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USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CONSV-NR
Personal service			P	P	P	C	
Pharmacy			P	P		P	
Printing and publishing					P		
Religious institution	C	C	P	P		C	
Research and development					P	P	
Residential treatment facility						C	
Restaurant, drive-thru/drive-in			P	P	C	P	
Restaurant, sit-down/take-out			P	P	P	P	
Retail, less than 4,900 square feet			P	P	C	C	
Retail, 5,000 to 50,000 square feet			P	P	C	C	
Retail, more than 50,000 square feet			C	P	C		
School, public	C	C	C			C	

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School, technical/vocational trade			C	C	C	C	
School, university/college			C	C	C	C	
Self-storage facility					C		
Studio, production					P		
Transit, facility			P	P	P	P	
Transitional uses by annexation agreement	C	C	C	C	C	C	C
Utilities, class I	P	P	P	P	P	P	P
Utilities, class II	C	C	P	P	P	P	
Utilities, class III	C	C	C	C	C	C	
Vehicle service, mechanical			P	P			
Vehicle sales, leasing				P			
Veterinary service			P	P		C	
Warehousing					P		
Wholesale, enclosed				P	P		

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