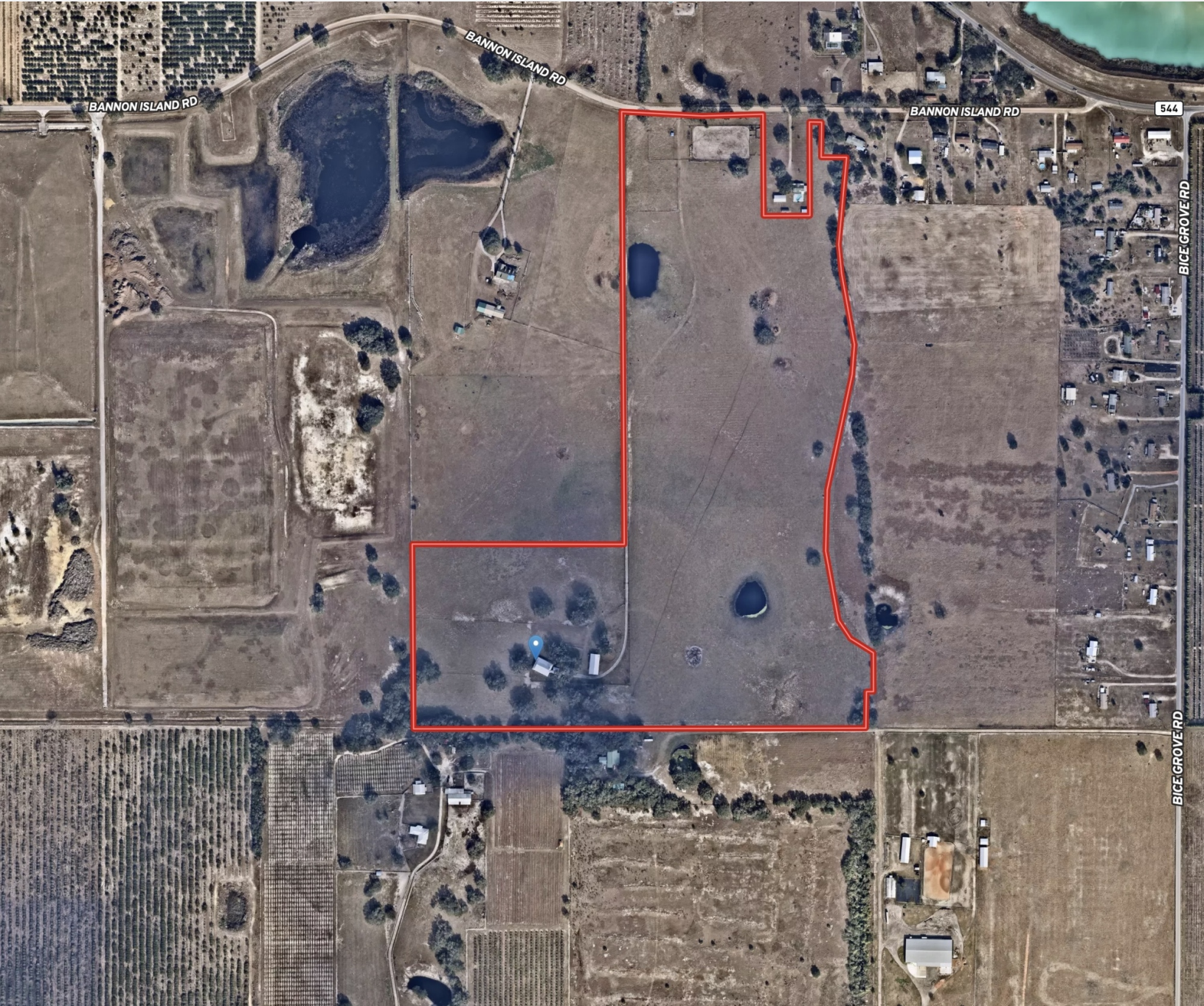




FOR SALE

71.08 ACRES OF VACANT COMMERCIAL & LIGHT INDUSTRIAL LOCATED IN HAINES CITY, FL

4880 BANNON ISLAND RD, HAINES CITY, FL 33844

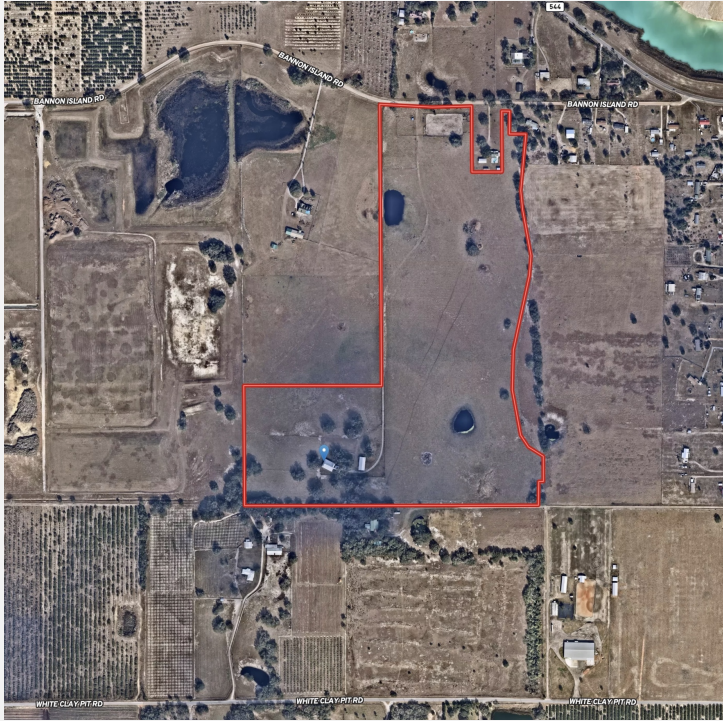


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LORENA@CROSBYDIRT.COM

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BEN@CROSBYDIRT.COM



CROSBYDIRT.COM



OFFERING SUMMARY

Lot Size: 71.08 Acres
Zoning: Employment Office

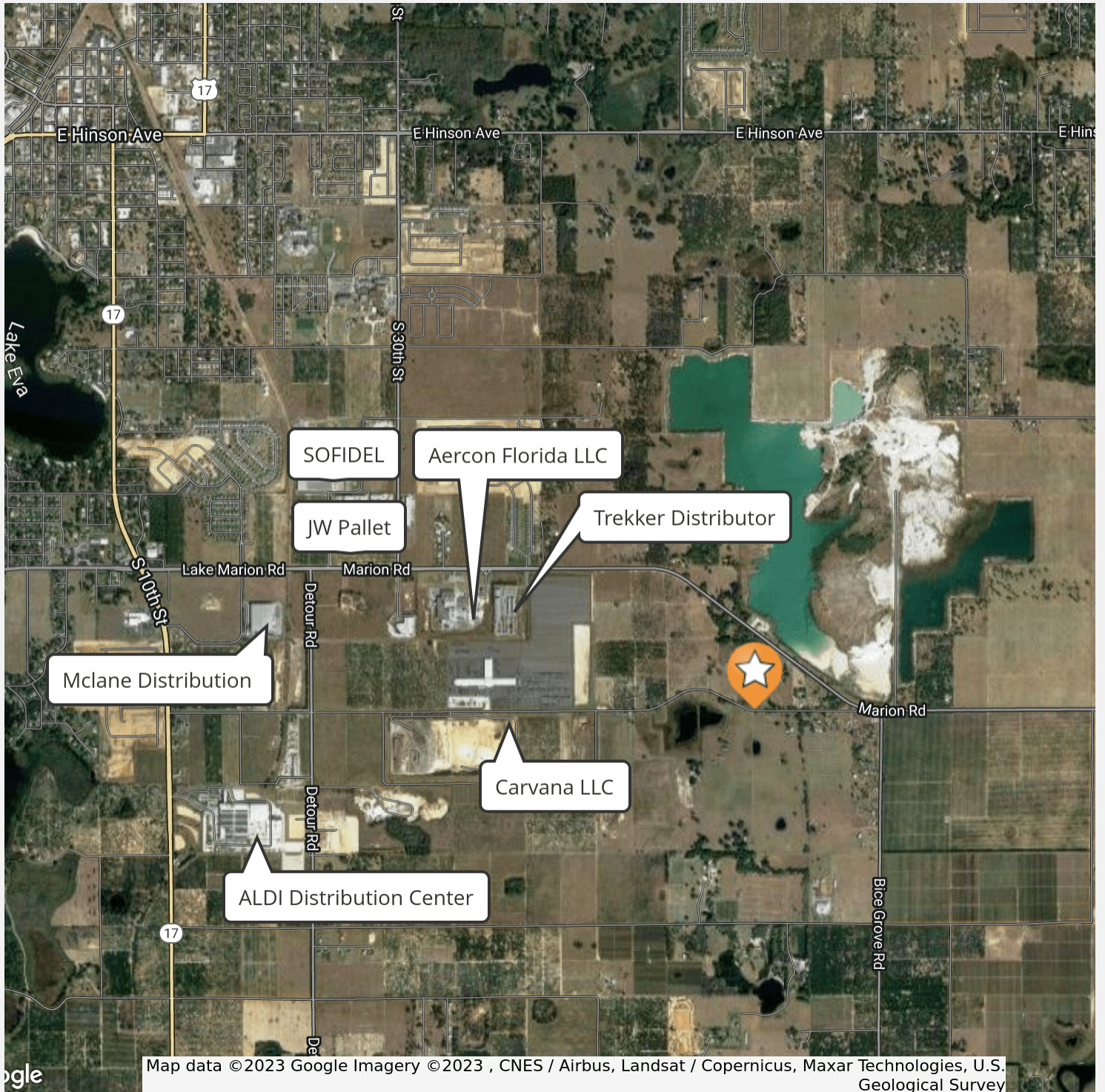
PROPERTY OVERVIEW

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.

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

ID#: 1131298

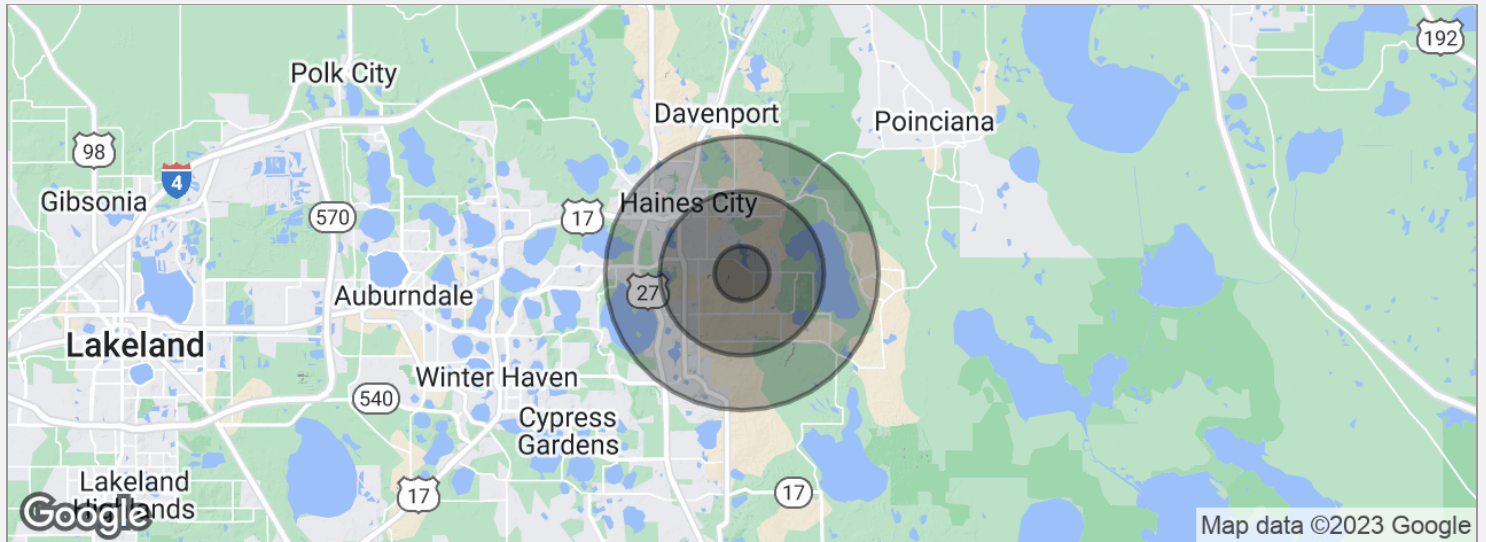


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	689	12,771	45,883
Median age	35.8	37.1	40.6
Median age (male)	34.7	35.3	38.6
Median age (Female)	37.0	38.5	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	241	4,958	20,147
# of persons per HH	2.9	2.6	2.3
Average HH income	\$48,802	\$52,065	\$44,576
Average house value	\$165,148	\$174,540	\$151,500

* Demographic data derived from 2020 ACS - US Census

ID#: 1131298