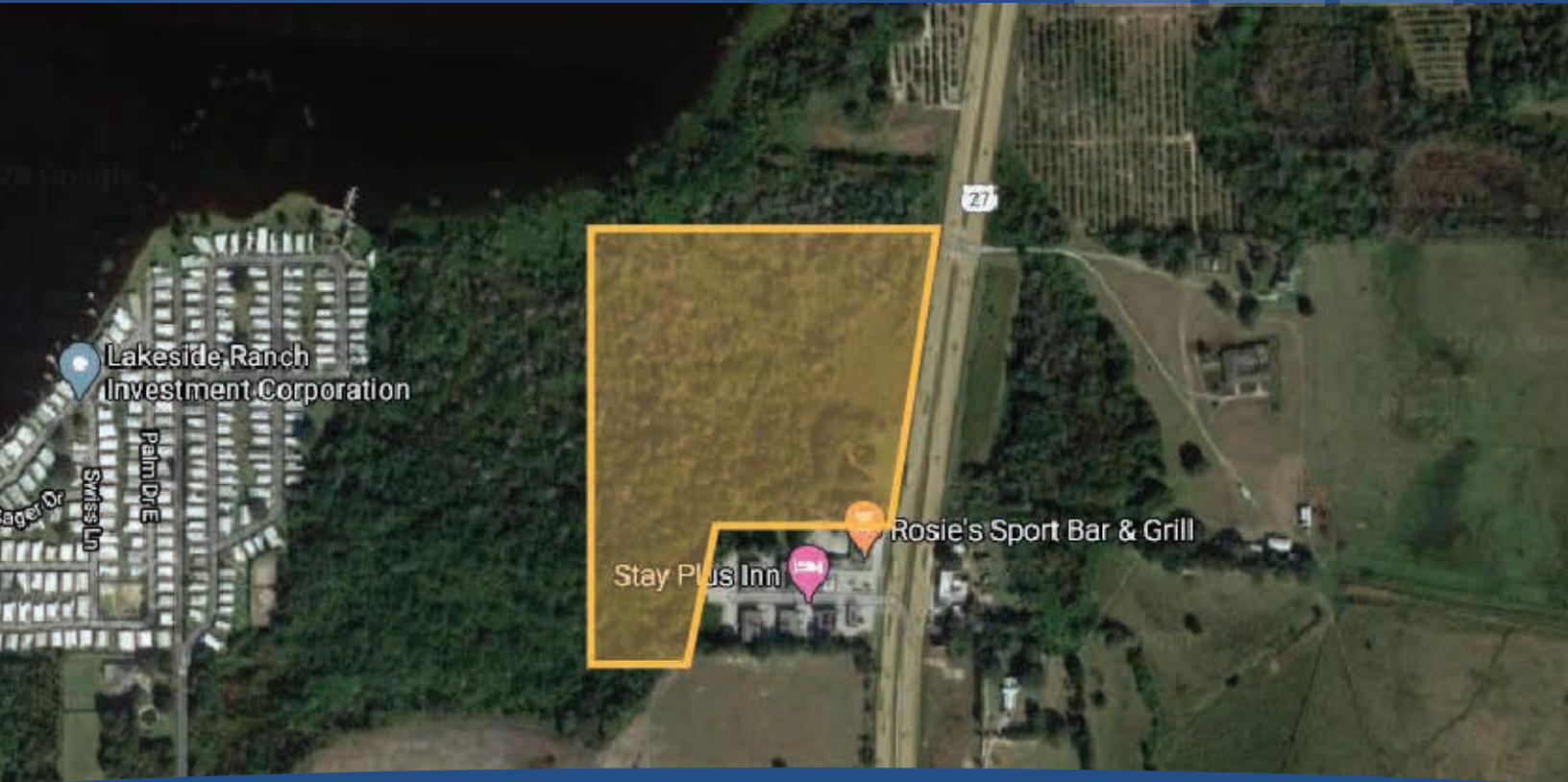


COMMERCIAL VACANT LAND - GROUND LEASE

S US HIGHWAY 27 HAINES CITY, FL 33844

PARCEL ID: 27-27-31-000000-042020



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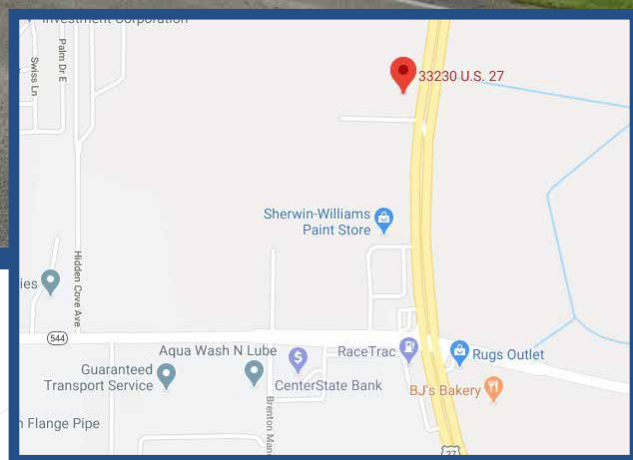
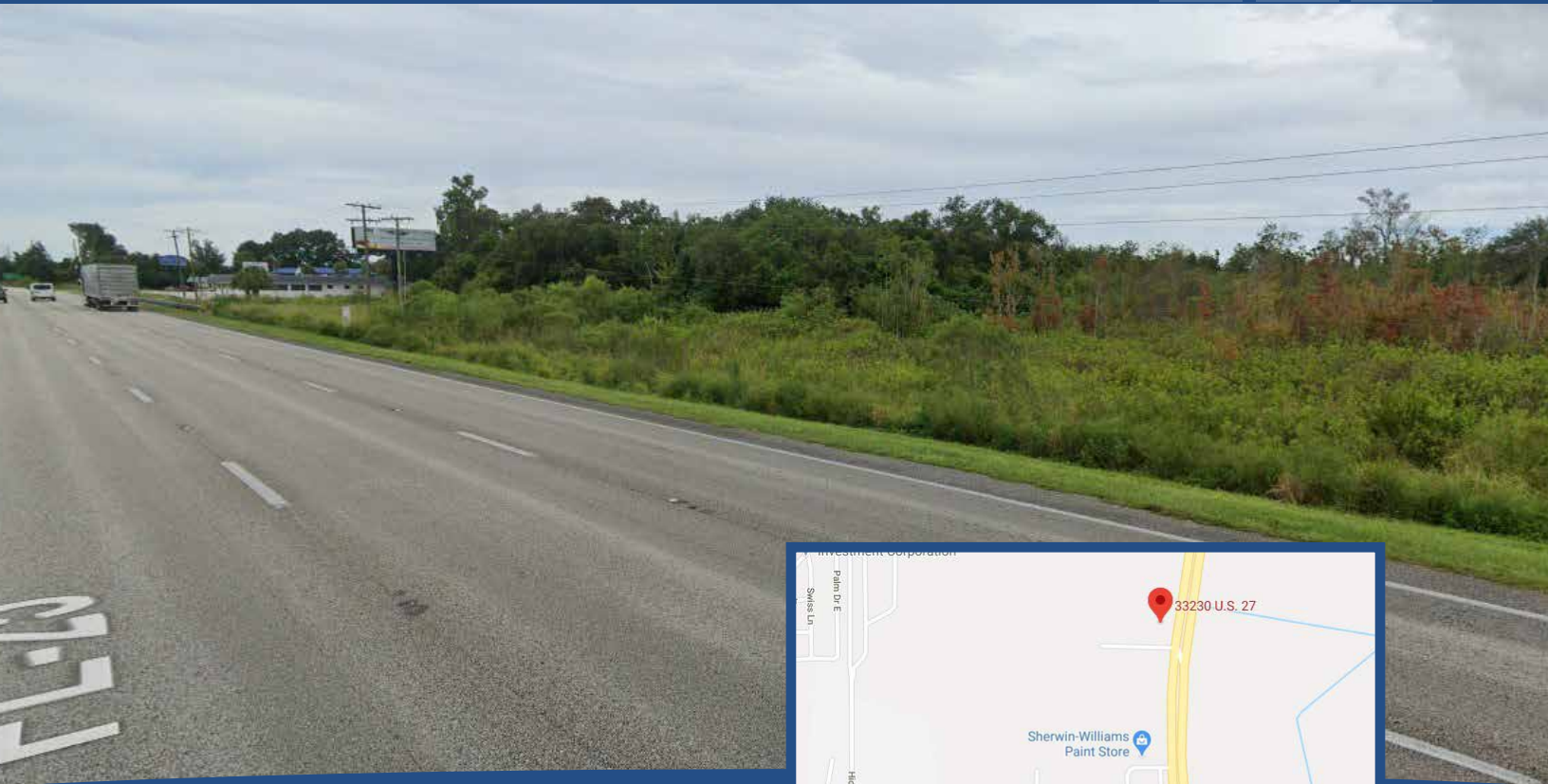
Broker, CIPS, RESS, e-PRO, REALTOR®

407-737-9797

Mark@OrlandoCommercialRealEstate.com
www.OrlandoCommercialRealEstate.com

GROUND LEASE

S US Highway 27
Haines City, FL 33844



PROPERTY DETAILS

Price: \$5,000/Month NNN -
GROUND LEASE

Property Type: Vacant Land

Lot Size: 27 +/- Acres

Zoning: Commercial

Parcel ID: 27-27-31-000000-042020

HIGHLIGHTS

- 0.94 acres usable
- 900' of frontage on Hwy 27
- Approved for retail/commercial

PROPERTY OVERVIEW

Don't miss out on this 27+/- acre parcel located directly off Highway 27 in Haines City!

This huge parcel only has 0.94+/- acres usable. Mostly any commercial/retail business can go here. Located close to the intersection of Scenic Dr & S US Hwy 27

Perfect space to build your own building!

**CONTACT US TO SCHEDULE
YOUR PRIVATE SHOWING!**



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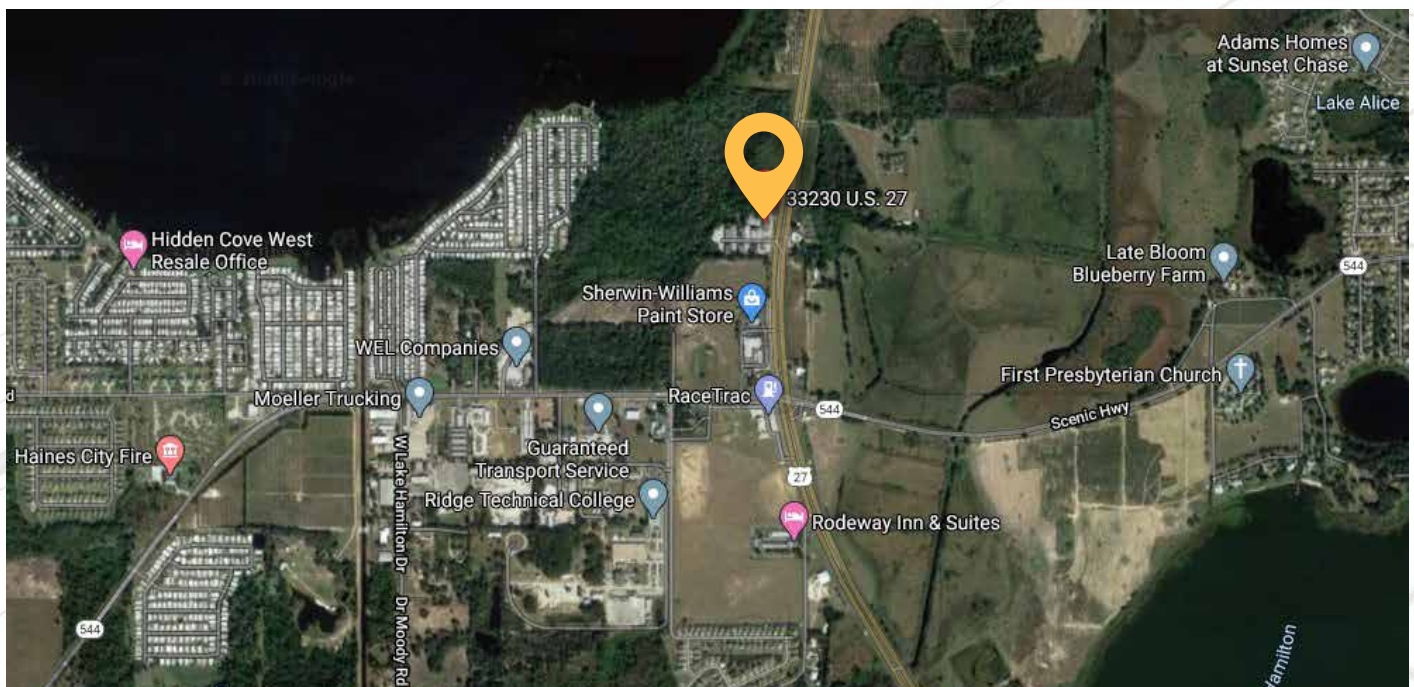
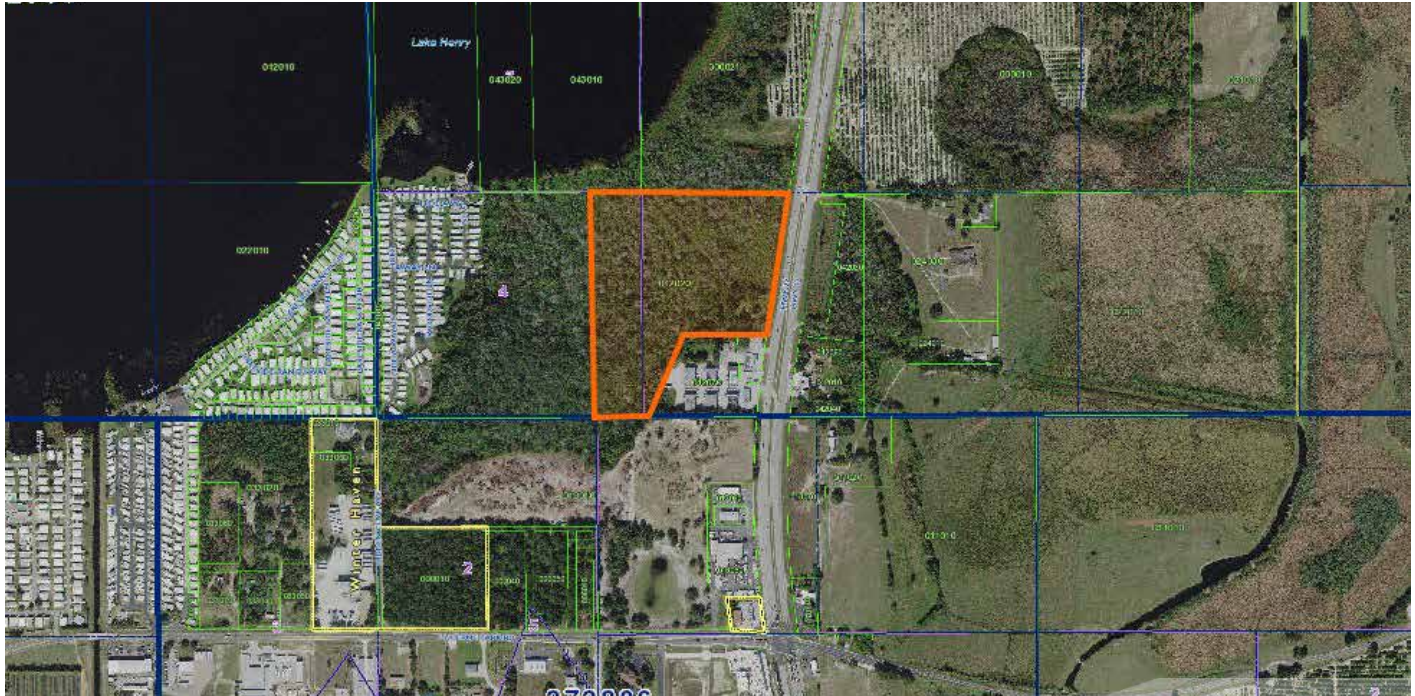
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GROUND LEASE

S US Highway 27
Haines City, FL 33844

MAP OVERVIEWS



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DEMOGRAPHICS & INCOME PROFILE

5 MILE RADIUS

Summary		Census 2010		2019		2024	
Population		47,298		58,727		65,029	
Households		18,105		22,022		24,213	
Families		12,997		15,681		17,193	
Average Household Size		2.60		2.65		2.67	
Owner Occupied Housing Units		13,310		16,420		18,323	
Renter Occupied Housing Units		4,795		5,602		5,890	
Median Age		42.8		44.2		44.9	
Trends: 2019 - 2024 Annual Rate		Area		State		National	
Population		2.06%		1.37%		0.77%	
Households		1.92%		1.31%		0.75%	
Families		1.86%		1.26%		0.68%	
Owner HHs		2.22%		1.60%		0.92%	
Median Household Income		2.40%		2.37%		2.70%	
Households by Income		2019				2024	
		Number		Percent		Number	Percent
<\$15,000		3,154		14.3%		2,974	12.3%
\$15,000 - \$24,999		2,827		12.8%		2,682	11.1%
\$25,000 - \$34,999		3,012		13.7%		2,981	12.3%
\$35,000 - \$49,999		3,899		17.7%		4,182	17.3%
\$50,000 - \$74,999		4,134		18.8%		4,732	19.5%
\$75,000 - \$99,999		2,347		10.7%		2,951	12.2%
\$100,000 - \$149,999		1,741		7.9%		2,399	9.9%
\$150,000 - \$199,999		391		1.8%		617	2.5%
\$200,000+		519		2.4%		696	2.9%
Median Household Income		\$41,439		\$46,659			
Average Household Income		\$56,979		\$65,428			
Per Capita Income		\$21,498		\$24,510			
Population by Age		Census 2010		2019		2024	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		3,245	6.9%	3,664	6.2%	3,982	6.1%
5 - 9		3,104	6.6%	3,622	6.2%	3,941	6.1%
10 - 14		2,872	6.1%	3,530	6.0%	3,968	6.1%
15 - 19		2,836	6.0%	3,177	5.4%	3,620	5.6%
20 - 24		2,450	5.2%	2,967	5.1%	3,113	4.8%
25 - 34		5,402	11.4%	6,744	11.5%	6,937	10.7%
35 - 44		4,766	10.1%	6,097	10.4%	7,029	10.8%
45 - 54		5,331	11.3%	5,637	9.6%	6,217	9.6%
55 - 64		5,645	11.9%	7,295	12.4%	7,481	11.5%
65 - 74		6,382	13.5%	8,416	14.3%	9,375	14.4%
75 - 84		4,099	8.7%	5,609	9.6%	7,040	10.8%
85+		1,165	2.5%	1,968	3.4%	2,324	3.6%
Race and Ethnicity		Census 2010		2019		2024	
		Number	Percent	Number	Percent	Number	Percent
White Alone		30,671	64.8%	35,910	61.1%	38,661	59.5%
Black Alone		10,341	21.9%	13,311	22.7%	14,777	22.7%
American Indian Alone		187	0.4%	251	0.4%	291	0.4%
Asian Alone		577	1.2%	781	1.3%	918	1.4%
Pacific Islander Alone		13	0.0%	16	0.0%	19	0.0%
Some Other Race Alone		4,478	9.5%	6,895	11.7%	8,448	13.0%
Two or More Races		1,030	2.2%	1,562	2.7%	1,916	2.9%
Hispanic Origin (Any Race)		11,880	25.1%	18,488	31.5%	23,237	35.7%



OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida
real estate since 1987

Licensed Florida Real Estate Broker
Licensed Community Association Manager
Licensed General Contractor



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Professional Memberships

CFCAR Central Florida Commercial Association of REALTORS®
BBF Business Brokers of Florida
ORRA Orlando Regional REALTORS® Association
FAR Florida Association of REALTORS®
NAR National Association of REALTORS®

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CCIM Certified Commercial Investment Member
CIPS Certified International Property Specialist
e-PRO Internet & Real Estate e-Commerce
RESS Real Estate Short Sale Specialist

Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®

Our Team

We strive to provide the best service to each of our clients. Every member of our team brings to the table a specific skillset that makes Commercial Real Estate Professionals, INC. the best in their market.

AMANDA ADAMS

Operations Manager &
Transaction Coordinator



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