For Sale

Haines City Medical Center

9 Office Pads and 5.3± Vacant Acres along US Highway 27

For more information
Please contact:

Mark Cooney
President
Office: 813.287.0070 x 224
Cell: 813.679.3952
mcooney@landsharksfl.com

Randy Mills
Vice President
Office: 813.287.0070 x 221
Cell: 727.421.8789
rmills@landsharksfl.com

www.landsharksfl.com

Property Features

5.3± Acres - $525,000 ($2.27 PF)

9.24± Acres (9 Office Pads Bulk) - $995,000

5 Office Pads (Front) - $260,000 / each

4 Office Pads (Rear) - $220,000 / each

Bulk Sale - 5.3± Acres & 9.24 Acre - $1,520,000

Prime Uses - Office / Medical / Bank / Hotel

Frontage - 1,380± Feet

Zoning - PIC-NR (Professional Institutional Center)

Land Use - PIC (Professional Institutional Center)

Address - 9302 North Blvd

City - Haines City

County - Polk

Tax District - City of Haines City

Parcel Id - 27-27-05-725500-030171

Traffic Counts (2010) - 47,000± AADT

Access - Full Cut on North Blvd / Hwy 27

Utilities - Life Station, Water, and Storm Water in Place

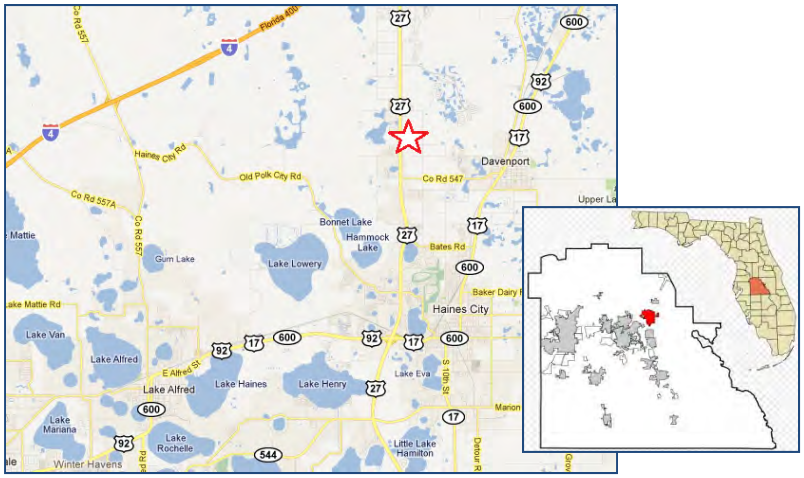
Flood Zone - X (low risk)

THE LAND SHARKS

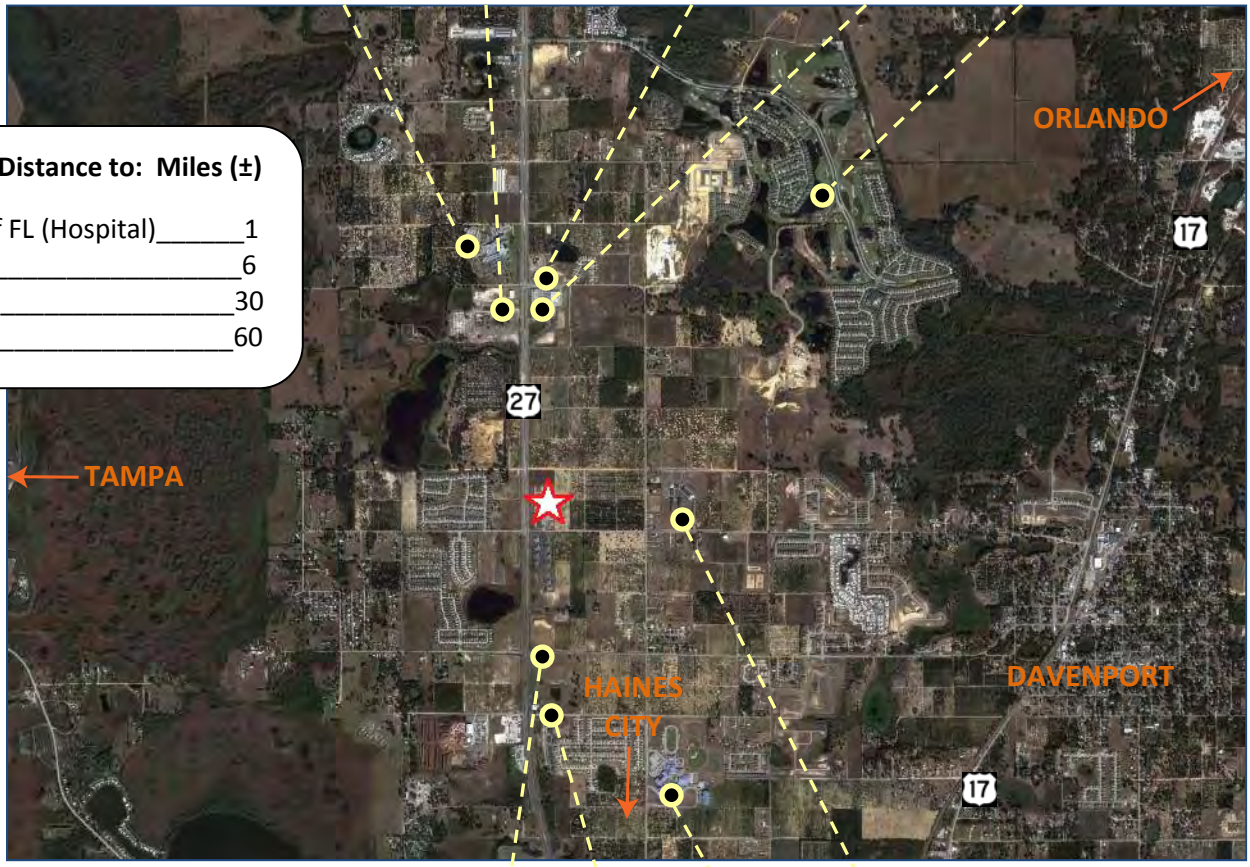
Haines City Medical Center

Haines City, Florida, Polk County

Population	1 Mile	3 Mile	5 Mile
2010 Total Population:	1,180	13,220	41,067
Pop Growth 2010-2015:	19.50%	15.10%	12.30%
Per Capita Income:	$21,503	$20,681	$18,874
Average Age:	47.30	43.60	40.90
Households			
2010 Total Households:	429	4,977	15,069
HH Growth 2010-2015:	18.90%	15.10%	12.90%
Median Household Inc:	$45,000	$42,892	$40,349
Avg Household Size:	2.75	2.63	2.68
Avg HH Vehicles:	1.60	1.60	1.50
Avg Travel Time - Wrk:	29 min	28 min	29 min
Housing			
Median Housing Value:	$68,485	$85,799	$82,901
Median Year Built:	2000	1998	1996



The subject property consists of 14.54± acres of which 5.3 acres is vacant land and the remaining 9.24± acres is improved with nine office pads and parking for approximately 265 cars. Each building pad is approximately 7,800 square feet allowing for a total of approximately 63,000± square feet of space to be built on the property.



Driving Distance to: Miles (±)

Heart of FL (Hospital)_____1
I-4_____6
Orlando_____30
Tampa_____60

Ridge Community High School

Horizons Elementary School

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