



**43,500
Cars/Day**

PRIME COMMERCIAL LAND ON US HWY 27 AT DUNDEE ROAD

0 US HIGHWAY 27
HAINES CITY, FL 33844

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OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	28.59 Acres
Price / Acre:	\$138,160
Zoning:	CH - COMMERCIAL HIGHWAY, Unincorporated Polk County
APN:	27-28-20-000000-024050, 27-28-20-000000-042020, 27-28-20-000000-042040, 27-28-29-000000-013080
Road Frontage:	790 ± FT
Traffic Count:	43,500 Cars/Day
Video:	View Here

PROPERTY OVERVIEW

Former citrus land and now prime commercial development land located on U.S. Highway 27, just north of Dundee Road between Winter Haven and Haines City. The zoning classification is within the Town of Dundee - CH Commercial Highway.

This is a wide open zoning code that allows many different uses, including healthcare facility, office, retail, hotel/motel, auto dealership, gas & convenience store, restaurants, and the list goes on.

All acres are uplands, with 790 ± FT of frontage along US 27. Located a half mile north of Dundee Road, this four [4] lane major thoroughfare sees 43,500 cars per day. Retail, hotel, gas stations and auto dealers are all close to the subject property, and as the county continues to develop, the US 27 corridor will continue to see more traffic and development.

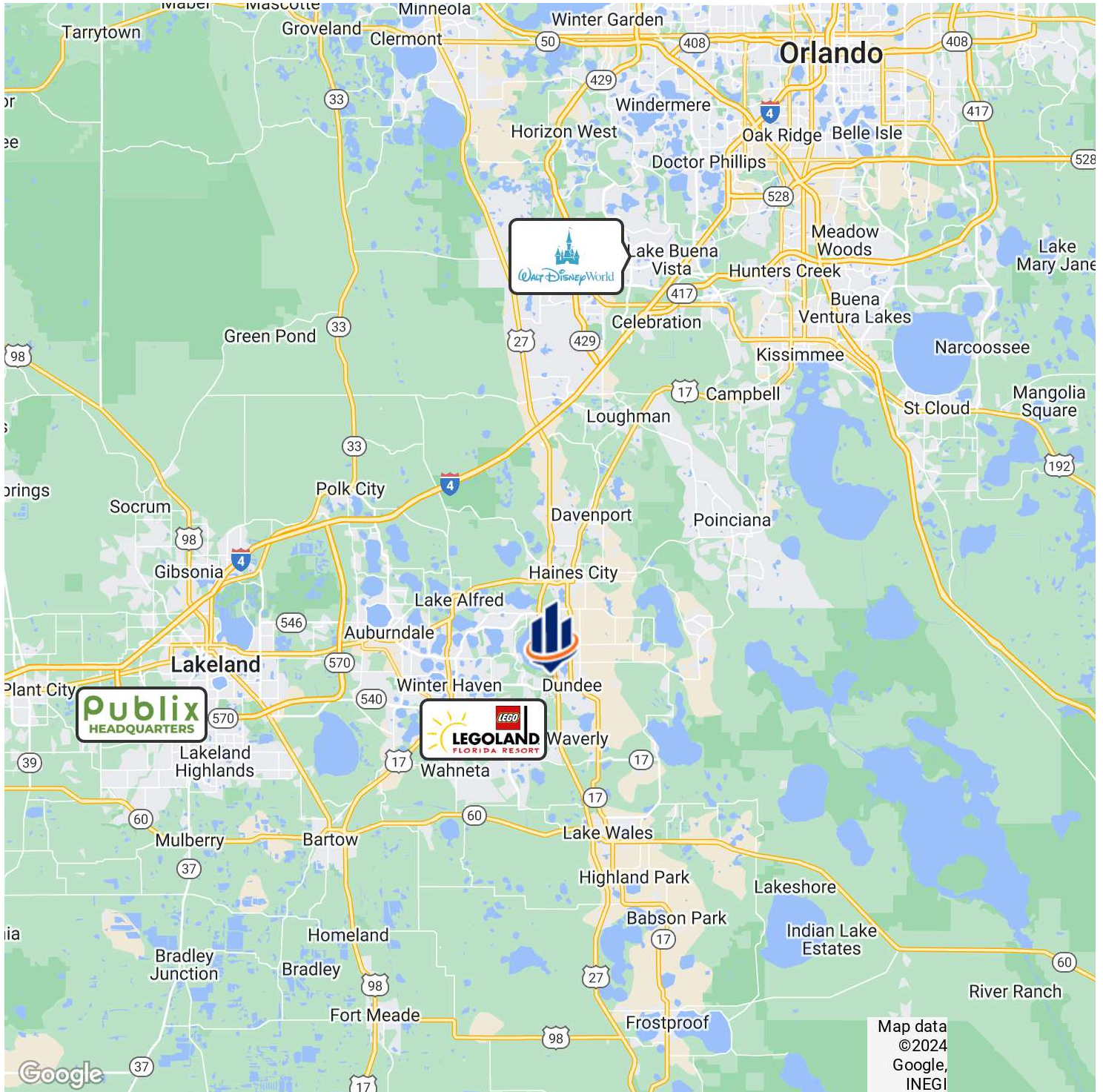


PROPERTY HIGHLIGHTS

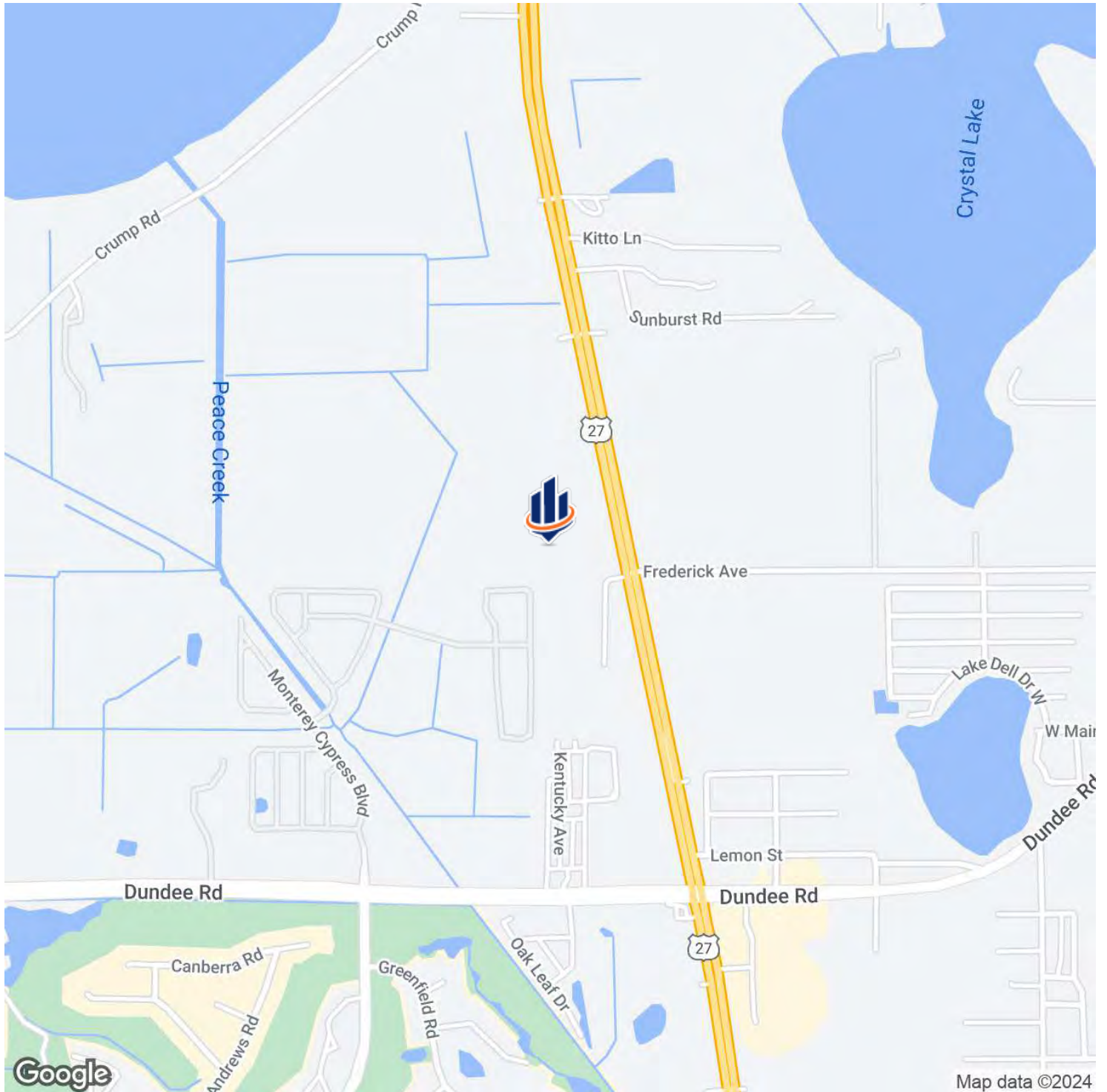
- Prime US 27 commercial development land
- 28.59 acres - zoned Commercial Highway (CH)
- Healthcare Facility, retail plaza, hotel, auto sales, gas/convenience.
- Uses include retail
- 790 FT of road frontage along US 27
- AADT - 43,500
- The new Live Local Act SB 102, Florida House, may apply to this property. Please see <https://www.flsenate.gov/Session/Bill/2023/102>



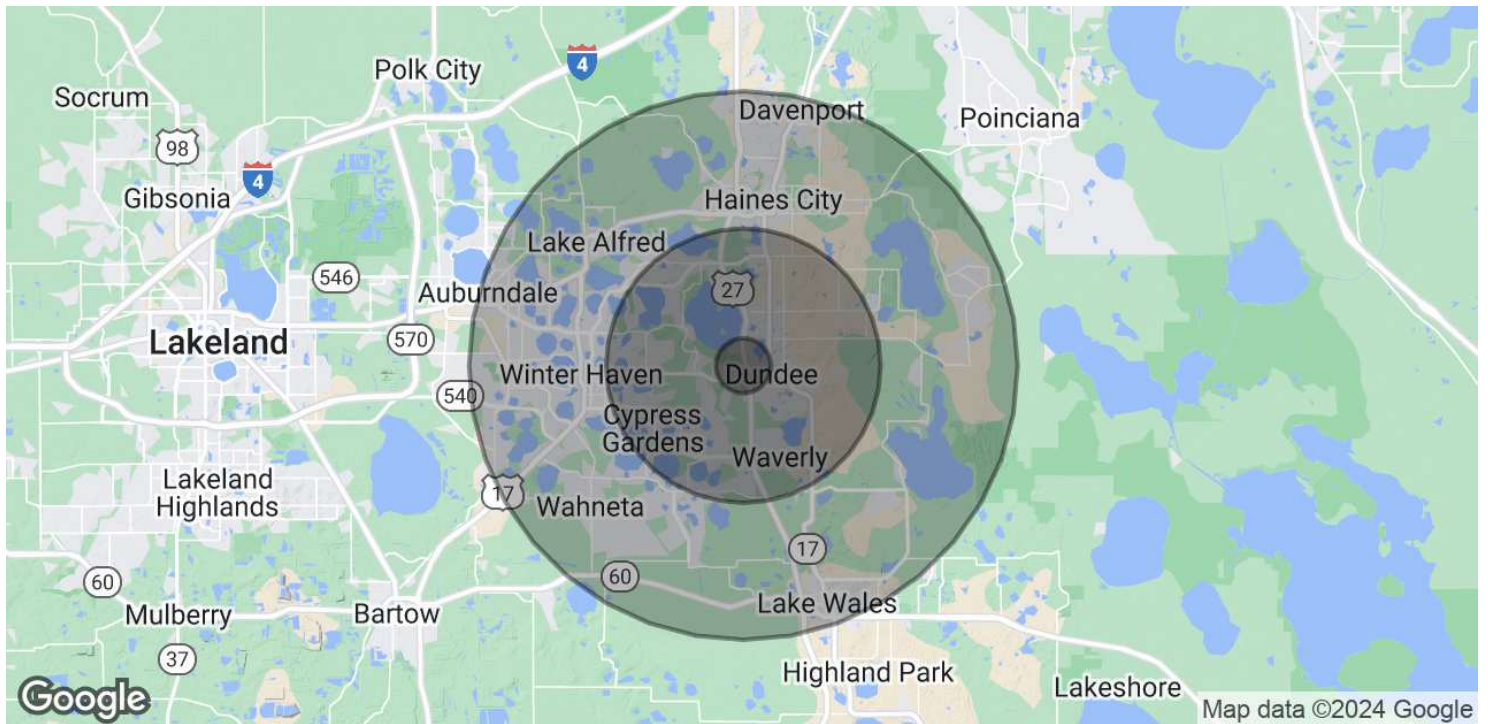
Regional Map



Location Map



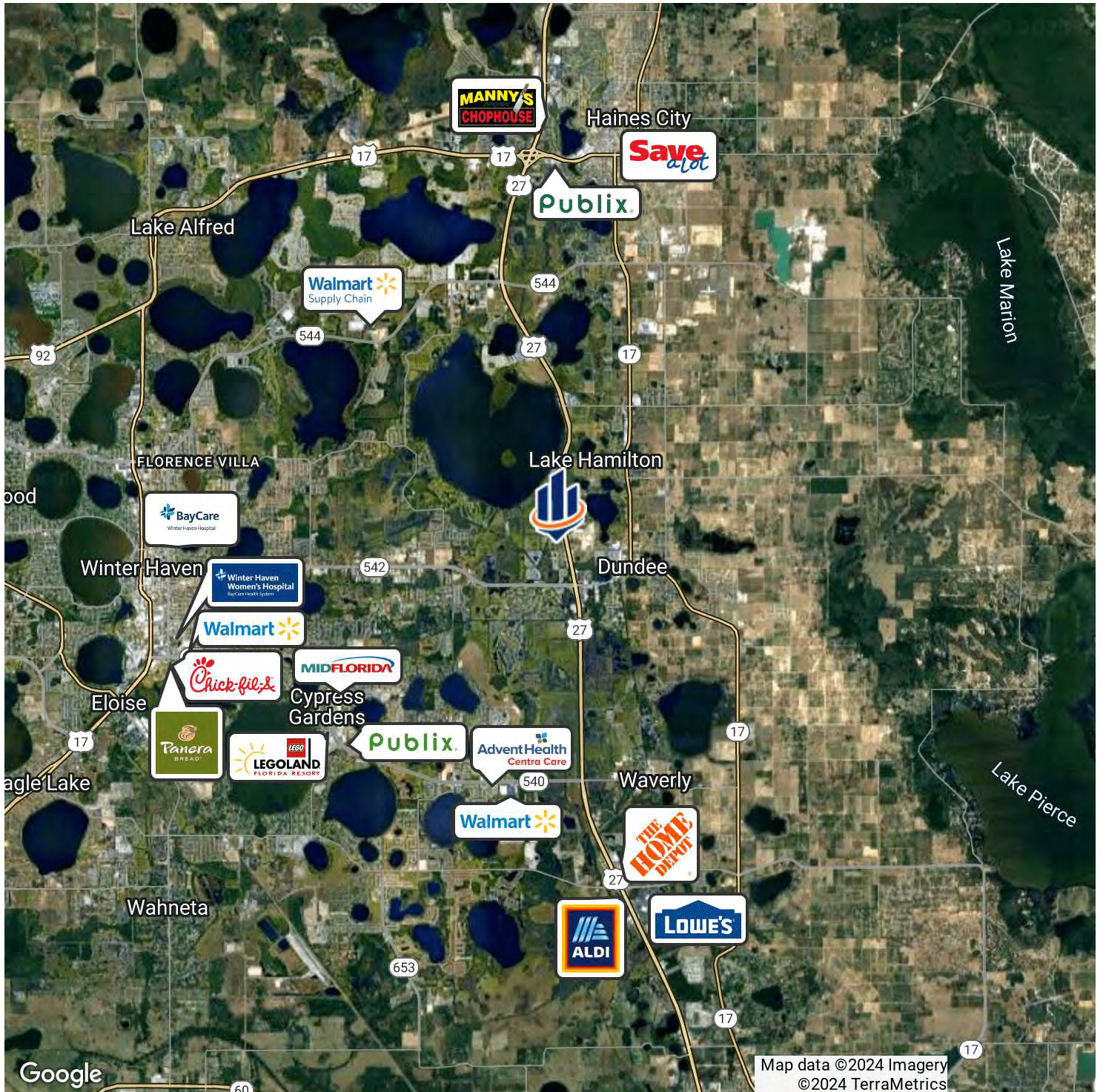
Demographics Map & Report



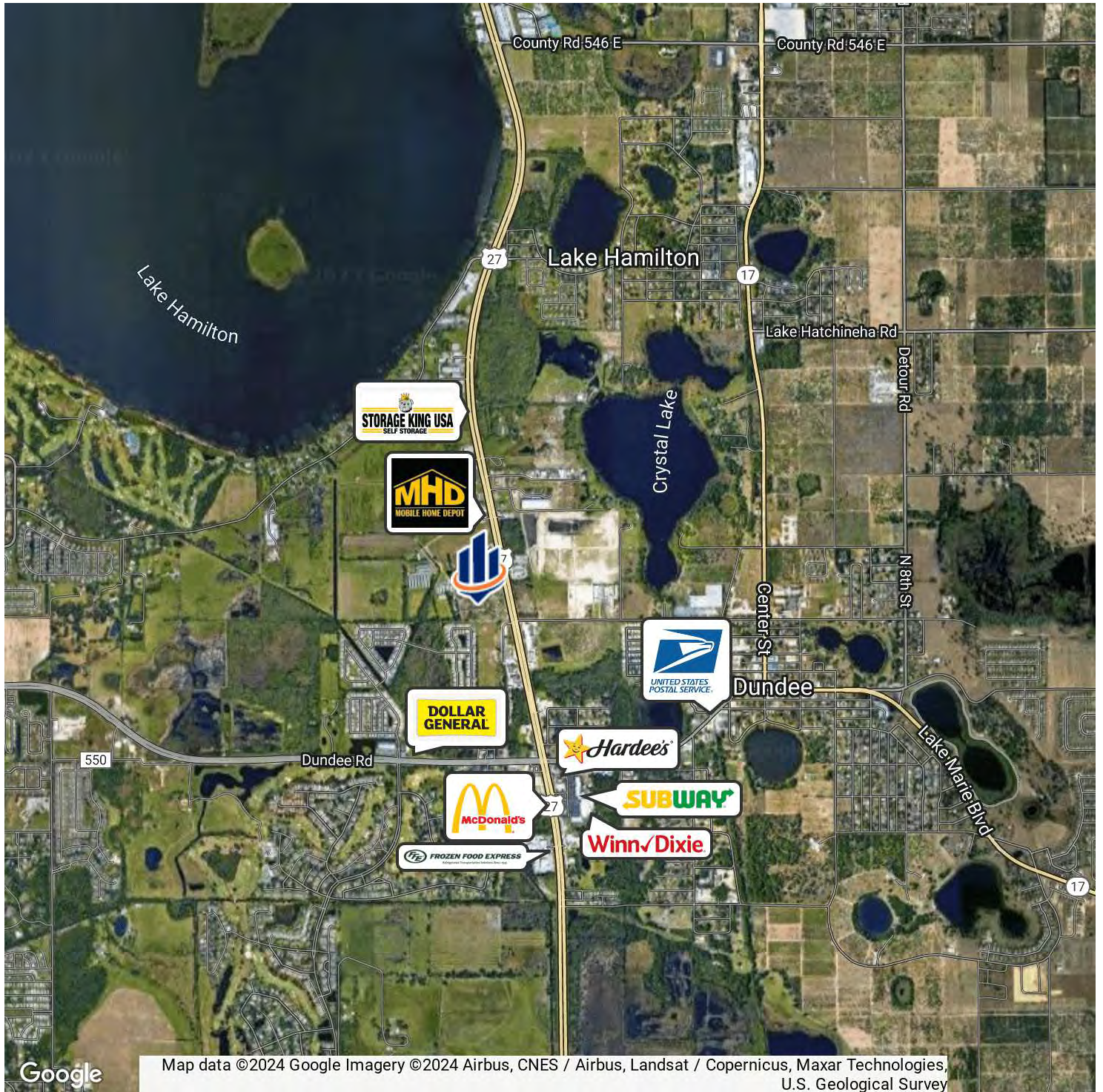
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,892	53,582	211,029
Average Age	50.3	43.6	42.4
Average Age (Male)	47.2	42.1	40.9
Average Age (Female)	54.0	44.5	43.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,238	25,229	92,359
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$40,227	\$45,135	\$52,694
Average House Value	\$119,300	\$152,178	\$165,702

* Demographic data derived from 2020 ACS - US Census

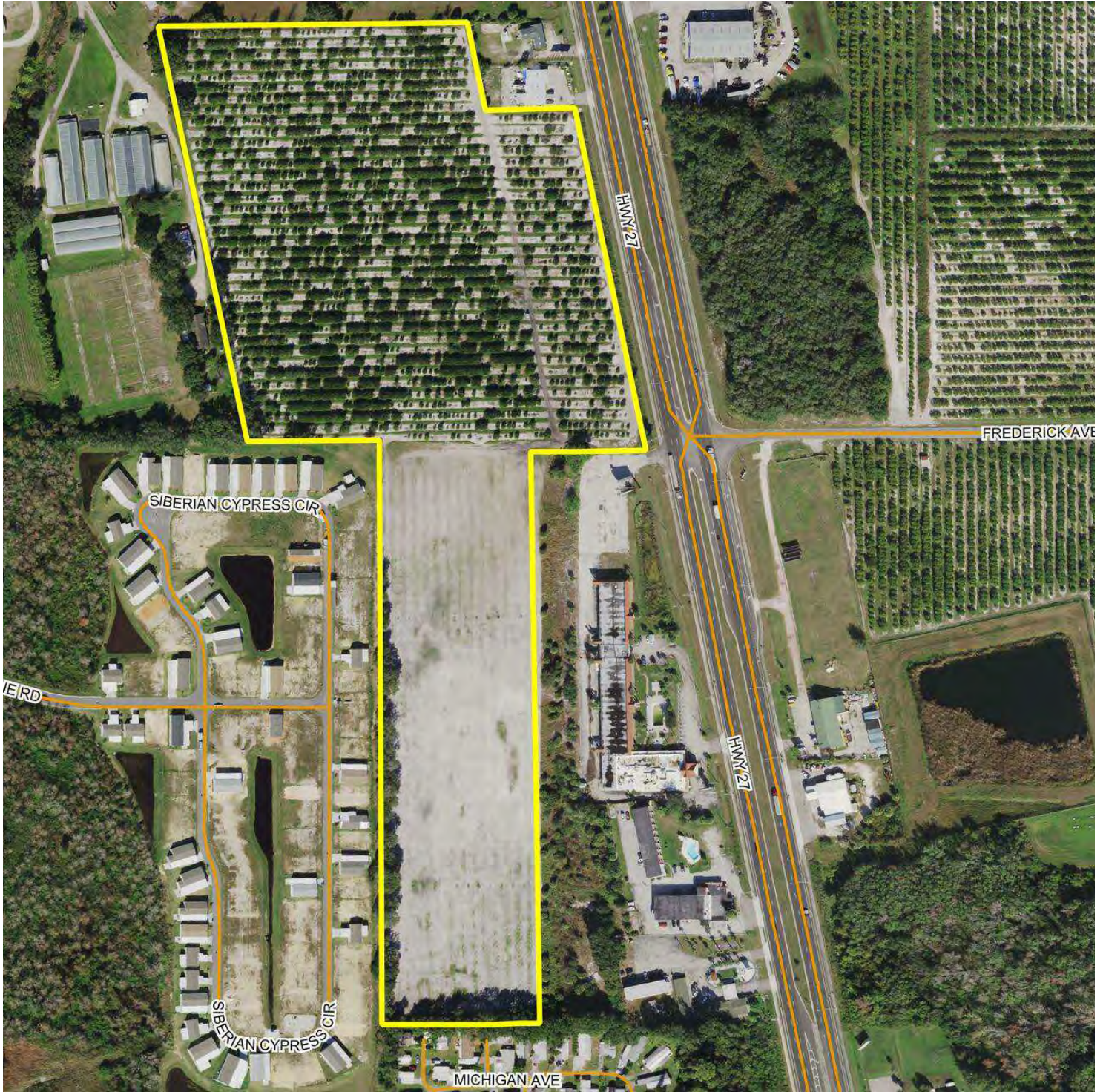
Market Area Map



Neighborhood Area Map



Aerial Map



Additional Photos



Additional Photos





DAVID HITCHCOCK ALC, CCIM

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties (Transition-To-Next-Use)
- Residential Development Properties

EDUCATION

- 2021 SVN® Partner Award
- 2020 – SVN® Achiever Award
- 2015, 2010 - CBC Circle of Distinction - SILVER
- 2013 - RLI "Peer to Peer" Award
- 2012 - CBC Circle of Distinction - BRONZE

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CRAIG MORBY

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

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ERIC AMMON, CCIM

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



For more information visit SVNsaunders.com

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