



**FOR SALE**  
**US 27 COMMERCIAL LOT**  
**\$550,000**

US 27 COMMERCIAL LOT

**US HIGHWAY 27, HAINES CITY, FL 33844**



**CHIP@CROSBYDIRT.COM**  
**CHIP FORTENBERRY MBA, ALC**  
**863.673.9368**



**CROSBYDIRT.COM**  
**CORPORATE OFFICE**  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881



**SALE PRICE** **\$550,000**

## OFFERING SUMMARY

<b>Listing Price</b>	\$550,000
<b>Acres</b>	2.6 Acres
<b>Price Per Acre</b>	\$211,538
<b>County</b>	Polk
<b>Zoning</b>	CH
<b>Utilities</b>	Electricity, Water, Sewer, Telephone, Cable, Internet
<b>Soils</b>	Sandy
<b>Parcel IDs</b>	272820000000031030, 272817828500000044
<b>Coordinates</b>	28.0403883, -81.63704
<b>Frontage</b>	275 ft
<b>Real Estate Taxes</b>	\$4848

## PROPERTY OVERVIEW

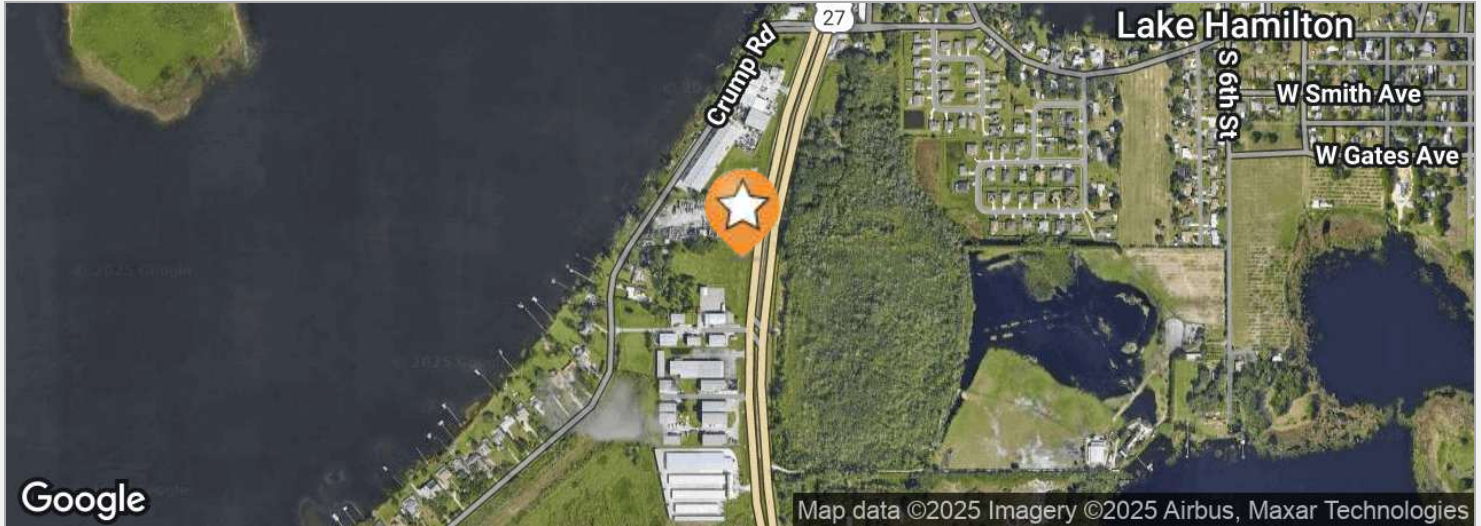
This 2.6-acre vacant commercial tract is in a great location and right on US 27 north of Dundee. There are many commercial uses for this land, and the property has 275 feet of frontage on US 27. Water, sewer, electricity, telephone, cable & internet are available on site. There is a billboard on the property that brings in \$4,000 per year in rent. It is only a short distance from many shops and restaurants. Don't miss out on this great commercial opportunity!

## PROPERTY HIGHLIGHTS

- 2.6 acre vacant commercial lot
- Water, sewer, electricity, telephone, cable & internet available
- 48,000 cars per day traffic count
- 275 feet of frontage on US 27
- Many commercial uses
- 14 miles to I-4
- \$4,000 annual billboard rent







## DRIVE TIMES

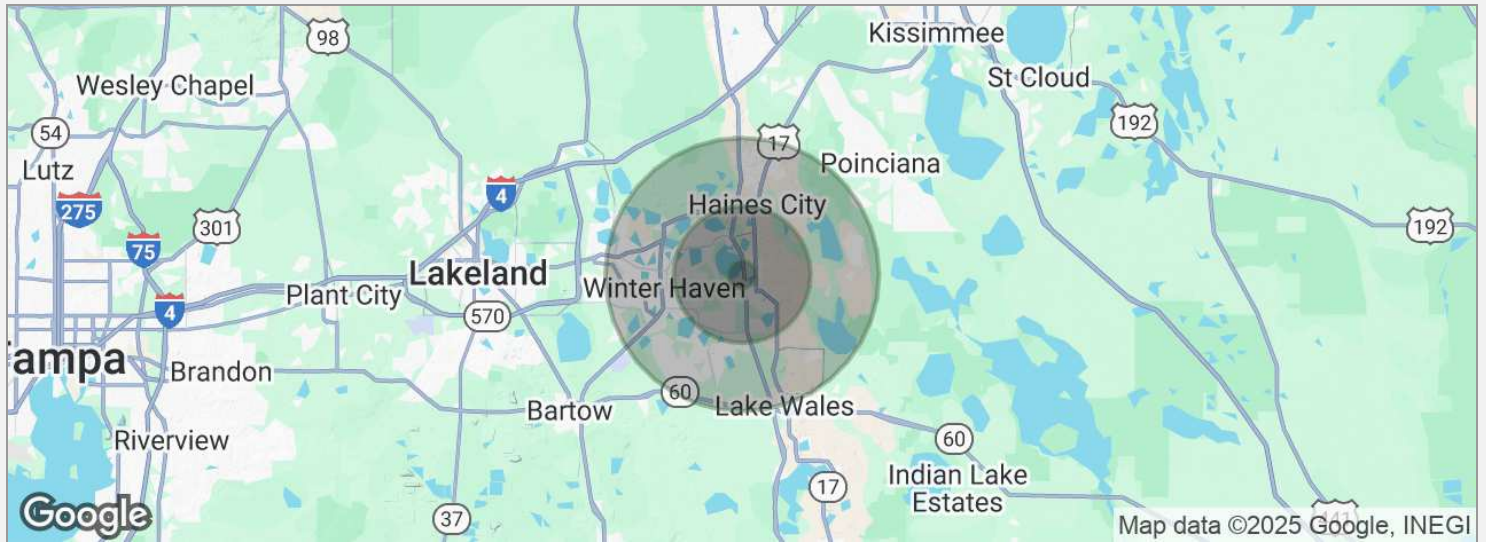
1.5 miles to Dundee  
13 minutes to Haines City  
15 minutes to Winter Haven  
35 minutes to I-4  
56 minutes to Orlando  
90 minutes to Tampa

## DRIVING DIRECTIONS

From US 27 and Dundee Road, Dundee, FL Travel 1.50 miles north on US 27 and property is on the west side of the road







## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	923	71,839	253,760
Median age	42	44	43
Median age (male)	42	43	42
Median age (Female)	42	45	44

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	341	27,812	96,443
# of persons per HH	2.7	2.6	2.6
Average HH income	\$75,744	\$79,751	\$76,763
Average house value	\$280,954	\$291,321	\$280,657

\* Demographic data derived from 2020 ACS - US Census

## CHIP FORTENBERRY MBA, ALC

Broker



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.673.9368  
chip@crosbydirt.com  
FL #BK662316

## PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.