

2.5 acres MOL

Commercial

Haines City, FL

Property Overview

- Asking \$1,700,000
- Access to lighted intersection
- New six lane Hwy.
- **43,400** cars per day
- Excellent visibility
- Land Split available



- **Approximately 8 miles to I-4**
- **250 ft. of frontage on US Hwy. 27**
- **3 acres MOL gross**



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Summary

- ∂ Commercial Land use
- ∂ Preliminary site plan available
- ∂ Boundary Survey Available
- ∂ Environmental Phase I and Phase II completed
- ∂ There are 43,400 cars per day traveling US 27 (2006 Traffic Counts)



2005 Demographics	1 Miles:	3 Miles:	5 Miles:
Population	3,941	24,536	73,593
Median Age	46.4	39.3	43.1
HH Average Income	\$43,565	\$45,176	\$48,338
Median HH Income	\$30,648	\$32,557	\$36,041