

**FOR SALE**

**BROCHURE**

# Auto Repair Business and Buildings for Sale

301 Hwy 17 92 N, Haines City, FL 33844



Each Office is Independently Owned and Operated



**David Reyes P.A.**

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# OFFERING SUMMARY

301 Hwy 17 92 N, Haines City, FL 33844



**PRICE:** **\$2,000,000**

**Address:** 301 Hwy 17 92 North, Haines City, FL 33844

**ARPN:** 27-27-28-760000-000061

**Square Feet:** .7,200

**Lot Size:** 77 Acre

**Zoning:** Commercial General (GC)

**Traffic Count:** 17,200

## Highlights

- Successful Car Repair Businesses with loyal clientele
- Rental Income opportunity from the Tire Shop next door
- High visibility corner lot on the bustling and expanding Hwy 17/ 92
- Two entry bay areas with ample room for vehicle parking

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**kw** WINTER  
HAVEN  
KELLERWILLIAMS

**the REYESgroup**

# PROPERTY DESCRIPTION

301 Hwy 17 92 N, Haines City, FL 33844

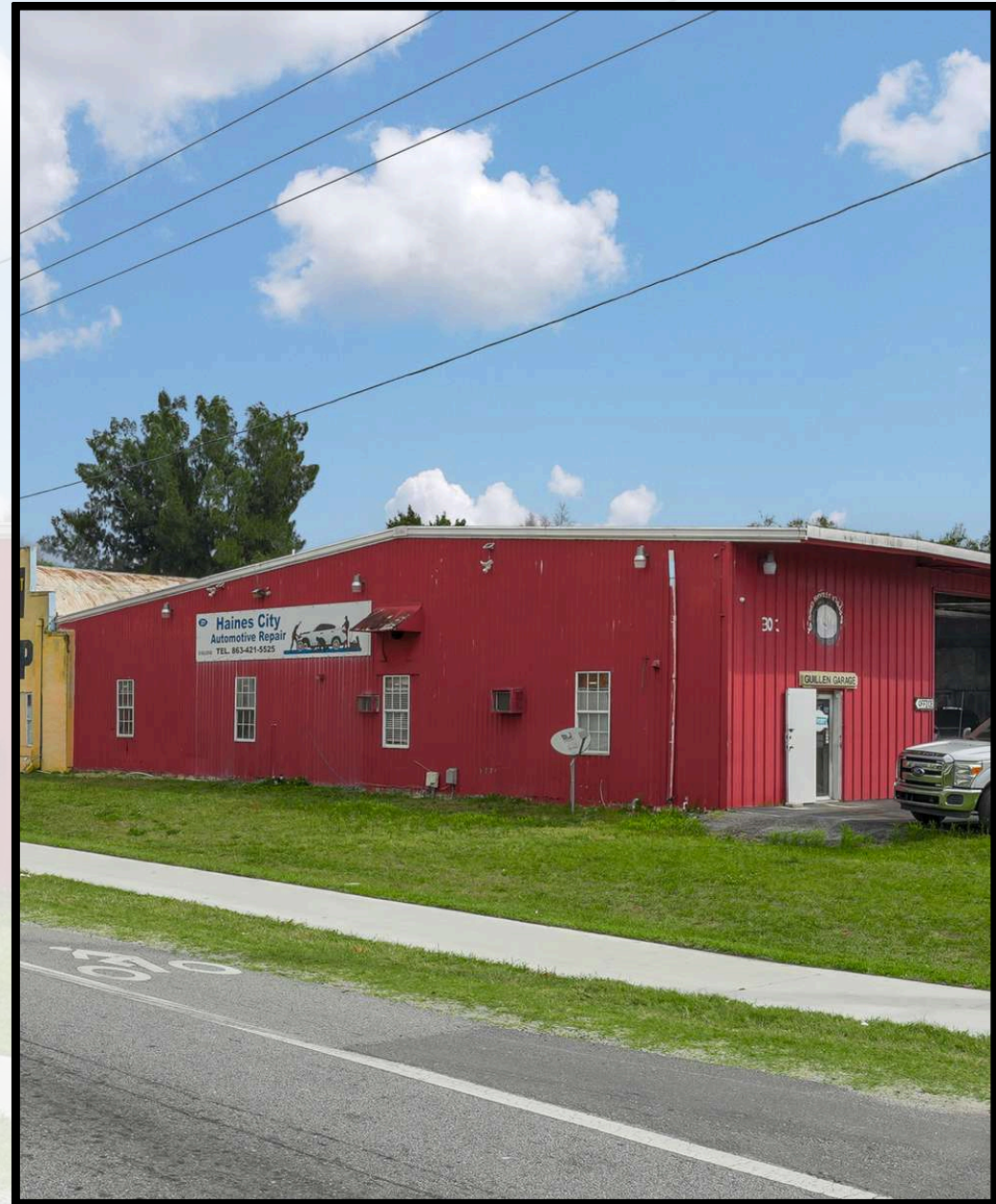
This income-producing investment opportunity in Haines City, Florida, is ideally positioned along the highly trafficked Highway 17/92.

The offering consists of a single parcel featuring two separate industrial buildings. The first is a 4,800-square-foot steel warehouse with prominent corner frontage, currently home to a well-established auto repair business. Operating successfully for several years, the business has earned 105 Google reviews with an impressive 4.3-star average rating.

The second building is a 2,400-square-foot Arch-Rib Quonset structure, currently leased to a tire shop, providing an additional steady revenue stream for the owner.

This is a rare opportunity to acquire a turn-key business—ideal for an investor seeking income or an automotive professional looking to own and operate in a prime location.

**Please do not disturb or contact employees or customers.**



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# Location Description

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Haines City, located in the heart of Central Florida, has transformed from a quiet small town into one of the fastest-growing cities in the state. Its population has surged from about 14,700 in 2000 to approximately 37,272 in 2023—a remarkable 153% increase over two decades. In just the past few years, the growth has been especially striking, with thousands of new residents moving in annually. Estimates project the population to reach around 43,500 by 2025, reflecting an annual growth rate far above the national average. This rapid expansion has been fueled by the city's affordability, strategic location along major transportation routes, and increasing appeal to families, commuters, and retirees alike.

Supporting this growth is a wave of new development, the most significant being the 120-acre Crossroads Village Center, now under construction at the junction of US-17/92 and US-27. This mixed-use project will bring together retail, residential, hotel, dining, and recreational components, with over 300,000 square feet of retail space planned. Target will serve as the anchor tenant, with its opening currently projected for October 2026. Phase one of the development, totaling about 130,000 square feet, is expected to be completed in the fall of that year. Once open, this new retail hub is poised to become a major draw for the region, further elevating Haines City's profile and providing residents with more shopping, dining, and employment opportunities close to home.

Adding to the city's appeal is the Lake Eva Event Center and the surrounding Lake Eva Park, located at 799 Johns Avenue. Overlooking the picturesque Lake Eva, the event center offers roughly 30,000 square feet of space, including three ballrooms and a conference room, with capacity for gatherings of up to 1,200 guests. It hosts a variety of events year-round, from weddings and expos to community concerts and cultural celebrations. The adjacent park provides walking trails, playgrounds, picnic areas, and waterfront recreation, making it a central gathering place for both residents and visitors.

Together, Haines City's rapid population growth, substantial new commercial investments, and vibrant community amenities paint a picture of a city on the rise. Its blend of economic opportunity, recreational spaces, and family-friendly environment continues to attract new residents and investors, positioning it as a key growth hub within Polk County and the greater Central Florida region.



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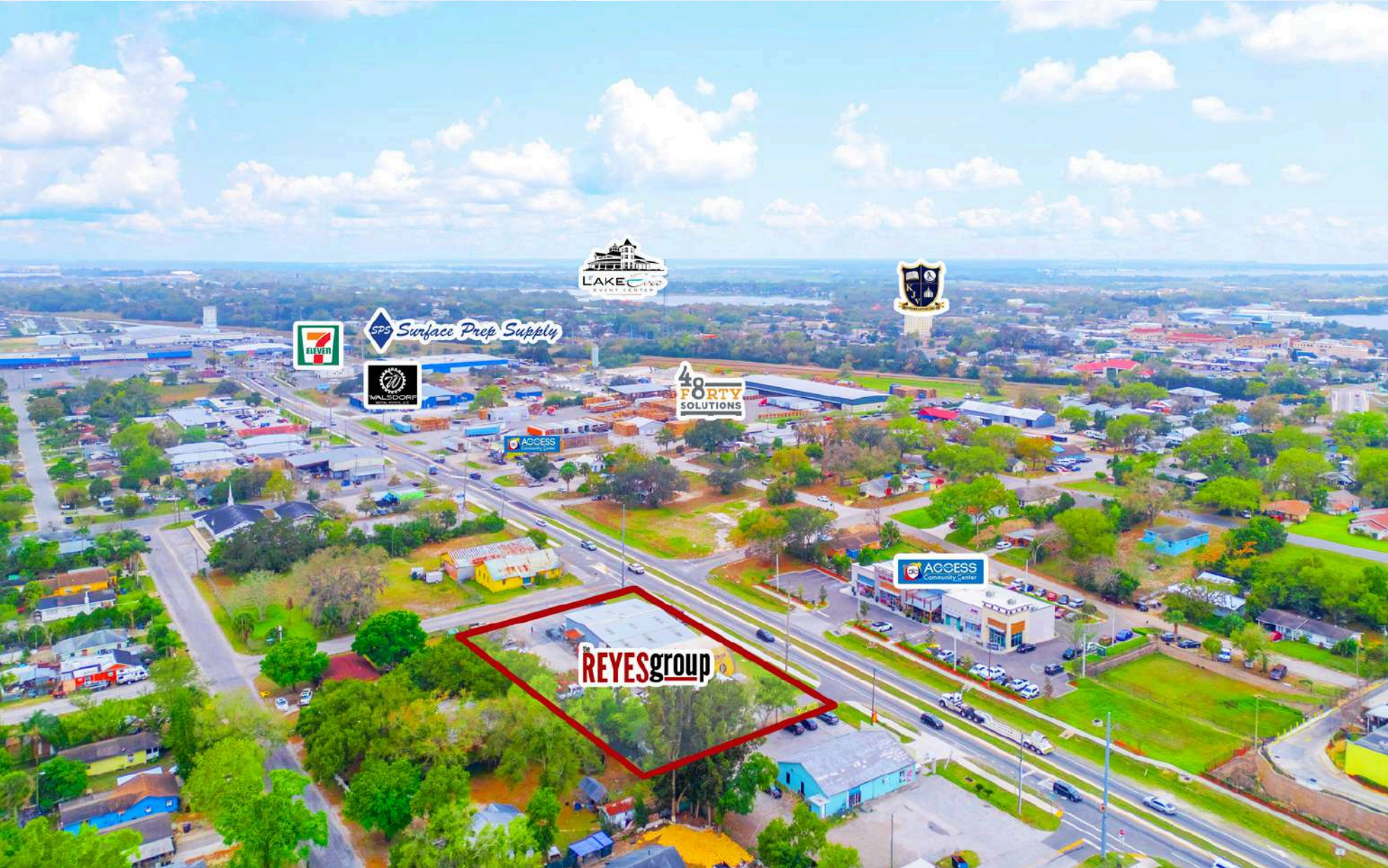
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# Aerial Facing North West

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kw WINTER HAVEN KELLERWILLIAMS

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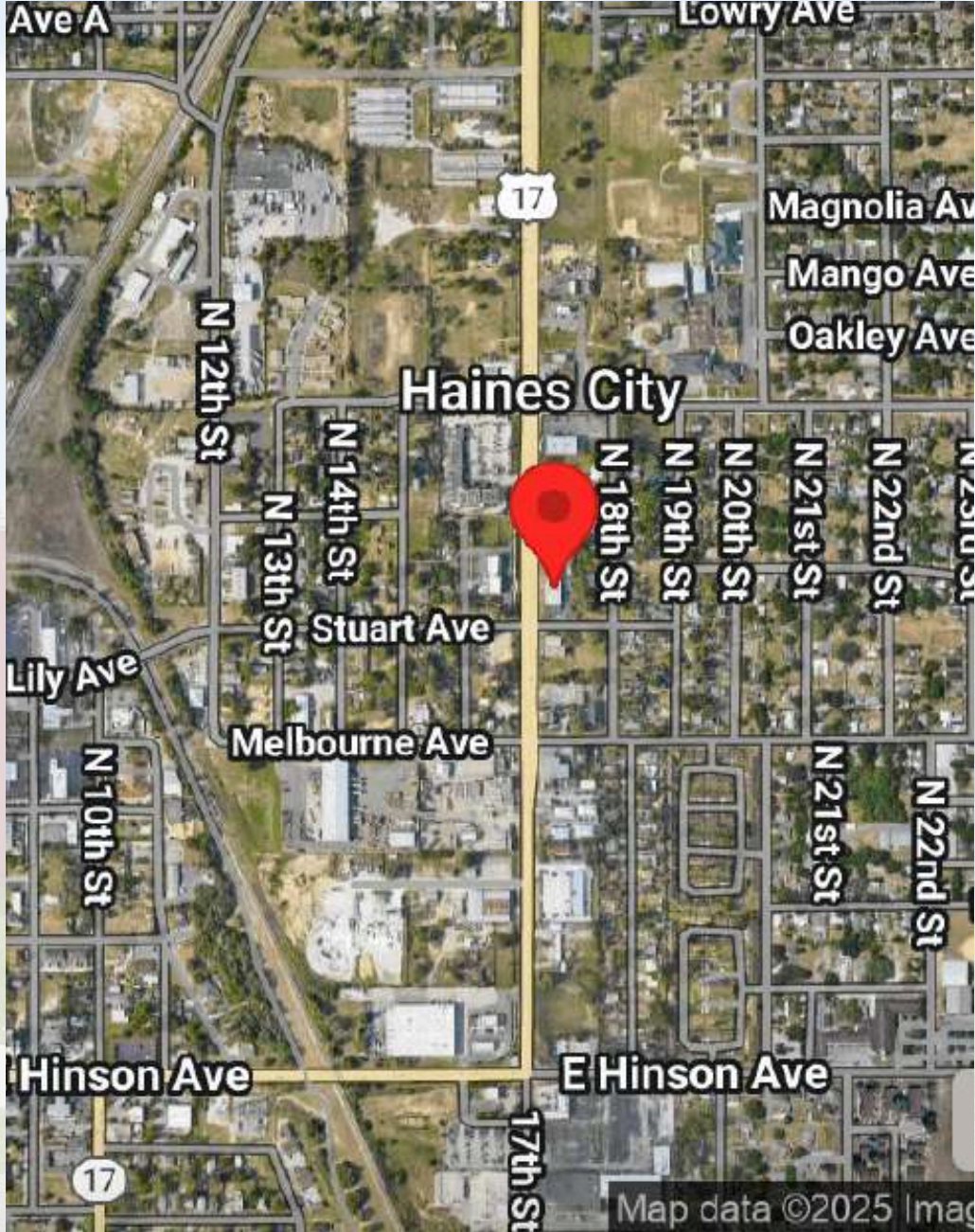
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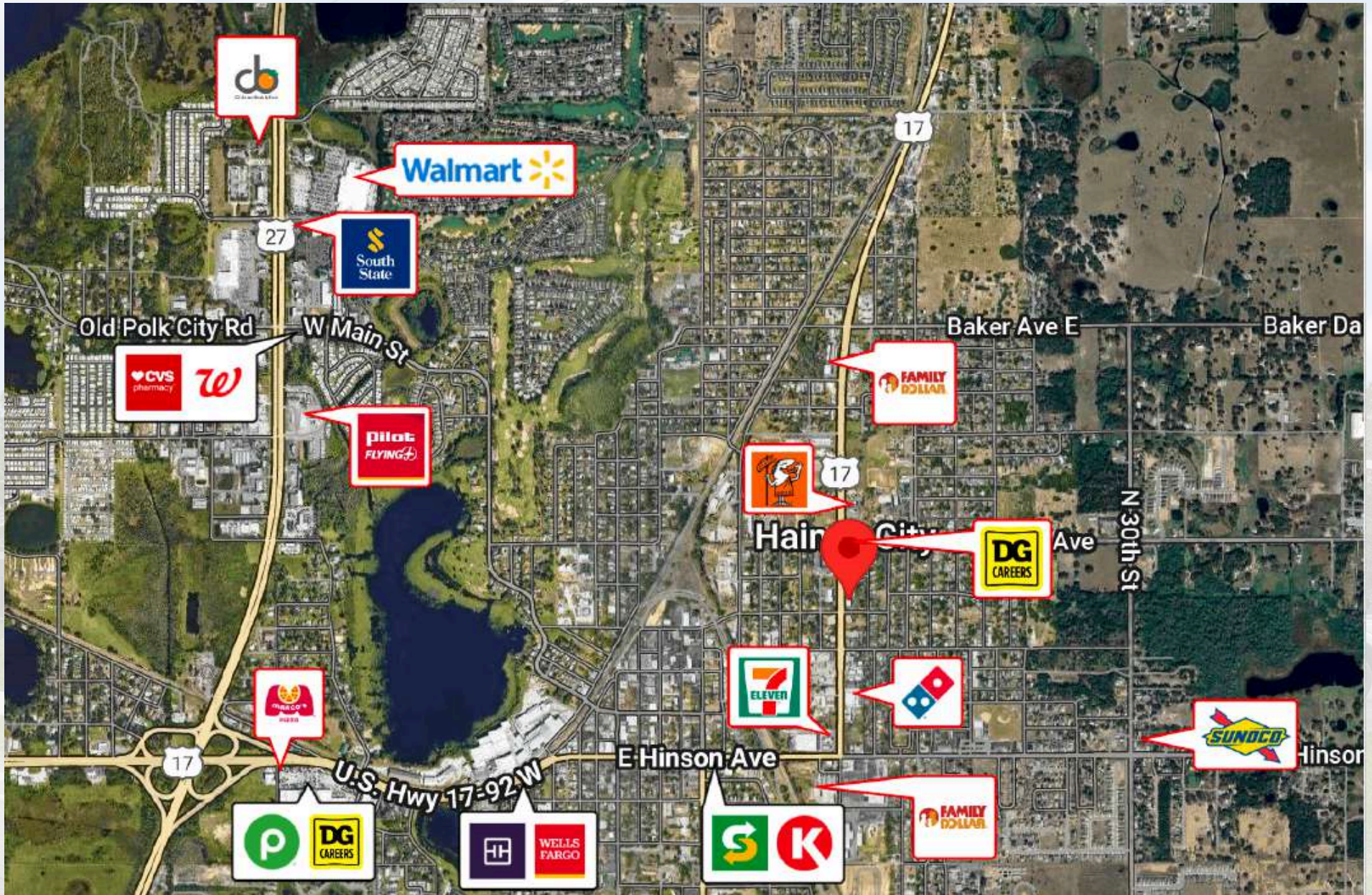
# Location Map

301 Hwy 17 92 N, Haines City, FL 33844



# Business Map

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# DEMOGRAPHICS

301 Hwy 17 92 N, Haines City, FL 33844

## Population

	1 Mile	3 Mile	5 Mile
Total Population	6,330	21,221	39,412
Male	3,069	10,051	18,470
Female	3,261	21,221	39,412



## County Population

Current Population	64,714
Projected by 2030	888,400 - 977,200
Net New Jobs needed by 2030	64,714



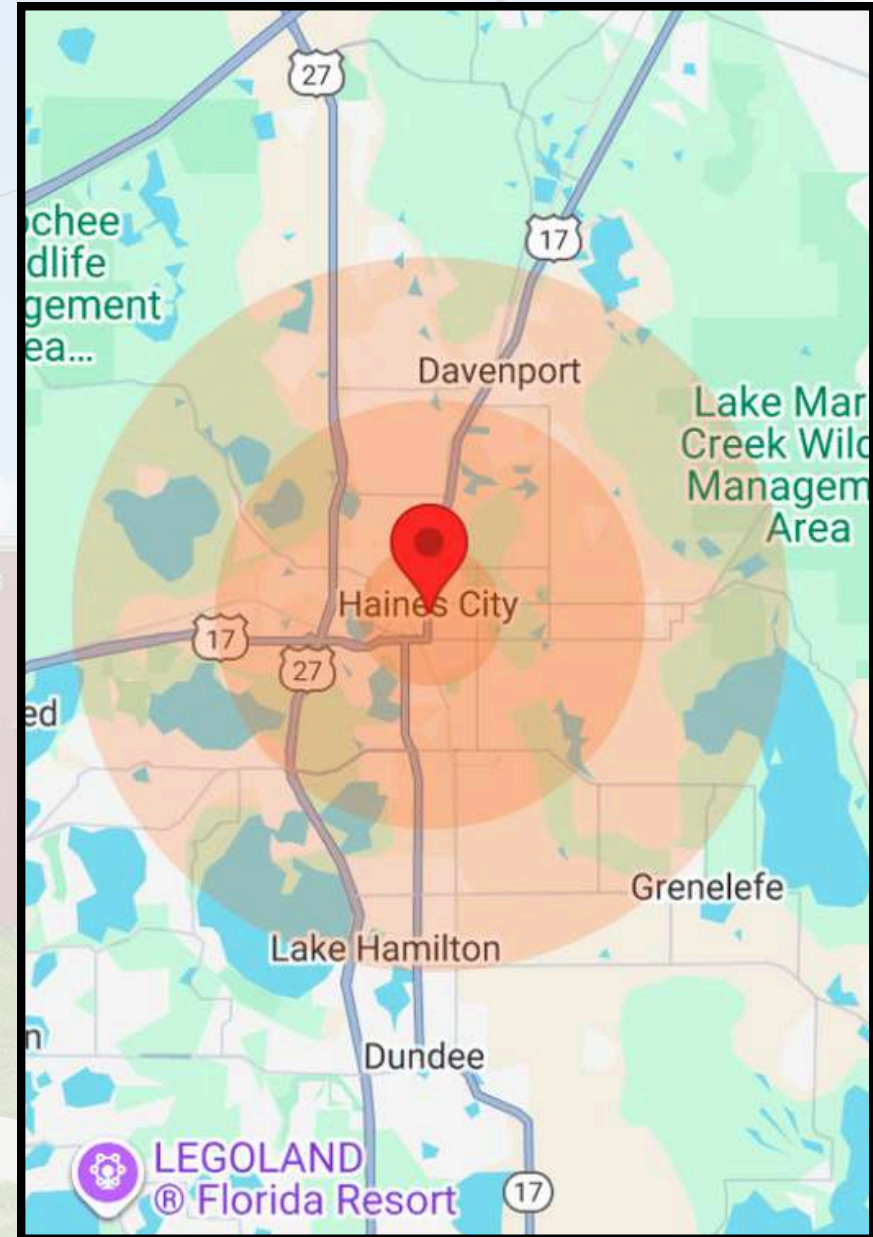
## Income

	1 Mile	3 Mile	5 Mile
Median Income	\$34,636	\$31,186	\$35,161



## Housing

	1 Mile	3 Mile	5 Mile
Total Units	2,134	10,146	20,461
Occupied	1,855	7,389	15,230
Vacant	279	2,757	5,231





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KW Commercial | Winter Haven

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David Reyes is the Owner and Director of The Reyes Group at Keller Williams Winter Haven. For over 21 years he has faithfully served the home and business owners of Polk County as a highly qualified and dedicated commercial and residential specialist.

He guides commercial buyers, sellers, investors, and developers of office spaces, retail locations, raw land, multi-family lots, residential investments, and property management to pursue ultimate commercial opportunities that will continue their business success.

David is dedicated to serving both first-time and repeat residential clients by compassionately walking his customers through the processes of home buying, renting, and selling. David finds joy in guiding customers to finding a home that perfectly fits their lifestyle, goals, and future.

With over \$14 Million in individual sales since 2016, David is highly regarded by the leadership of Keller Williams, his past and current clients, and professionals in the field. He was personally awarded Top Monthly Listings Closed multiple times in 2019 and has since led his team to be awarded Top Listings Taken in May 2020. He is consistently a Top 10% Producer in East Polk County and in the leaderboard for Top 3% in Listing Volume.

After receiving his degree in Human Resource and Management from Trinity International University, David moved to Polk County with his high school sweetheart, Susie, in 1994 where they are now raising their six beautiful children.

David is passionate about real estate and compassionately serving the community. He is confident that his team will intentionally serve you with integrity, professionalism, and dedication to meet all of your buying and selling needs!

# DISCLAIMER

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