

CUTLER RIDGE 75

75 +/- ACRES - COMMERCIAL DEVELOPMENT

Haines City, FL • Polk County
Commercial Investment & Development



55.16 +/- Acres
Agricultural

7.13 +/- Acres
General
Commercial

*Inquire About the Adjoining
Cutler Ridge 44 +/- Acres for Sale*

13.17 +/- Acres
General
Commercial

Publix
Shopping
Center

***The Center of Central Florida!
One of Polk County's
Busiest Intersections
and Commercial Corridors***

Traffic Count:
US 27- 41,000 AADT
US 17/92 -19,800 AADT



For additional details, Soils and Wetlands Maps, go to:
SAUNDERSREALESTATE.COM/CUTLERRIDGE75

See the Adjoining Cutler Ridge 44 +/- Acres for Sale:
SAUNDERSREALESTATE.COM/CUTLERRIDGE44



Coldwell Banker Commercial Saunders Real Estate

114 N. Tennessee, 3rd Floor, Lakeland, FL 33801 • 863-648-1528 • SaundersRealEstate.com

CUTLER RIDGE 75 +/- ACRES - COMMERCIAL/AG VACANT LAND

Haines City, FL • Polk County

This property can be purchased with the adjoining Cutler Ridge 44 +/- acres for a larger commercial development. Please inquire. Old development plans are available.

Great Location for Commercial Development

Food & Beverage Stores, Automobile Dealers, Building Materials, Lawn and Garden Equipment and Supply Stores, and well-suited as a Hotel or Multi-family development site. The property is in an excellent location for commercial development - located at the southwest corner of the busy intersection of US 27 and US 17/92. The main commercial arteries through Polk County, US 27 connects with I-4 and US 92 connects with FL 570 (Polk Parkway).



Total Acreage: 75.46 +/- acres

- 55.16 +/- acres of agricultural land
- 20.3 +/- acres of general commercial land

Sale Price: \$1,200,000

Price Per Acre: \$16,000

Property Address:

(1) Watts Dairy Road and US Hwy 17/92

(2) US Hwy 27

Haines City, FL 33844 , Polk County

Nearest Intersection: US 27 and US 17/92

Soil Types: Hontoon and Samsula Muck; Smyrna, Myakka, Adamsville, Bassinger, Tavares Fine Sands

Land Cover: Natural land cover vegetation

Uplands/Wetlands:

47.96 +/- acres uplands, 27.5 +/- acres wetlands

Current Use: Agriculture - cattle

Taxes & Tax Year: 1449.74 for 2012

Road Frontage:

- 1,200 +/- ft on US 27
- 830 +/- ft on the curve of 17/92
- 1,500 +/- ft on Watts Dairy Road

Fencing: Perimeter

Water: Available

Utilities: Force main for sewer on north side of US 17/92

City of Haines City Zoning: General commercial and agriculture - multi-family is an allowed use on commercial properties in Haines City

Traffic Count:

US 27 - 41,000 AADT / US 17/92 - 19,800 AADT

Parcel IDs: 272730000000023010, 272730000000023020

Driving Directions:

From Haines City - the property is on the southwest corner of US 27 and US 17/92

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75 +/- ACRES

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Agricultural & Commercial Investment & Development

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