



Coldwell Banker Commercial

# SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



Lake Tracy

US Highway 92

25,500  
cars/day

## PROPERTY FOR SALE

8 RAILROAD AVE. N., HAINES CITY, FL

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801



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## EXECUTIVE SUMMARY

# HAINES CITY CITRUS GROWERS INDUSTRIAL PROPERTY

The subject property is located on the southside of Lake Tracy in Downtown Haines City, FL. According to the Polk County Property Appraiser, there is 175,564 +/- SF on 13.28 +/- acres of land. Located in Central Florida, there are more than 20,000,000 people within a 5 hour drive-time of the subject, excellent for distribution businesses.

Built in 1925, this property has served as a citrus packing facility, and the next use will likely be industrial, but is up to the imagination of a buyer.

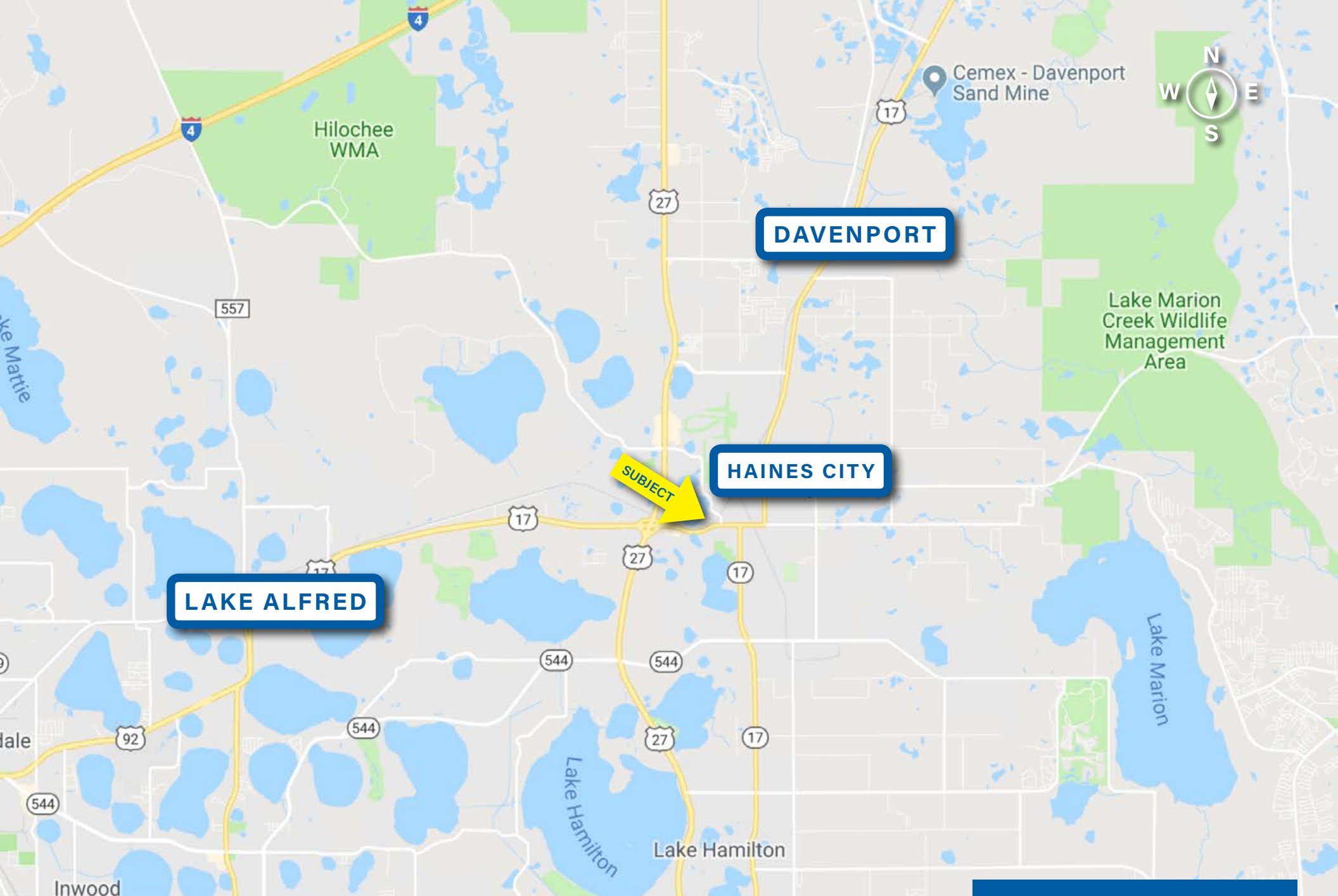
<b>Site Address:</b>	8 Railroad Ave. N., Haines City, FL 33844
<b>County:</b>	Polk
<b>PIN (Property Identification Numbers):</b>	272729790800000080, 272729787000001001, 272729786500000110
<b>Land Size:</b>	13.28 +/- acres
<b>Building Size (Polk PA):</b>	175,564 +/- SF
<b>Year Built:</b>	1925
<b>Property Use:</b>	Citrus Packing Plant
<b>Utilities:</b>	See Page 15
<b>Ceiling Height:</b>	Up to 40'
<b>Zoning:</b>	Industrial Heavy (Haines City)
<b>Taxes:</b>	\$49,048.20 (2018)
<b>Traffic Count:</b>	25,500 cars/day on US Hwy 92
<b>Asking Price:</b>	\$4,500,000





Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

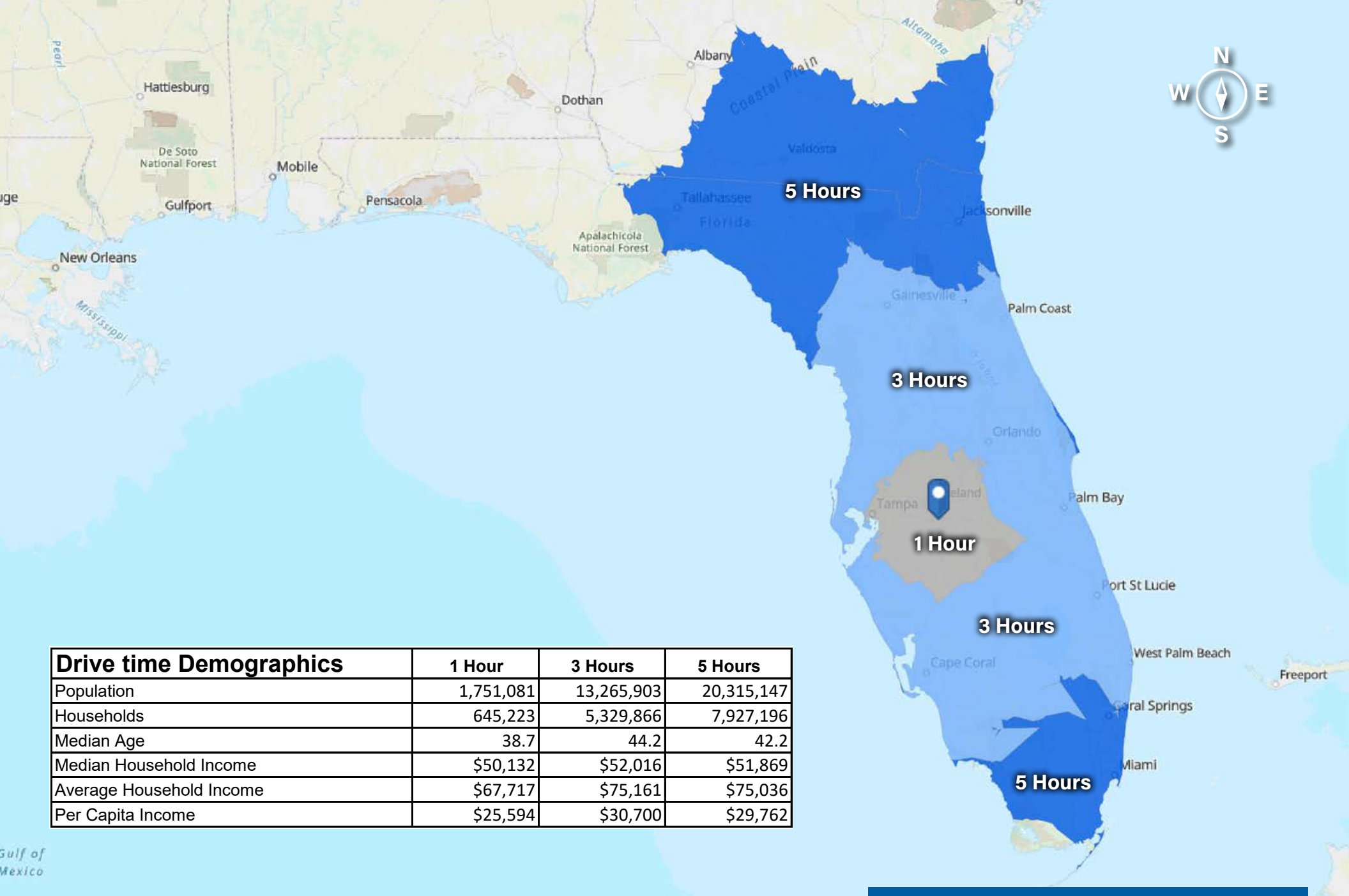
## REGIONAL LOCATION MAP



Located in between US Highway 27 and US Highway 17, in Downtown Haines City. I-4 is approximately 10 miles to the north.

**LOCATION MAP**

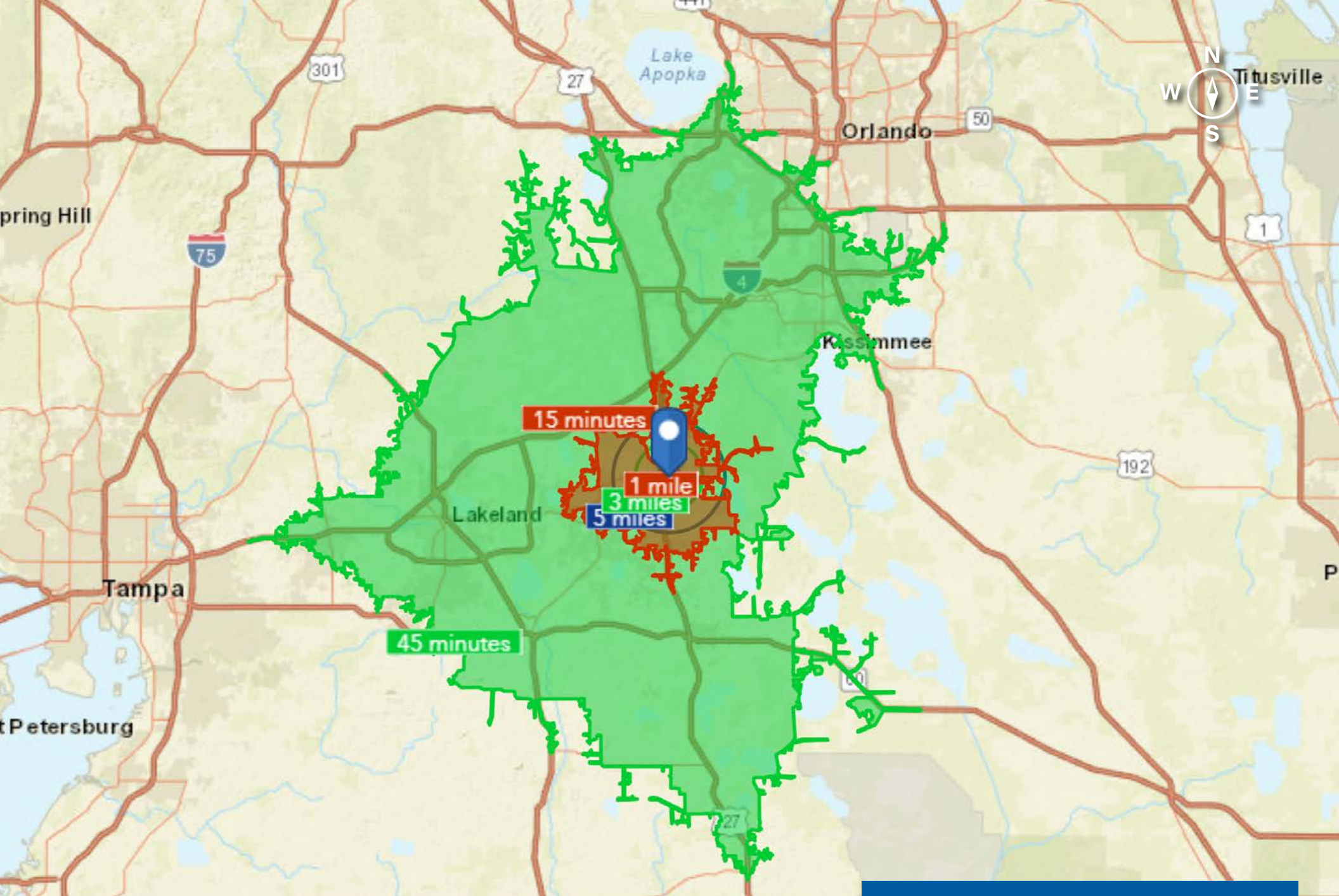




<b>Drive time Demographics</b>	<b>1 Hour</b>	<b>3 Hours</b>	<b>5 Hours</b>
Population	1,751,081	13,265,903	20,315,147
Households	645,223	5,329,866	7,927,196
Median Age	38.7	44.2	42.2
Median Household Income	\$50,132	\$52,016	\$51,869
Average Household Income	\$67,717	\$75,161	\$75,036
Per Capita Income	\$25,594	\$30,700	\$29,762

More than 20,000,000 people within 5 hours!

**DEMOGRAPHICS MAP**



1, 3, 5 mile radius

15, 45 minute drive time

DEMOGRAPHICS MAP



# BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	15 Mins	45 Mins	Polk	FL	US
Population	6,533	28,874	52,853	90,233	1,243,480	667,696	20,875,686	330,088,686
Households	2,042	10,068	19,657	34,065	447,166	249,123	8,152,541	124,110,001
Families	1,490	7,289	14,217	23,979	315,584	173,193	5,273,287	81,631,156
Average Household Size	3.15	2.85	2.67	2.63	2.73	2.63	2.51	2.59
Owner Occupied Housing Units	1,135	6,766	14,598	24,357	286,948	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	906	3,302	5,058	9,708	160,218	79,532	2,959,407	45,847,716
Median Age	31.9	38.4	44.6	44.3	38.4	41.4	42.3	38.3
<b><i>Income</i></b>								
Median Household Income	\$37,561	\$37,432	\$41,358	\$42,037	\$51,093	\$47,429	\$52,098	\$58,100
Average Household Income	\$49,226	\$50,439	\$55,831	\$57,388	\$70,937	\$64,107	\$75,281	\$83,694
Per Capita Income	\$16,039	\$17,757	\$20,912	\$22,012	\$26,051	\$24,475	\$29,913	\$31,950
<b><i>Trends: 2018 - 2023 Annual Growth Rate</i></b>								
Population	1.82%	2.16%	2.30%	2.16%	2.19%	1.55%	1.41%	0.83%
Households	1.69%	2.02%	2.19%	2.06%	2.07%	1.48%	1.36%	0.79%
Families	1.62%	1.96%	2.14%	2.02%	2.02%	1.42%	1.30%	0.71%
Owner HHs	2.66%	2.72%	2.75%	2.71%	2.62%	2.07%	1.91%	1.16%
Median Household Income	2.34%	2.69%	3.28%	3.26%	2.46%	2.65%	2.52%	2.50%

**G**ood population density with almost 30,000 people in 3 miles, and more than 1.2 million in a 45 minute drive-time.



# BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 15 Mins 45 Mins Polk FL US

## Households by Income

	1 Mile	3 Miles	5 Miles	15 Mins	45 Mins	Polk	FL	US
<\$15,000	16.80%	16.10%	14.70%	14.60%	10.70%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	13.90%	14.30%	12.60%	12.10%	10.90%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	15.00%	15.60%	13.70%	13.60%	11.50%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	18.30%	18.10%	17.60%	17.30%	15.60%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	19.50%	18.10%	19.40%	19.10%	19.60%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	7.80%	7.90%	10.50%	11.00%	12.30%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	5.80%	6.70%	7.70%	8.00%	11.40%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.00%	1.60%	2.10%	2.10%	3.70%	2.90%	4.50%	6.00%
\$200,000+	1.80%	1.60%	1.90%	2.20%	4.30%	2.90%	5.10%	6.70%

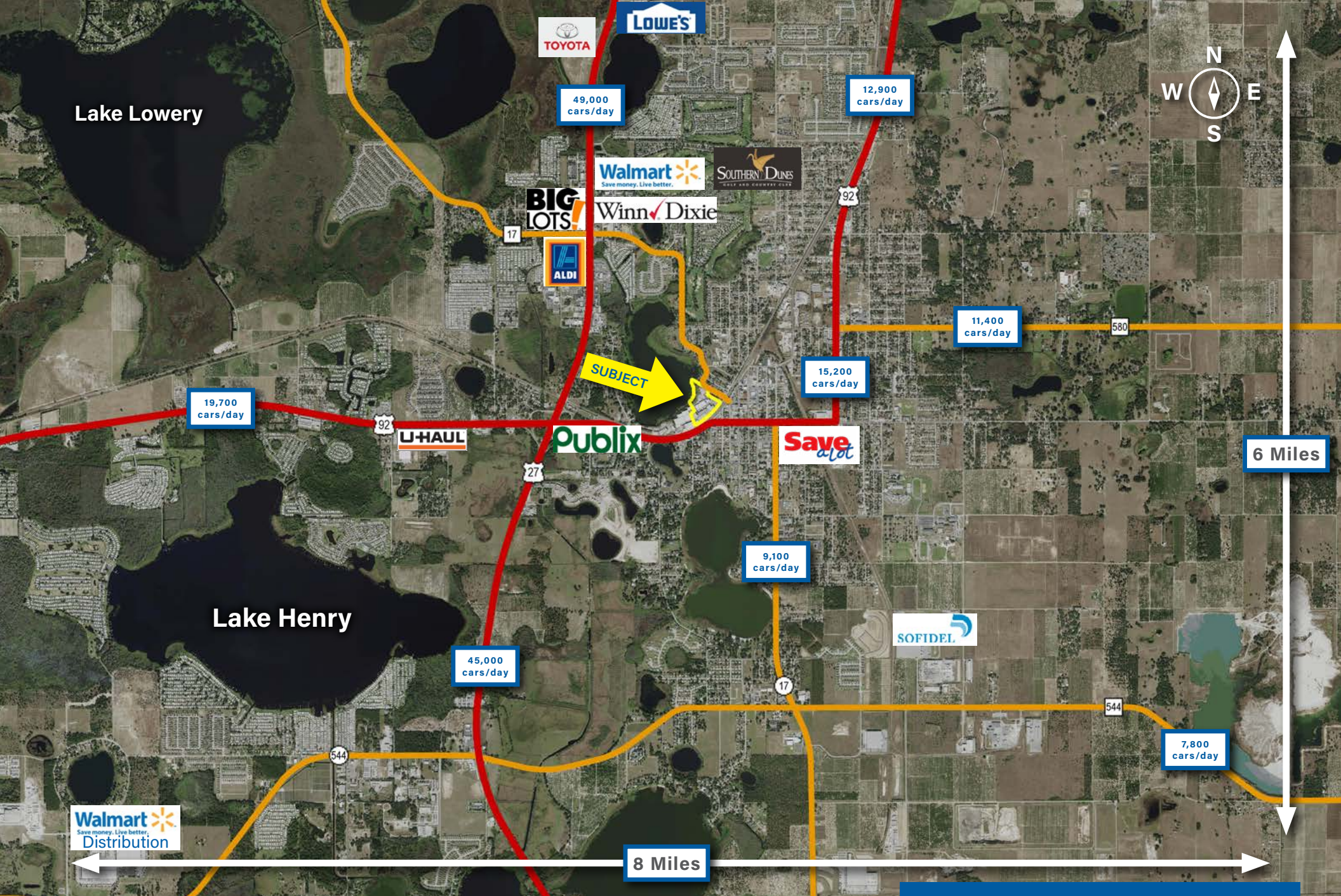
## Population by Age

	1 Mile	3 Miles	5 Miles	15 Mins	45 Mins	Polk	FL	US
0 - 4	9.10%	7.40%	6.30%	6.10%	6.10%	6.00%	5.30%	6.00%
5 - 9	8.60%	7.20%	6.10%	6.00%	6.10%	6.00%	5.40%	6.20%
10 - 14	7.80%	6.80%	5.90%	5.90%	6.20%	6.00%	5.60%	6.30%
15 - 19	7.00%	6.00%	5.30%	5.40%	6.20%	5.90%	5.70%	6.40%
20 - 24	7.20%	5.80%	5.20%	5.20%	6.70%	5.90%	6.30%	6.90%
25 - 34	15.00%	12.70%	11.40%	11.60%	14.30%	12.70%	13.20%	13.90%
35 - 44	12.30%	11.20%	10.20%	10.50%	12.40%	11.40%	11.70%	12.50%
45 - 54	10.10%	9.90%	9.90%	10.50%	12.50%	11.80%	12.70%	12.80%
55 - 64	9.90%	11.30%	12.20%	12.80%	12.40%	13.10%	13.60%	13.00%
65 - 74	7.40%	11.60%	14.60%	13.80%	10.10%	12.10%	11.50%	9.40%
75 - 84	4.10%	7.50%	9.60%	8.90%	5.10%	6.60%	6.30%	4.60%
85+	1.70%	2.70%	3.30%	3.30%	1.90%	2.40%	2.70%	2.00%

## Race and Ethnicity

	1 Mile	3 Miles	5 Miles	15 Mins	45 Mins	Polk	FL	US
White Alone	46.70%	55.70%	64.10%	64.50%	68.80%	72.30%	73.00%	69.90%
Black Alone	28.60%	23.30%	18.00%	20.60%	14.50%	15.30%	16.40%	12.90%
American Indian Alone	0.50%	0.50%	0.40%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.80%	1.10%	1.20%	1.40%	3.90%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	20.60%	16.70%	13.50%	10.30%	8.60%	7.00%	4.30%	6.90%
Two or More Races	2.80%	2.80%	2.70%	2.70%	3.70%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	49.80%	42.30%	35.90%	28.90%	32.70%	22.60%	25.90%	18.30%

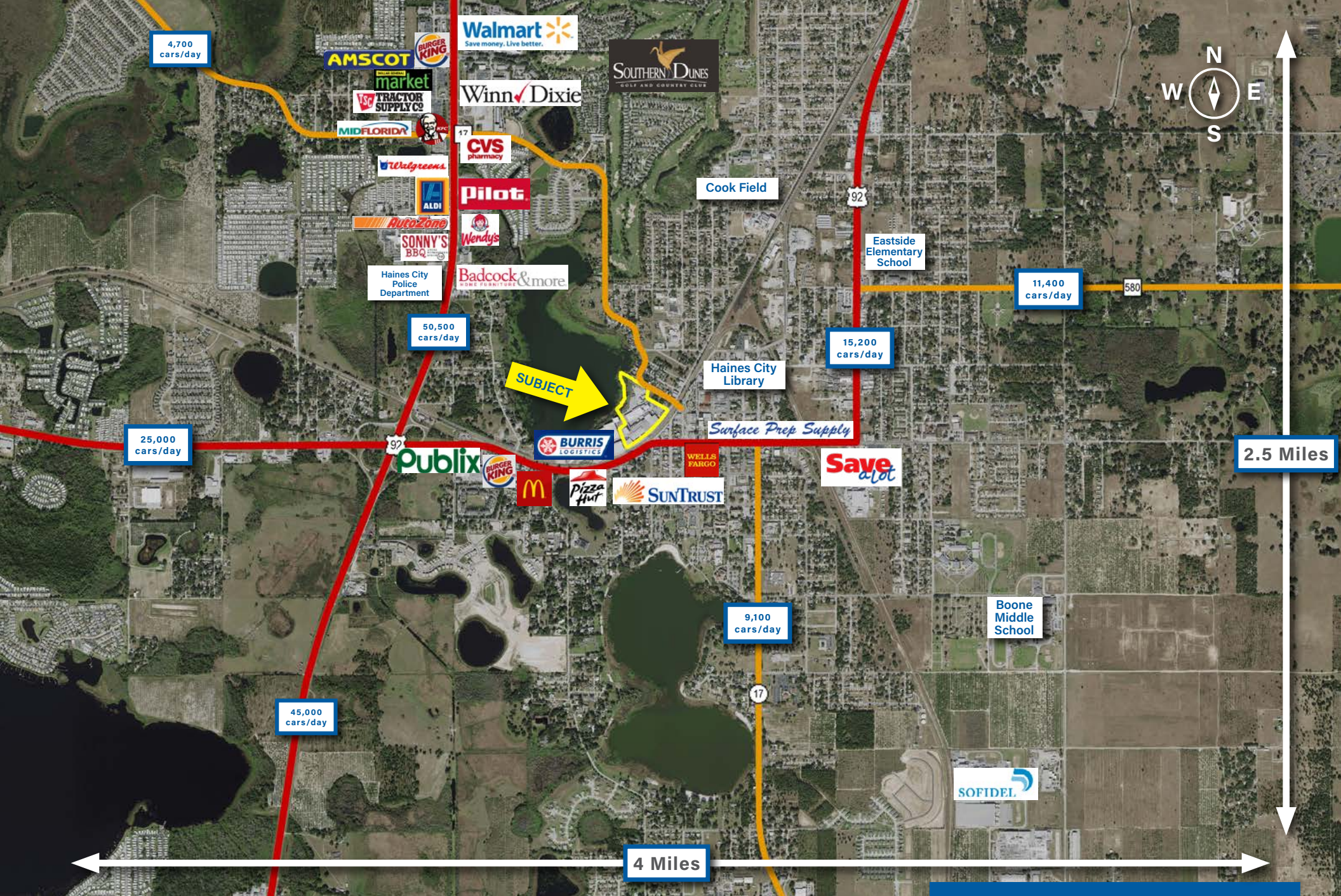




Located in close proximity to US 27. The trade area has a good mixture of Commercial, Industrial, and Residential uses.

**MARKET AREA MAP**





Located within an active trade area with good traffic counts. US 27 is a major corridor for truck traffic.

**TRADE AREA MAP**





Lake Tracy

Haines City Public Works

Florida Department of Corrections

Haines City Library



Surface Prep Supply



25,500 cars/day



US Hwy 92



10th St S

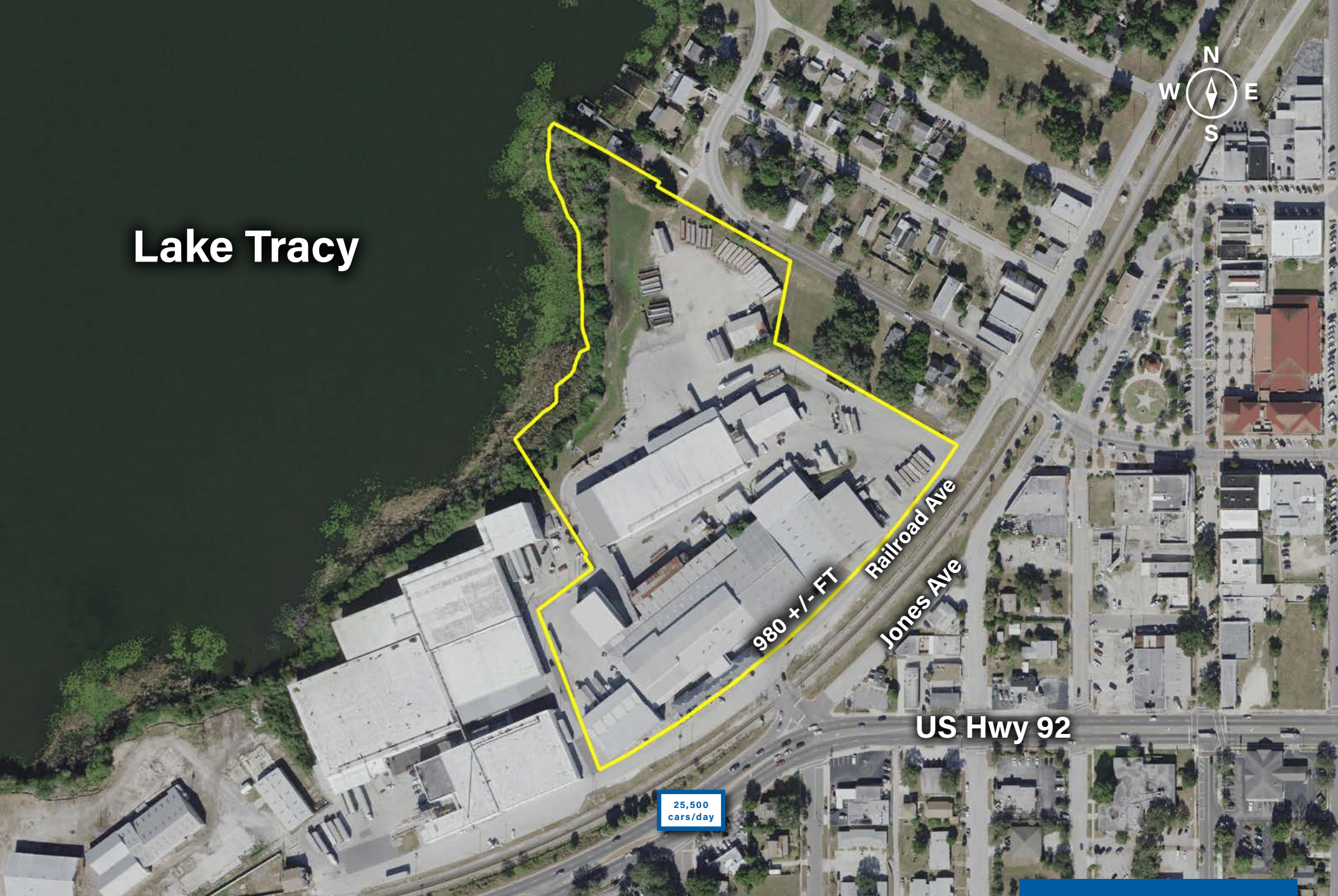
Lake Eva Community Park

Located in close proximity to Downtown Haines City.

NEIGHBORHOOD AERIAL



# Lake Tracy



980 +/- FT

Railroad Ave  
Jones Ave

US Hwy 92

25,500  
cars/day

**SITE AERIAL**

The subject property features 980 +/- FT of frontage and is visible from US Hwy 92 & Jones Ave.



# SITE LAYOUT



- COOLERS
- PACKING FACILITY
- WAREHOUSES
- OFFICE



### Electrical Service

- Duke Energy
- 12.47kV distribution feeding the facility
- Three-phase service from several locations:
- 1500 KVA Underground 277/480 Volt transformer.
- Two 300 KVA Overhead 277/480 Volt banks.
- 300 KVA Underground 277/480 Volt transformer on primary Underground loop
- 500 KVA Underground 277/380 Volt transformer on primary Underground loop
- Feeder K20 - 5MW current capacity.

### Water

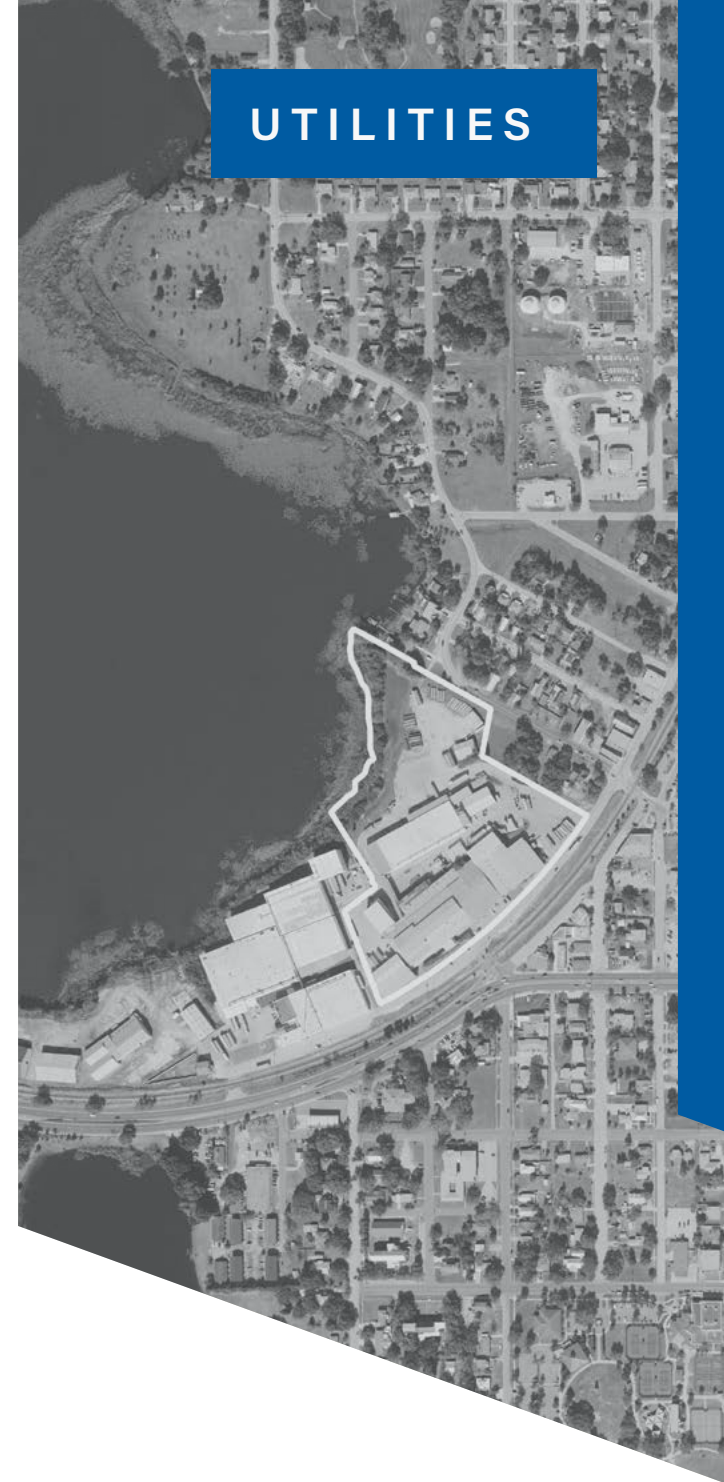
- City of Haines City
- Ten inch water line in the right of way in front of the property
- Currently three meters feed the property (one 3/4" and two 2" meters).
- In addition, there are private fire hydrants on the property capable of 1500 GPM each.

### Sewage

- City of Haines City
- Eight inch gravity sewer line capable of 500 GPM

### Natural Gas

- Florida Public Utilities
- Served by 2" line with 50 PSI

















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The newest building on the premises is improved as cooler space, and is leased. The gross annual rent is \$504,000.

The lease is short term and would need to be renewed in order to contribute much value beyond the physical value of the building.

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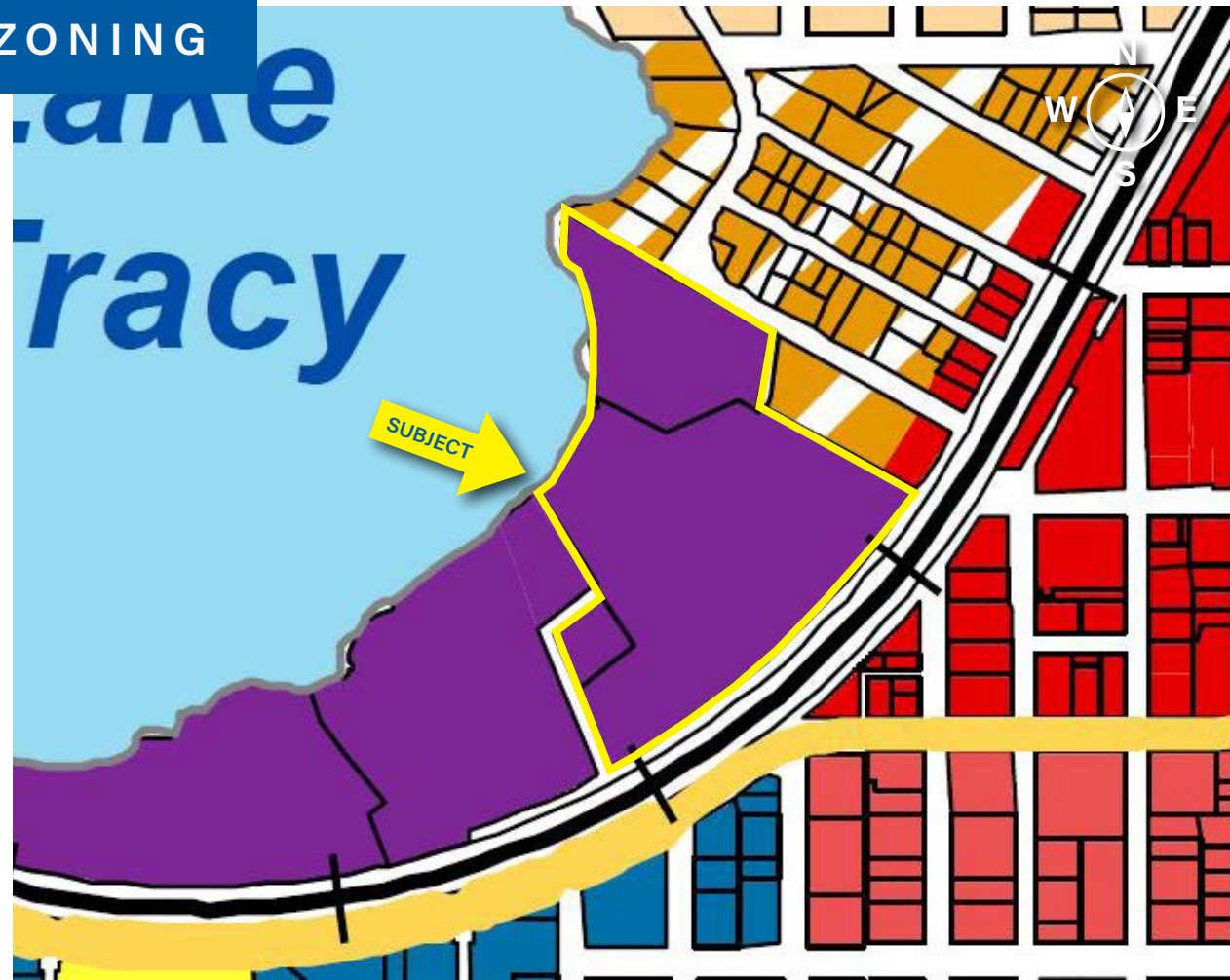
## Cold Storage

The backside of the building that fronts Lake Tracy has a truck court and dock high loading.

This area of the property could potentially be redeveloped for residential along the lakefront, or other uses, but the highest and best use probably involves keeping this building in production, without altering current operations.



# ZONING



## Industrial Heavy (IH)

These districts are intended primarily for heavy manufacturing and closely related uses. It is intended to preserve such lands for the functions of heavy industrial activity, wholesaling, warehousing, and distribution. To allow maximum latitude for operations, performance standards are applied at district boundary lines. It is not intended to permit uses not of the general character indicated as principal uses, nor to permit general commercial operations, residential or institutional uses within the district.



IH



CG



R-3X



CBDX



CBD





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